

FILE NO.: Z-7069-E

NAME: Tisdale Properties Self Storage - Revised PD-C

LOCATION: 8500 W. Markham Street

AGENT:

Olan Asbury
PO Box 241087
Little Rock, AR 72223
(501) 590-1604

OWNER:

Tisdale Properties & Development
43 Chenal Circle
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Arkansas Surveying & Consulting
926 Salem Road
Benton, AR 72019
(501) 794-4500

AREA: 1.87-acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 3

CENSUS TRACT: 21.04

CURRENT ZONING: PD-C

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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 mental fence and new security gates.

B. EXISTING CONDITIONS:

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. 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.

C. NEIGHBORHOOD COMMENTS:

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:

Provide a clearer site plan as the one provided is not legible and hard to follow what is being requested.

PUBLIC WORKS:

1. The submittal is blurry and unclear. Provide a proposed, clear, dimensioned site plan.
2. Rodney Parham Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
3. Markham St. is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
4. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
5. The proposed use of the west Markham St. driveway is unclear. If the driveway to be closed, the driveway apron should be removed, and curb, gutter, and sidewalk installed.
6. If to remain open, the proposed design will cause vehicles to not align perpendicular with Markham St. creating vehicular conflicts entering and exiting the site resulting in delays and vehicular stacking.
7. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

8. Show locations of gates, restricted driveway access, and on-site vehicle maneuvering.
9. The existing sign located on the north side of the Rodney Parham Road driveway should be removed, relocated, or redesigned due to the sign's obstruction of vehicular sight distance.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

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 accesses.

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 places 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 (Jason Lowder 501-377-1245) and the Little Rock Fire Marshals 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:

1. 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 or Tim Whitener at 501-371-4875 twhitener@littlerock.gov.

2. Storage facilities are restricted in size depending on type of entry and fire classification of the material stored.
3. No modifications to main facility that compromise life safety is allowed.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

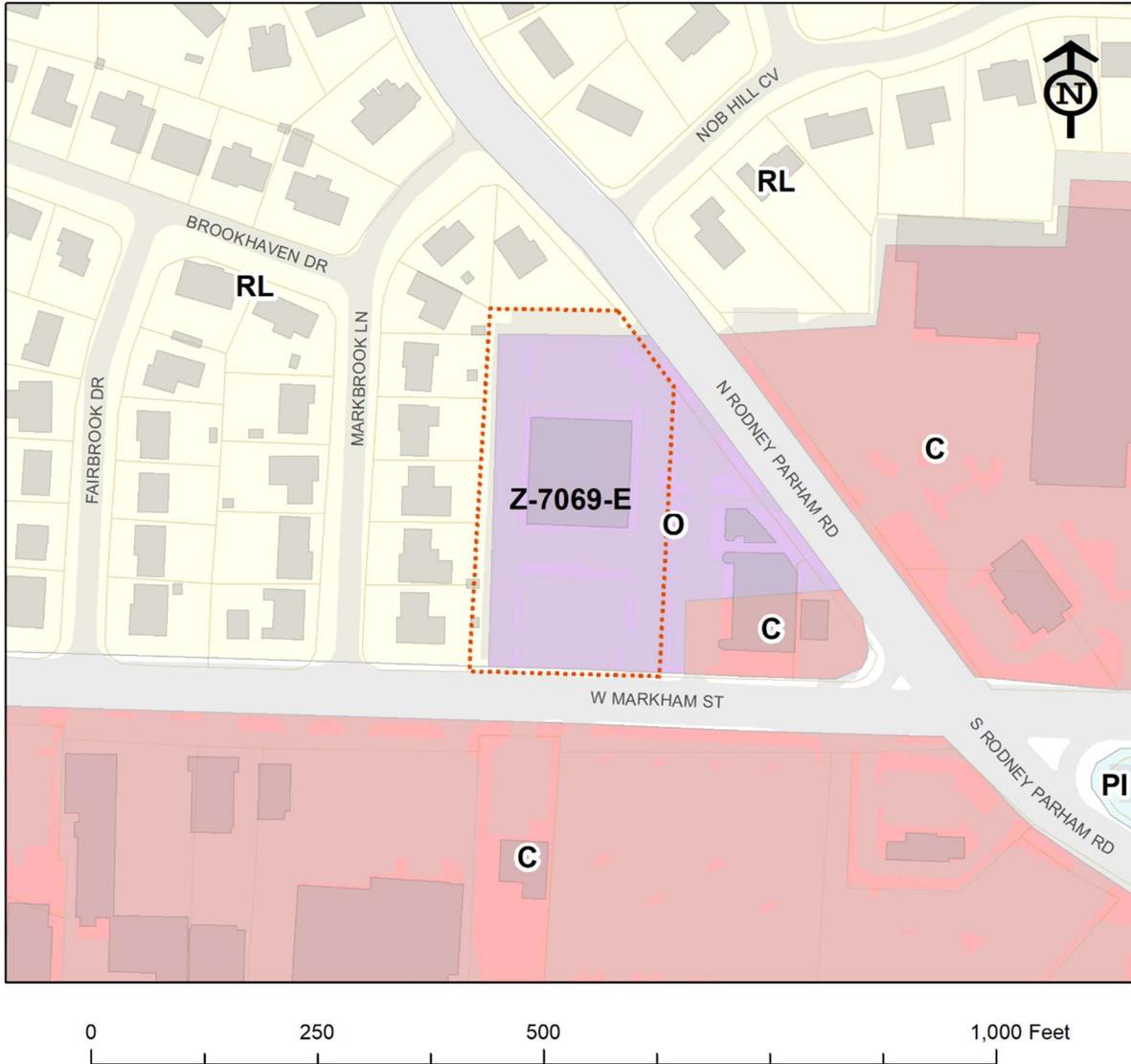
Planning Division:

The request is in the West Little Rock Planning District. The Land Use Plan shows O for the requested area. The 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 Revised PD-C for a self storage expansion.

