

FILE NO.: Z-8978-A

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NAME: Lucy Self Storage – Revised Long-Form PD-C

LOCATION: 10616 Stagecoach Road

DEVELOPER:

Walter Lucy C/O Olan Asbury  
P O Box 241087  
Little Rock, AR 72223  
(501) 590-1604

OWNER/AUTHORIZED AGENT:

Olan Asbury (Agent)  
Thomas Engineering  
3810 Lookout  
North Little Rock, AR 72216  
(501) 753-4463

SURVEYOR/ENGINEER:

Olan Asbury (Agent)  
Thomas Engineering  
3810 Lookout  
North Little Rock, AR 72216  
(501) 753-4463

AREA: 2.0 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16

CENSUS TRACT: 42.20

CURRENT ZONING: C-2

VARIANCE/WAIVERS: No variances requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the property from C-2 (General Commercial District) to PCD (Planned Commercial District) to allow the development of 2.0 acres with seven (7) buildings containing 224 self-storage units at

10616 Stagecoach Road. The proposed site will be an extension of an existing storage unit facility and will be accessed from the south with a connecting access drive.

B. EXISTING CONDITIONS:

The property is currently undeveloped and mostly wooded. The property contains very little slope and is mostly level with a drainage easement along the north boundary of the property and another intersecting the property along its east/west axis.

C. NEIGHBORHOOD COMMENTS:

All owners of property within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Right of way not shown please depict. Stagecoach Rd. (ARDOT Hwy. 5) is shown as a Minor Arterial with a right of way of 90 feet per master street plan.
2. Provide Sketch Grading and Drainage Plans.
3. Provide a drainage study showing drainage calculations for the 24hr 25yr and 24hr 100yr storm events.
4. Provide full civil construction plan set to the Department for review and approval prior to issuance of a building permit.
5. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
6. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land boundary survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or [Permits@littlerock.gov](mailto:Permits@littlerock.gov) to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.

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

Little Rock Water Reclamation Authority: No Comments Received

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. A water main extension will be needed to provide water service to this property.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.

Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

4. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be Inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.

Fire Department:

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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 2012 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 2012 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 2012 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.

### **Dead Ends.**

**Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 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 2012 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.

**Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's 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 received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. 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: No comments received.

H. ANALYSIS:

The applicant is proposing to rezone the property at 10616 Stagecoach Road from C-2 (General Commercial District) to PCD (Planned Commercial District) to allow the development of a 2.0-acre section of a larger 6.0-acre tract with seven (7) buildings containing 224 self-storage units.

The proposed site will be an extension of an existing storage unit facility to the south and will be developed in one phase. The site has no road frontage and is bounded on the north and west by similar self-storage facilities, and on the east by a wooded undeveloped C-2 zoned tract bordering Stagecoach Road.

The proposed site plan includes paved internal drives between and around all the structures with an access drive connecting to the existing storage facility to the south. The site plan has no designated parking area. Parking is accommodated in the existing facility's office building parking area.

The proposed site plan shows the new structures being similar in shape and size to the adjacent units and will be one (1) story in height. The applicant states that the units will not be heated or cooled. The site plan shows the new structures setback from the property lines a minimum of 10 feet on the east and west sides, and a minimum of 30 feet on the north and south sides.

Any fencing will comply with commercial standards and Section 36-516 of the City's zoning ordinance.

The applicant states there will be no dumpster service for the site.

All site lighting will be low level and directed away from adjacent properties.

The applicant proposes to locate storm water retention basins at the northeast and southeast corners of the property with a landscaped green area around the perimeter of the site boundary.

The applicant provided responses and additional information to all issues raised during the staff's review of the application. To the staff's knowledge, there are no outstanding issues.

Staff is supportive of the requested Revised PD-C rezoning to allow an addition to an existing self-storage unit development. Staff views the request as reasonable. The property is in an area surrounded by similar uses and zoning, with similar commercial developments adjacent to the property to the north, west, and south along Stagecoach Road. Staff believes the proposed development will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested Revised PD-C zoning to allow an addition to an existing self-storage unit development subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

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PLANNING COMMISSION ACTION:

(FEBRUARY 10, 2022)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 nays and 1 open position.