

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 2, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Chenal Road Self Storage Long-Form PD-C, located on the east side of Autumn Road, just north of Barnes and Noble. (Z-4765-D).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting a rezoning of the site from O-2, Office and Institutional, to PD-C, Planned Development - Commercial, to allow for the development of the site with conditioned storage.
FISCAL IMPACT	None.
RECOMMENDATION	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 10 ayes, 0 nays and 1 absent.
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PD-C request at its December 17, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Birchwood Neighborhood Association were notified of the Public Hearing.
BACKGROUND	The site was zoned O-2, Office and Institutional District on February 3, 1987, by the adoption of Ordinance No. 15,240.

**BACKGROUND
CONTINUED**

The rezoning placed conditions on the approval. Fifty (50)-foot open space buffer was required along the northern and eastern perimeters of the site. The zoning also placed a condition on the site that the building height was to be limited to the O-3, General Office District, building height. The building height allowed in the O-3 is forty-five (45) feet with additional height allowed for each one (1)-foot of setback beyond the required building setback not to exceed sixty (60) feet.

On January 19, 2006, the Little Rock Planning Commission approved a request for a zoning site plan review to allow the development of this site with a multi-story office building. The approval allowed the construction of a 60,000 square-foot, three (3)-story medical office building and surgery center/clinic. The building was located in the center of the site with terraced parking lots around the building. The total parking proposed was 250 cars arranged on both sides of the building, with on-grade access to the first and second floors. The topography of the site was utilized giving the appearance of a two (2)-story building from the south side and a three (3)-story building from the north side. Two (2) curb cuts on Autumn Road were proposed.

The current project is located on the east side of Autumn Road, just north of Barnes and Noble. The applicant is requesting a rezoning of the property from O-2, Office and Institutional, to PD-C, Planned Development - Commercial, to allow the development of this site with conditioned storage.

The project consist of 204,840 square-feet of self-storage located in four (4) buildings. The plan includes the development in two (2) phases. An office containing 3,536 square-feet, a wine storage area of 1,446 square-feet, Building A containing 15,850 square-feet and Building B containing 80,808 square-feet will be constructed in the first phase. Building C containing 88,200 square-feet and Building D containing 15,000 square-feet will be constructed in the second phase.

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