

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 2, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Lucy Self Storage Long-Form PD-C (Z-8978), located at 10616 Stagecoach Road.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√<b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The applicant is proposing the rezoning of this site from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the removal of an existing auto salvage yard and construction of a new mini-warehouse facility.</p>	
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 11 ayes, 0 nays and 0 absent.</p>	
<p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p>	<p>The Planning Commission reviewed the proposed PD-C request at its October 30, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Otter Creek Homeowners Association and Southwest Little Rock United for Progress were notified of the Public Hearing.</p>	
<p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The request is a rezoning from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a mini-warehouse facility. The site currently contains an auto salvage yard which will be removed upon approval of the PD-C.</p>	

**BACKGROUND  
CONTINUED**

The development is proposed with five (5) buildings of mini-warehouse. The site plan indicates the placement of an on-site manager's residence included within the office area. The applicant has stated the manager will live on-site. The office hours of the development are from 9:00 AM to 5:00 PM, Monday through Friday, and 9:00 AM to noon on Saturday. The owner will not encourage twenty-four (24)-hour access to the property; however, customers will have twenty-four (24)-hour access to their units. The property will include climate controlled storage units and standard storage units. The unit mix has not been determined; however, the mix is expected to be 50/50.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.