

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 6, 2025 AGENDA**

| Subject | Action Required | Approved By |
|--|--|---|
| <p>An Ordinance to approve a Planned Zoning Development titled Tisdale Properties Self Storage – Revised PD-C, located at 8500 W. Markham Street (Z-7069-E).</p> <p>Submitted by:</p> <p>Department of Planning and Development</p> | <p>√ Ordinance Resolution</p> | <p>Delphone Hubbard Acting City Manager</p> |
| <hr/> SYNOPSIS | <p>The applicant requests to rezone the 1.87-acre property from PD-C to Revised PD-C to allow additions to an approved self-storage facility.</p> | |
| FISCAL IMPACT | <p>None</p> | |
| RECOMMENDATION | <p>Staff recommends approval of the Revised PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position.</p> | |
| BACKGROUND | <p>The applicant proposes to revise an existing PD-C located at 8500 West Markham Street. The applicant is requesting to construct three (3) more self-storage buildings on the property along with a new metal fence and new security gates.</p> <p>The request is in the West Little Rock Planning District. The Land Use Plan shows O (Office) for the requested area. Surrounding the application area on the north and west are developed single family subdivisions.</p> | |

**BACKGROUND
CONTINUED**

To the East is a building with mixed office uses. To the south across West Markham St is an area of Commercial with various retail uses.

The site contains a three (3) story office building which is currently being converted to an interior heated and cooled self-storage facility.

The first proposed structure in the north parking lot is to be a three (3) story enclosed structure that will resemble the existing three (3) story structure. The proposed facility will be 55' x 120' and will be an interior heated and cooled self-storage facility.

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. This self-storage facility will not be climate controlled.

The third proposed structure will be on the west side of the property and will be 15' by 120' and one story in height. This building will also not be climate controlled. The second and third buildings will be typical mini-storage construction with roll-up doors.

The applicant is proposing to construct an ornamental metal fence. It will be connected to the existing 6' wooden fence at the northwest corner of the property and run along West Markham Street continuing on the east side of the property and will line up with the existing building.

There will be entrance/exits to the self-storage facility which will be accessed from Rodney Parham Road and West Markham Street.

The applicant is also proposing to install two new security gates which will complete the enclosure of the entire property. The gates will be installed on the north side of the existing three (3) story building and extend north to the proposed three (3) story building. Then the second gate will be installed from the north side of the proposed three story (3) building continuing northward and tying on to the existing 6' wooden fence on the north property line.

Parking shown on the site plan complies with the City's Zoning Ordinance. Staff feels the existing parking will be sufficient to serve the proposed use.

**BACKGROUND
CONTINUED**

The applicant is not proposing any dumpsters at this time. Any future dumpsters must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The applicant is proposing no additional sight lighting at this time. Any future new sight lighting must be low-level and directed away from adjacent properties.

All site signage must conform with the Section 36-555 of the City's Zoning Ordinance (signs allowed in Commercial zoning).

The Planning Commission reviewed this request at their March 13, 2025, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.