

FILE NO.: Z-7069-D

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NAME: Tisdale Properties Self Storage – PD-C

LOCATION: 8500 W. Markham Street

DEVELOPER:

Tisdale Property Development, LLC  
43 Chenal Circle  
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Arkansas Bolt Company (Owner)  
Olan Asbury (Agent)  
Asbury Real Estate Services, Incorporated  
P.O. Box 241087  
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Arkansas Surveying & Consulting  
1926 Salem Road  
Benton, AR 72019

AREA: 1.95 acres                      NUMBER OF LOTS: 1                      FT. NEW STREET: 0 LF

WARD: 4                                      PLANNING DISTRICT: 3                      CENSUS TRACT: 21.04

CURRENT ZONING:                      O-3

VARIANCE/WAIVERS:                      None requested.

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BACKGROUND:

On June 9, 2022 the Planning Commission voted unanimously to approve the Tisdale Properties Self-Storage – PD-C located at 8500 West Markham Street. On August 16, 2022 the City Board of Directors denied the PD-C rezoning request.

The applicant has re-submitted the PD-C application with the following changes:

1. There will be no outdoor storage of vehicles, etc.
  2. There will be no additional perimeter fencing.
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A. ROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the property located at 8500 W. Markham Street from O-3 to PD-C to allow for the conversion of an existing office building to a climate-controlled self-storage facility. The applicant notes an on-site residence will be generally located in the area of the former bank branch. The applicant is not proposing any exterior changes at this time.

B. EXISTING CONDITIONS:

The site contains a three (3) story office building, with paved parking along all sides of the building. Access drives from W. Markham Street and N. Rodney Parham Road serve the property. R-2 zoned property containing single-family residences is located to the west. A PD-O zoned property is located immediately to the north, with single-family residences (R-2) located further to the north. Properties east of the site contain a mixture of office and commercial zoning. South of the site contains additional C-3 zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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 2012 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 2012 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 2012 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 accesses.

**Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2012 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:

Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov) or Steve Crain at 501-371-4875; [scrain@littlerock.gov](mailto:scrain@littlerock.gov).

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. Any existing vehicular use area that does not meet current code requirements may continue as nonconforming until such time a building permit is issued to rehabilitate a structure on the property exceeding fifty (50) percent of the current replacement cost of the structure. At such time fifty (50) percent of the existing vehicular use area shall be brought into compliance with this chapter and shall continue to full compliance on a graduated scale based upon the percentage of rehabilitation cost.
3. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the West Little Rock Planning District. The Land Use Plan shows Office (O) for the requested area. Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The application is to rezone from General Office District (O-3) to Planned Commercial Development District (PCD) to allow for the redevelopment of the existing structure as an enclosed self-storage facility on to this site.

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) use to the west and north of the site. Commercial (C) is shown on the Plan Map to the south and east of the site. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. This area is currently zoned Single Family District, R-2 and is an existing developed single-family subdivision. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The land to the south, across Markham, is a liquor store, Kroger grocery and post office all zoned C-3, General Commercial District. Across Rodney Parham Road to the east is a shopping center with various commercial uses, zoned C-3, General Commercial District.

Master Street Plan: To the east is Rodney Parham Road and to the south is Markham Street. Both of these roadways are Minor Arterials on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on both Markham Street and Rodney Parham Road since they are Minor Arterials. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Route shown on Rodney Parham Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan: There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The applicant is proposing to rezone the property located at 8500 W. Markham Street from O-3 to PD-C to allow for the conversion of an existing office building to a climate-controlled self-storage facility. The applicant notes an on-site residence will be generally located in the area of the former bank branch. The applicant is not proposing any exterior changes at this time. The applicant is proposing no outdoor storage of vehicles, etc.

The site contains a three (3) story office building, with paved parking along all sides of the building. Access drives from W. Markham Street and N. Rodney Parham Road serve the property. R-2 zoned property containing single-family residences is located to the west. A PD-O zoned property is located immediately to the north, with single-family residences (R-2) located further to the north. Properties east of

the site contain a mixture of office and commercial zoning. South of the site contains additional C-3 zoning and uses.

The applicant notes office hours for the storage facility will be from 9am to 6pm Monday through Friday and 9am to 2pm on Saturday. Storage hours will operate from 6am to 10pm seven days a week. The applicant notes there will be an on-site, live in manager located in a portion of the building to be converted to an apartment.

There is an existing pylon sign located on the south side of the building along W. Markham Street. A second existing sign is located on the northeast corner of the property with frontage along N. Rodney Parham Road. The applicant notes all existing signs will remain unchanged with only copy modifications. Any future signage must comply with Section 36-555 (signs permitted in commercial zones).

The applicant notes there will be no changes to the six (6) foot wooden privacy fencing along the west and boundaries of the property. No new/additional fencing is proposed for the site.

The applicant notes the interior of the existing building will receive structural modifications to increase floor loads, improve and update the elevators and install self-storage units with roll-up doors. Access to the facility will be through existing doors under the existing canopy. The applicant proposes a second entry to the residential unit will be added near the primary building access point. The applicant notes the intent is to service the self-storage needs of residential and commercial customers within two or three miles of the property.

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

The applicant is not proposing any dumpsters at this time. Any future dumpster 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.

Staff is supportive of the requested PD-C rezoning to allow conversion of the existing office building to a climate-controlled self-storage facility. Staff feels the request is reasonable. Commercial zoning and uses exist within the general area at the intersection of W. Markham Street and Rodney Parham Road (a minor arterial/minor arterial intersection). The proposed PD-C zoning will represent a continuation of the zoning pattern in this area. With maintenance of the screening along the west property line, the proposed use should have no adverse impact on the residential properties to the west. To staff's knowledge, there are no outstanding issues associated with this request.

I. STAFF RECOMMENDATION:

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

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PLANNING COMMISSION ACTION:

(NOVEMBER 10, 2022)

The applicant was not present. There were no persons present registered in opposition. Staff informed the Commission that the applicant failed to provide responses to comments to staff as requested. Staff recommended the application be deferred to the December 8, 2022 Planning Commission agenda. There was no further discussion. The item remained on the consent agenda and deferred as recommended by staff. The vote was 8 ayes, 0 nays and 2 absent and 1 open position.

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PLANNING COMMISSION ACTION:

(DECEMBER 8, 2022)

The applicant was present. There were no persons present registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 7 ayes, 0 nays, 3 absent and 1 open position.