

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 2, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Tisdale Properties Self-Storage PD-C, located at 8500 West Markham Street (Z-7069-C).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the 1.95-acre property, located at 8500 West Markham Street, be rezoned from O-3, General Office District, to PD-C, Planned Development – Commercial, to allow for an existing office building to be converted to a Climate-Controlled Self-Storage Facility.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.
BACKGROUND	<p>The applicant is proposing to rezone the property located at 8500 West Markham Street from O-3, General Office District, to PD-C, Planned Development – Commercial, to allow for the conversion of an existing office building to a Climate-Controlled Self-Storage Facility. The applicant is not proposing any exterior changes at this time.</p> <p>The site contains a three (3)-story office building, with paved parking along all sides of the building. Access drives from West Markham Street and North Rodney Parham Road serve the property. R-2, Single-Family District, zoned property containing single-family residences is located to the west.</p>

**BACKGROUND
CONTINUED**

A PD-O, Planned Development – Office, zoned property is located immediately to the north, with single-family residences 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, General Commercial District, zoning and uses.

The applicant notes that office hours for the storage facility will be from 9:00 AM – 6:00 PM, Monday through Friday, and 9:00 AM – 2:00 PM on Saturday. Storage access hours will operate from 6:00 AM – 10:00 PM, seven (7) days a week. The applicant notes that there will be an on-site, live-in Mmanager 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 West Markham Street. A second existing sign is located on the northeast corner of the property with frontage along North 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. The applicant proposes to install gates with electronic access to the parking areas from the existing interior drive that extends north/south form West Markham Street to Rodney Parham Road. The westernmost Markham Street access point will be gated and not equipped for electronic access. West Markham Street access points will be specified for emergency ingress and egress only.

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.

**BACKGROUND
CONTINUED**

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.

The Planning Commission reviewed this request at their June 9, 2022, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well as 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.