Surrounding the application area on the north and west are developed single family subdivisions in Residential Low Density use. East within Office use is a building

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

Land Use Map Z-7069-E



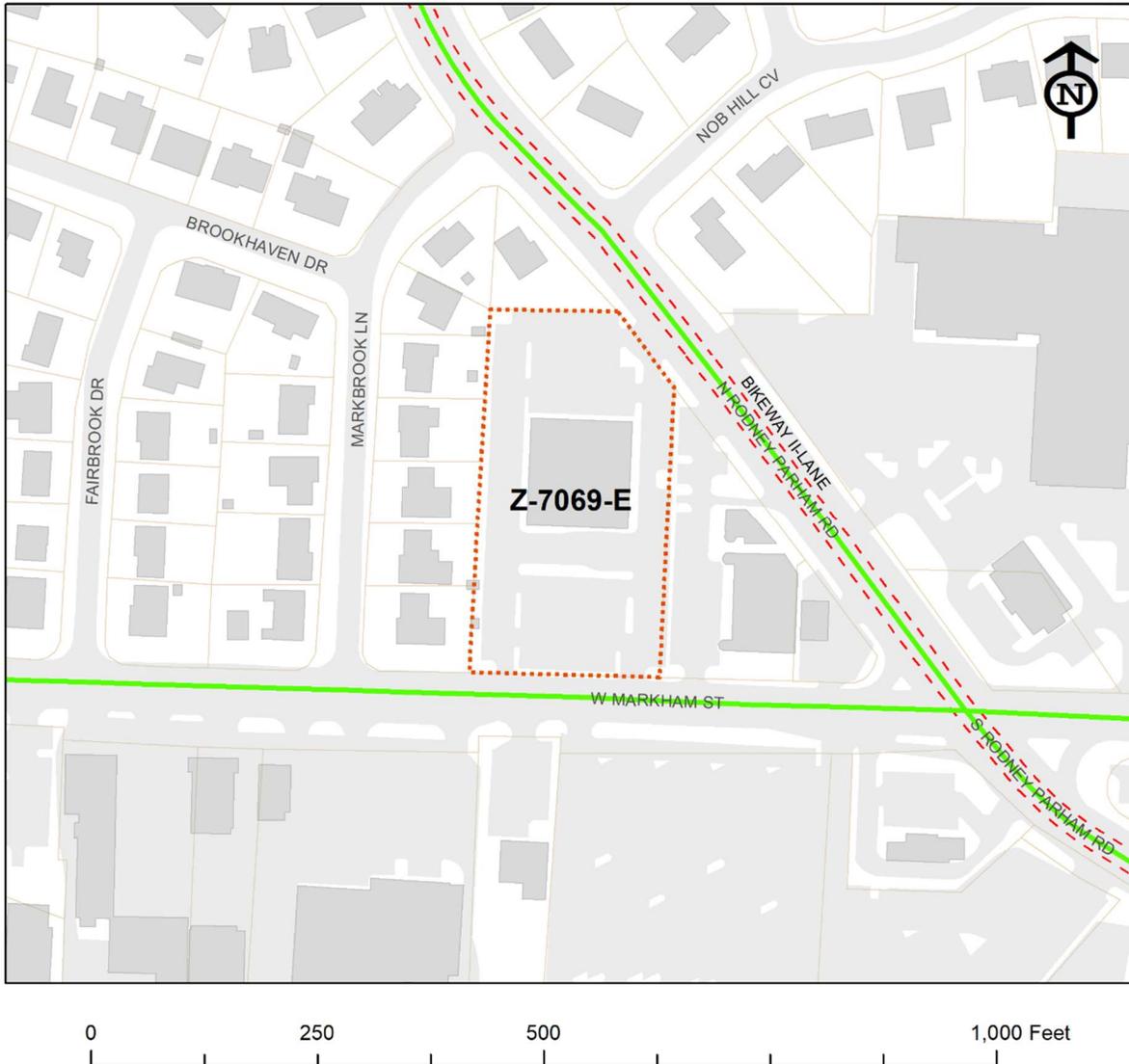
This site is not located in an Overlay District.

Master Street Plan:

W Markham St is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required.

Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Master Street Plan Z-7069-E



Bicycle Plan:

W Markham St is not shown on the Master Bike Plan with 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 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.

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. 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.

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).

Staff is supportive of the requested revised PD-C to allow one (1) three (3) story self-storage building and two (2), one (1) story self-storage building at 8500 West Markham Street. Staff also supports the new fencing and the installation of security gates at this facility.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(MARCH 13, 2025)

The applicant was present. There were no persons registered in opposition. Staff presented the item, and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval. The vote was 8 ayes, 0 nays, 2 absent and 1 open position. The application was approved.