

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 23, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An Ordinance approving a Planned Zoning Development titled Hamilton Station Phase II Revised PCD located north of 14524 Cantrell Road (Z-7500-J).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Emily Cox Acting City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting that the 5.71-acre property, located north of 14524 Cantrell Road, be rezoned from POD, Planned Office Development, to PCD, Planned Commercial Development, to allow for a mini-warehouse development.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>	
<b>BACKGROUND</b>	<p>The applicant proposes to revise the remaining eastern 5.71 acres from POD, Planned Office Development, to PCD, Planned Commercial Development, to develop Hamilton Station Phase II, a six (6)-building mini-warehouse development. The development plan will take place in two (2) phases. Building “A” will be built first and the remainder of the buildings will be built to meet market demand.</p> <p>Some site work has taken place with fill material being placed on the 5.71 acres from the Phase I development to the west. R-2, Single-Family District, zoning and uses are contained north, east and west of the site.</p>	

**BACKGROUND  
CONTINUED**

South of the site contains a mixture of existing commercial developments at 14524 through 14710 Cantrell Road. The property is not located within the Highway 10 Design Overlay District.

The site plan shows a three (3)-story a 45,900 square-foot building (Building “A”) located in the southwestern portion of the property. The applicant notes the intent is to dedicate the first floor, 15,300 square-feet, to contain an office-warehouse use and the second and third floors will contain 30,600 square-feet dedicated to climate-controlled mini-storage use.

The applicant notes; however, that the use of the first floor may change and the entire building may be dedicated to a climate-controlled mini-storage.

Buildings B-F will be one (1)-story in height and contain a combination of climate-controlled/non-climate controlled mini-warehouse uses with Buildings “E and F” dedicated for boat and RV storage.

The applicant notes Building “A” will be fifty (50) feet in height maximum and Buildings “B-F” will be twenty-five (25) feet in height maximum. All buildings will be constructed of brick, stone, glass and metal at the rear. All buildings show a minimum side setback from the west property line of twenty-five (25) feet. Setbacks for the north, south and east will be well over the required setbacks. The applicant notes Phase I and Phase II parcels will be re-platted into one (1) parcel. Any necessary cross-access easements will be dedicated with the re-plat.

The main entrance to the proposed development will be at the southwest corner of the overall site.

The site plan indicates twenty-one (21) parking spaces for Building “A”. Phase II of the overall development shows thirty-one (31) parking spaces with open parking along the east and north property lines. Staff feels the proposed parking is sufficient to serve this use for both phases.

The site plan does not show a dumpster at this time. Any dumpster installed on the site must be screened per Section 36-523 of the City’s Zoning Ordinance.

Any site lighting must be low-level and directed away from adjacent properties.

**BACKGROUND  
CONTINUED**

All signage must conform with Section 36-555 of the City's Zoning Ordinance (signs allowed in commercial zones).

Planning & Development Civil Engineering Division provided the following comments regarding the Traffic Study:

*The site plan with the current application is slightly different than what's in the submitted Traffic Impact Study (TIS). This discrepancy is explained due to the fact that the submitted TIS was for the previous application for this site which was denied by the Planning Commission. The slight change was an approximate 4,000 square-foot increase in the floor area for the mini storage development. From the Institute of Transportation Engineer's Trip Generation Manual for trip generation rates for mini storage, this increase will not significantly increase the projected traffic to this development. Therefore, Department Engineering Staff deems the previous TIS acceptable.*

The Planning Commission reviewed this request at their November 9, 2023, 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.