

FILE NO.: Z-9117-A

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NAME: KustomMade Properties – Mini Storage – PD-C

LOCATION: 2501 South State Street

DEVELOPER:

KustomMade Properties LLC  
1317 South Summit Street  
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

KustomMade Properties LLC  
1317 South Summit Street  
Little Rock, AR 72202

SURVEYOR/ENGINEER:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: .50 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 5

CURRENT ZONING: O-3

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

The property is located at 2501 South State Street and was developed in 1925. The property is a three story 22,760 sq ft building. The property historically has been occupied for office use.

A. ROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the property located at 2501 South State Street from O-3 to PD-C to allow for the conversion of an existing office building to a climate-controlled mini self-storage facility with offices on the third floor. They

are also asking that C-3 permitted uses be included as permitted uses and alternative options. All storage will be contained within the building and there will be no outside storage of materials, vehicles, RV's etc. at this site.

B. EXISTING CONDITIONS:

The site contains a three (3) story office building located at the corner of State Street and West Roosevelt. The building has concrete paved parking in the back of the building. The remaining portion of the block is zoned PRD. R-4 zoned property containing single-family residences is located to the south and to the north side of West Roosevelt Road is the Capital Zoning District.

C. NEIGHBORHOOD NOTIFICATIONS:

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: No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department: **Full Plan Review**

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comment.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances,

Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.

2. A land use buffer equivalent to six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements cannot count toward fulfilling this requirement. The required screening shall extend the full length of a property where any outside activity is located for ten (10) feet on either side of such activity. The activities to be screened include, but are not limited to, parking lots, drives, sanitation areas, commercial static display of merchandise, loading docks, utility service facilities and heating and air conditioning equipment. Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance. Screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties. Maximum spacings of fifteen (15) feet for trees and three (3) feet for shrubs should normally be utilized in order to provide continuous full screening of the view.
3. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ( $\frac{1}{2}$ ) the full width requirement but in no case be less than nine (9) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
5. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
6. The interior landscape area of the vehicular use area shall, at a minimum, equal eight percent (8%) of the vehicular use area and must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum seven and one half ( $7 \frac{1}{2}$ ) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces. Please

indicate the square footage of the areas considered for the interior landscape area.

7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.
8. All lawn areas shall be sodded with a regionally appropriate turfgrass species. There should be no hydroseeding.
9. Evergreen shrubs should be containerized. All shrubs are to be a minimum of 18 inches in height at installation.
10. At least fifty (50) percent of landscape areas shall be covered by live plant material at the time of plant maturity.
11. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
12. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the Central City Planning District. The Land Use Plan shows Office (O) and Residential High Density (RH) 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 Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. The application is to rezone from O-3 to PD-C for mini-storage.

West of the application area in the Office (O) area is a lot with a professional office. 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. To the west, south and east of the RH is Residential Low Density (RL) with a fraternal organization and single-family homes. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. Adjacent to the east and south of the site is Residential High Density (RH) with apartments. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. East of the apartments is a liquor store in a Mixed Use (MX) area and a

convenience store in an area of Commercial (C). The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. There has been one nearby Land Use Plan amendment (Ord. 22042) in the past ten years. To the east of application site an area of RL was amended to Neighborhood Commercial (NC) use in 2021. The Neighborhood Commercial (NC) category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.

Master Street Plan:

West Roosevelt Road is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Curb cuts should be minimized to allow for continuous traffic flow. On Roosevelt Road a Right-of-Way (ROW) of 70 feet with a four-lane section is required. Sidewalks are required on both sides. South State Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. A Local Street which abuts non-residential or residential use which is more intense than duplex or two-unit residential is a Commercial Street. These streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides. These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan:

To the north side of West Roosevelt Road is the Capital Zoning District.

H. ANALYSIS:

The applicant is proposing to rezone the property located at 2501 South State Street from O-3 to PD-C to allow for the conversion of an existing office building to a climate-controlled mini self-storage facility with offices on the third floor. They are also asking that C-3 permitted uses be included as permitted uses and alternative options. All storage will be contained within the building and there will be no outside storage of materials, vehicles, RV's etc. at this site.

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Days and hours of operation are: 7 days a week with the following work schedule for onsite staff: 8:00 am – 5:30 pm Monday through Saturday and Sunday: 10 am-2 pm. During these hours there will be a staff member on site to sell new units or help with any other questions. If an existing owner needs to access their unit from the rear of the building under the awning there will be a coded access panel that will allow them entrance. On the front and the rear of the building, as well as the side stairway doors there will be a code access box that can be used during the hours of 8:30 am – 11 pm. Between 11 pm and 8:30 am the building will be completely locked to everyone except building owners and management.

There are no signs located on the property. Any future signage must comply with Section 36-555 (signs permitted in commercial zones).

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.

If there is to be dumpsters on this site, they 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.

Staff is supportive of the requested PD-C rezoning to allow conversion of the existing office building to a climate-controlled self-storage facility with offices on the third floor. Staff feels the request is reasonable. Staff believes that the applicant is proposing a quality plan for re-use of the existing vacant office building. To staff's knowledge, there are no outstanding issues associated with this request.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C rezoning, subject to compliance with the comments and conditions outlined in paragraph E & F, and the staff analysis, of the agenda staff report and that there be no outside storage of any kind.

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PLANNING COMMISSION ACTION:

(AUGUST 10, 2023)

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 recommendation" above. The item remained on the consent agenda for approval as

recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 nays, 1 absent and 2 open positions. The application was approved.