

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 20, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Redbridge Development Storage Facility PD-C, located at 9715 Colonel Glenn Road (Z-4167-F).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting that the 3.96-acre property, located at 9715 Colonel Glenn Road, be rezoned from PD-C, Planned Development – Commercial, to a new PD-C to allow for the development of a Self-Storage Facility.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.</p>	
<b>BACKGROUND</b>	<p>The applicant is proposing to develop the property located at 9715 Colonel Glenn Road to allow for the development of a Self-Storage Facility. The applicant proposes to demolish several existing buildings, which include the structure along Colonel Glenn Road, a shed and wall along the east property line and two (2) metal sheds along the west property line.</p> <p>The remainder of the existing buildings on the property will be utilized and will contain the following number of storage units located throughout the site:</p>	

**BACKGROUND  
CONTINUED**

- Sixteen (16) - 12'x30'
- Forty-Six (46) - 10'x25'
- Twenty-One (21) - 14'x45'
- Thirty-Four (34) - 10'x20'
- Ten (10) - 10'x30'
- Eight (8) - 10'x24'
- One (1) - 19.5'x30'

The site is will be accessed via a single fifty-six (56)-foot wide existing asphalt driveway along Colonel Glenn Road. The applicant provides ample vehicular maneuvering room/lanes ranging from 56.4' to 62.4' between the three (3) rows of storage units throughout the site. All of buildings will be constructed of metal. The applicant is not proposing any outdoor storage for vehicles, RVs, boats, etc.

An office will be located in the northeast corner of the site along Colonel Glenn Road and will align with the existing buildings. The site plan shows a five (5)-foot concrete sidewalk leading from the office towards two (2) employee parking spaces and two (2) additional spaces; one being handicap, for customer parking. 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.

The applicant notes a new fence with a keypad gate will be located along Colonel Glenn Road. The existing fence along the rear (south) and side (west) property lines will remain intact.

All of the existing and proposed buildings and building additions will be one-story in height. The site plan notes eleven (11) feet of green space along the east property line and twenty-one (21) feet of green space along the west property line.

The applicant notes operating hours for the office and storage facility will be from 6:00 AM – 10:00 PM.

The applicant is not proposing any signage at this time. Any future signage must comply with Section 36-555 (signs permitted in commercial zones).

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.

**BACKGROUND  
CONTINUED**

The applicant is not proposing 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 11, 2022, 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.