

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 15, 2022 AGENDA**

Subject:

An ordinance approving a Planned Zoning Development titled Lucy Self Storage Revised Long-Form PD-C, located at 10616 Stagecoach Road (Z-8978-A).

Action Required:

√ **Ordinance
Resolution**

Approved By:

Submitted By:

Planning & Development
Department

Bruce T. Moore
City Manager

SYNOPSIS

The applicant is requesting that the 2.0-acre property, located at 10616 Stagecoach Road, be rezoned from C-2, Shopping Center District, to Revised Long-Form PD-C, Planned District – Commercial, to allow for an extension of an existing mini-warehouse development.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.

BACKGROUND

The applicant is proposing to rezone the property located at 10616 Stagecoach Road from C-2, General Commercial District, to PCD, Planned Commercial District, to allow for the development of a two (2)-acre section of a larger six (6)-acre tract with seven (7) buildings containing 224 self-storage units.

The proposed site will be an extension of an existing storage unit facility to the south and will be developed in one phase. The site has no road frontage and is bounded on the north and west by similar self-storage facilities, and on the east by a wooded undeveloped C-2 zoned tract bordering Stagecoach Road.

**BACKGROUND
CONTINUED**

The proposed site plan includes paved internal drives between and around all the structures with an access drive connecting to the existing storage facility to the south. The site plan has no designated parking area. Parking is accommodated in the existing facility's office building parking area.

The proposed site plan shows the new structures being similar in shape and size to the adjacent units and will be one (1)-story in height. The applicant states that the units will not be heated or cooled. The site plan shows the new structures setback from the property lines a minimum of ten (10) feet on the east and west sides, and a minimum of thirty (30) feet on the north and south sides.

Any fencing will comply with commercial standards and Section 36-516 of the City's Zoning Ordinance.

The applicant states there will be no dumpster service for the site.

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

The applicant proposes to locate storm water retention basins at the northeast and southeast corners of the property with a landscaped green area around the perimeter of the site boundary.

The applicant provided responses and additional information to all issues raised during the staff's review of the application. To the staff's knowledge, there are no outstanding issues.

The Planning Commission reviewed this request at their February 10, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well 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.