

FILE NO.: Z-5099-I

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NAME: Need Space Mini-Storage – PD-C

LOCATION: Approximately 433 feet north of Highway 10, east of The Divide Parkway

DEVELOPER:

Focal Point Investments, LLC  
8888 Mid-South Drive, Ste. 116  
Olive Branch, MS 38654

OWNER/AUTHORIZED AGENT:

Kyle Ham (Agent)  
Focal Point Investments, LLC  
8888 Mid-South Drive, Ste. 116  
Olive Branch, MS 38654

SURVEYOR/ENGINEER:

Benchmark Land Surveying, Inc.  
2500 Alexander Drive, Ste. A  
Jonesboro, AR 72403

AREA: 4.50                      NUMBER OF LOTS: 1                      FT. NEW STREET: 0 LF

WARD: 5                      PLANNING DISTRICT: 20                      CENSUS TRACT: 42.05

CURRENT ZONING:              C-3

VARIANCE/WAIVERS:              None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 4.50 acre site from C-3 to PD-C to develop a mixture of thirteen (13) climate-controlled storage and non-climate controlled storage buildings including an office in Building 1. The property is located approximately 433 feet north along The Divide Parkway from the intersection of Cantrell Road.

B. EXISTING CONDITIONS:

The site is currently vacant and mostly wooded. The property is bordered on three (3) sides by a mixture of zoning and uses. Properties to the immediate south are zoned commercial.

C. NEIGHBORHOOD NOTIFICATIONS:

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.

D. ENGINEERING COMMENTS:

1. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
2. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or [Permits@littlerock.gov](mailto:Permits@littlerock.gov) to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
3. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
4. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
5. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.

6. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
7. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
8. Any infrastructure within public right of way that is currently damaged or damaged during construction will be repaired or replaced at developer's expense before a final certificate of occupancy can be released for the building. This includes but not limited to the following: noncompliant curb and gutter, asphalt, sidewalk, accessible ramps, storm drainage infrastructure, or concrete driveway aprons. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA accessibility requirements.
9. Per City Code 31-117, as built stormwater drainage infrastructure information/data shall be submitted to the Department of Planning and Development Engineering Division prior to recording of the final plat. This information shall include but not limited to pipe inverts, length of pipe, size of pipe, type of pipe, slope of pipe, and type of inlets.
10. Department engineering staff is required to perform a final inspection of all street and stormwater infrastructure construction within the public right of way. City maintenance of the street and stormwater drainage infrastructure within the public right of way cannot officially begin until final acceptance by Department engineering staff. This needs to be completed and accepted by Department engineering staff prior to the developer acquiring a final certificate of occupancy for the buildings.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water must be met.

Fire Department:

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

**Grade**

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade.** **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

**Loading**

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**Commercial and Industrial Developments – 2 means of access.** - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

**Section D104.1 Buildings exceeding three stories or 30 feet in height.** Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

**Section D104.2 Building exceeding 62,000 square feet in area.** Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.

**Exception:** Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.

**D104.3 Remoteness.** Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the

maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between access.

**30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4**

**D105.1 Where Required.** Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

**D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

**D105.3 Proximity to building.** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

**D105.4 Obstructions.** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

**Dead Ends.**

**Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends.** Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

**Gates.**

**Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:**

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.

4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

### **Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments.

### F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

### G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the Pinnacle Planning District. The Land Use Plan shows Public/Institutional (PI) for the requested area. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The application is to rezone from POD to PD-C. The purpose is for Mini-Storage.

The application area encompasses the southernmost 4.5 acres +/- of an approximate 57 acre undeveloped wooded tract. North of the site is 260 unit apartment complex. To the south of the site is undeveloped acreage, an automotive maintenance business and a car wash. Abutting the west boundary is a mini storage facility with 400+ units.

This site is not located in an Overlay District.

Master Street Plan:

The Divide Parkway is a Local Street on the Master Street Plan. A Local Street which abuts non-residential or residential use which is more intense than duplex or two-unit residential is a Commercial Street. These streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides.

Bicycle Plan:

The Master Bike Plan Map does not show existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to rezone a 4.50 acre site from C-3 to PD-C to develop a mixture of thirteen (13) climate-controlled storage and non-climate controlled storage buildings including an office in Building 1. The property is located approximately 515 feet north along The Divide Parkway from the intersection of Cantrell Road.

The site is currently vacant and mostly wooded. The property is bordered on three (3) sides by a mixture of zoning and uses. Properties to the immediate south are zoned commercial.

The front building setback is fifty (50) feet, side setbacks ten (10) feet and a rear setback ten (10) feet.

The facility office will be staffed from 8:00 am to 5:00 pm and will only be accessible to customers from 6:00 am to 9:00 pm. The applicant notes this will not be a 24-hour access facility. The property will not be fully gated, however there will be an entry gate at the entrance past Building 1.

The site plan shows twelve (12) parking spaces located on the east side of Building 1 available for the office use. Section 36-502(3)(c) of the City's Zoning Ordinance would typically require six (6) parking spaces. Thirteen (13) 15'x36' parking spaces are available in the center of the site. Staff feels the parking is sufficient to serve the proposed use.

Building 1 will contain a manager's office (25'x25') and the climate-controlled units (85'x190') for the facility. Buildings 2, 3, 4, 5, 6, 9, 10, 12, 13, 14 and 15 will be utilized for non-climate controlled storage. The various non-climate controlled buildings range from 1,000sf to 4,500sf in area. Building 11 is the only open mini-storage unit and will be covered. The site plan submitted by the applicant shows no buildings labeled as 7 and 8.

All sight lighting will be low-level and directed away from adjacent properties.

A signage plan was not submitted with this application, however the applicant notes any signs posted at the site will be in compliance in accordance with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The site plan does not show a dumpster on the site. The applicant notes no dumpster will be installed. Any future dumpster installed at the site must comply with Section 36-523 of the City's Zoning Ordinance.

Staff is supportive of the PD-C zoning request. The applicant provided responses and additional information to all issues raised during staff's review, and to staff's knowledge, there are no issues with this application. The property is bordered on three (3) sides by a mixture of zoning and uses. Properties to the immediate south contain commercial zoning and uses. DOB Enterprises, Inc., operates a 7.25 acre mini-storage facility located approximately 333 feet west of the proposed site which will be much smaller in scope encompassing 4.50 acres. Therefore, staff feels the addition of another, smaller mini-storage facility have an adverse impact on the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C zoning subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(FEBRUARY 8, 2024)

The applicant was present, representing the application. Staff presented the item and a recommendation for approval. There were 2 persons in opposition. Darrell Baker and Dan Lusk spoke concerning the saturation of storage building in the area. After general discussion, there was a motion to approve the application. There was a second. The vote was 7 ayes, 2 nays and 2 absent. The application was approved.