

ORDINANCE NO. _____

**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND TO ESTABLISH A PLANNED DISTRICT – COMMERCIAL TITLED
TISDALE PROPERTIES SELF STORAGE – REVISED PD-C, LOCATED
AT 8500 WEST MARKHAM STREET (Z-7069-E), CITY OF LITTLE
ROCK, PULASKI COUNTY, ARKANSAS, AMENDING THE OFFICIAL
ZONING MAP OF THE CITY OF LITTLE ROCK; AND FOR OTHER
PURPOSES.**

WHEREAS, the applicant proposes revising an existing PD-C located at 8500 West Markham Street to construct three (3) more self-storage buildings on the property along with a new mental fence and new security gates; and,

WHEREAS, the first proposed structure in the north parking lot is to be a three (3) story enclosed structure, measuring 55' x 120' and will be an interior heated and cooled self-storage facility; and,

WHEREAS, the second proposed structure will be on the south side of the property and will be 50' x 120' in area and one story in height and will not be climate controlled with roll-up doors; and,

WHEREAS, the third proposed structure will be on the west side of the property and will be 15' x 120' and one story in height will not be climate controlled with roll-up doors; and,

WHEREAS, an ornamental metal fence will be constructed and be connected to the existing 6' wooden fence at the northwest corner of the property side of the property and will line up with the existing building; and,

WHEREAS, applicant proposes installing two new security gates which will complete the enclosure of the entire property; and,

WHEREAS, on March 13, 2025, the Little Rock Planning Commission voted eight (8) ayes, zero (0) nays, two (2) absent and one (1) open position to approve the revised PD-C Zoning; and,

WHEREAS, all owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

Section 1. That the zoning classification of the following described property be changed from PD-C, Planned District - Commercial, to Revised PD-C, Planned District – Commercial:

Z-7069-E – DESCRIBED AS PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 02, TOWNSHIP 01 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A FOUND ½ INCH REBAR USED FOR THE SOUTHWEST CORNER OF LOT B, AARON ADDITION TO THE CITY OF LITTLE ROCK, AND ON THE NORTH RIGHT-OF-WAY LINE OF WEST MARKHAM STREET; THENCE NORTH 87 DEGREES 33 MINUTES 33 SECONDS WEST 209.52 FEET TO A FOUND 3/8-INCH REBAR; THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE NORTH 02 DEGREES 47 MINUTES 27 SECONDS EAST 405.20 FEET TO A POINT; THENCE SOUTH 88 DEGREES 33 MINUTES 33 SECONDS EAST 138.52 FEET TO A FOUND CHISELED “X” IN THE CONCRETE AND ON THE SOUTHERLY RIGHT OF-WAY-LINE OF RODNEY PARHAM ROAD; THENCE SOUTH 36 DEGREES 58 MINUTES 23 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY 107.46 FEET TO A FOUND CHISELED “X” IN THE CONCRETE; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 02 DEGREES 23 MINUTES 06 SECONDS WEST 324.59 FEET TO THE POINT OF BEGINNING, CONTAINING 81,817.45 SQUARE FEET OR 1.88 ACRES, MORE OR LESS.

Section 2. The preliminary site development plan/plat is approved as recommended by the Little Rock Planning Commission.

Section 3. The change in zoning classification contemplated for Tisdale Properties Self Storage – Revised PD-C, located at 8500 W. Markham Street (Z-7069-E) is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

Section 4. This Ordinance shall not take effect and be in full force until the final plan approval.

Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary to affect and designate the change provided for in Section 1 hereof.

Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

Section 7. Repealed. All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

PASSED: April 15, 2025

ATTEST:

APPROVED:

Allison Segars, City Clerk

Frank Scott, Jr., Mayor

APPROVED AS TO FORM:

Thomas M. Carpenter, City Attorney

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