

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 19, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled KustomMade Properties Mini-Storage PD-C located at 2501 South State Street (Z-9117-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is requesting that the 0.50-acre property, located at 2501 South State Street, be rezoned from O-3, General Office District, to PD-C, Planned Development – Commercial, to allow for an existing building to be converted to a climate-controlled mini-storage facility and office space.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 1 absent and 2 open positions.</p>	
BACKGROUND	<p>The applicant is proposing to rezone the property located at 2501 South State 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 mini self-storage facility with offices on the third floor. In addition, they are 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, RVs, etc., at this site.</p>	

**BACKGROUND
CONTINUED**

The site contains a three (3)-story office building located at the corner of South State Street and West Roosevelt Road. The building has concrete paved parking in the back of the building. The remaining portion of the block is zoned PRD, Planned Residential Development. R-4, Two-Family District, 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.

Days and hours of operation are seven (7) days a week with the following work schedule for onsite staff: 8:00 AM – 5:30 PM. Monday through Saturday, and 10:00 AM – 2:00 PM on Sunday. 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, there will be a coded access panel located under the awning 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 utilized during the hours of 8:30 AM – 11:00 PM. Between 11:00 PM - 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.

The Planning Commission reviewed this request at their August 10, 2023, meeting and there were no objectors present. All owners of property located within 200 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.