

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 16, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Highway 10 Mini-Storage Revised PD-C, located at 23001 Highway 10 (Z-7517-C).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p>SYNOPSIS</p>	<p>The applicant is requesting that the 2.0-acre property, located at 23001 Highway 10, be rezoned from PCD, Planned Commercial Development, to Revised PCD, to allow for the expansion of an existing mini-warehouse development.</p>	
<p>FISCAL IMPACT</p>	<p>None.</p>	
<p>RECOMMENDATION</p>	<p>Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p>	
<p>BACKGROUND</p>	<p>The applicant is requesting to revise the previously-approved PCD, Planned Commercial Development, located at 23001 Highway 10, by expanding the existing storage facility due to high demand. The proposed expansion will include the construction of five (5) units on two (2) acres, south of the existing mini-storage facility. The additional property will be accessed internally from the existing development and is located within the Highway 10 Design Overlay District (DOD).</p> <p>Properties in the general area contain residential uses and zoning in three (3) directions, and the abutting property to the east contains a Planned Development (Jack Willis Outdoor Equipment).</p>	

**BACKGROUND
CONTINUED**

Properties further along the Highway 10 corridor, viewed from east to west, contain a mixture of Planned Developments, including one (1)-site zoned agricultural and farming.

The proposed expansion contains five (5) additional storage units ranging from 6,700 square-feet to 9,000 square-feet in area. The applicant notes that three (3) of the new buildings will be climate-controlled.

The additional buildings are well over the 100-foot setback from the front (north) property line as required by the Highway 10 DOD, a rear-yard setback ranging from 25.5 feet to 30.5 feet, side setback ranging from 28.5 feet to 34.2 feet from the west property line, and a range of twenty (20) feet to 51.4 feet from the east property line. The additional property will be accessed internally from the existing development.

The site plan shows building spacing will provide ample maneuvering room for vehicular traffic on the site.

The site plan shows a seventeen (17)-foot wide undisturbed buffer along the west and south property lines, and approximately fifteen (15) feet of right-of-way dedication (½ right-of-way for minor arterial) along Ferndale Road.

The applicant notes the buildings will be constructed of traditional mini-storage material.

The applicant notes pack lighting will be installed as part of the proposed expansion. All site lighting must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their March 14, 2024, meeting, and there were no objectors present. All owners of property located within 300 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.