

FILE NO.: Z-7517-B

NAME: Highway 10 Storage Center Revised Long-form PCD

LOCATION: Located at 9300 Ferndale Cut-off

DEVELOPER:

Meramec Specialty Company
Attn. Kevin Bailey
P.O. Box 1150
West Memphis, AR 72303

SURVEYOR/ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 7.25 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: N/A PLANNING DISTRICT: 30 CENSUS TRACT: 42.02

CURRENT ZONING: PCD

PROPOSED ZONING: Mini-warehouse

PROPOSED USE: Revised PCD

VARIANCE/WAIVERS: Allow the seasonal sale of fireworks two (2) times per year.

BACKGROUND:

Ordinance No. 18,995 adopted by the Little Rock Board of Directors on December 2, 2003, rezoned this 7.25-acre tract from R-2, Single-family to C-3, General Commercial District. The rezoning was in conjunction with the City of Little Rock initiated Extraterritorial Planning Jurisdiction expansion. The zoning ordinance stated the property was to develop in compliance with the Highway 10 Design Overlay District or be developed through the Planned Zoning Development, PZD, process.

Ordinance No. 21,253 adopted by the Little Rock Board of Directors on June 28, 2016, rezoned the property from C-3, General Commercial District, to PCD, Planned Commercial Development, to allow the development of this site with mini-warehouse.

The property contained 7.25-acres and was undeveloped. The storage center was proposed containing 13 buildings constructed in five (5) phases. The buildings were proposed both climate and non-climate controlled. The buildings ranged in size from 2,325 square feet to 13,200 square feet.

The request included advanced grading of the site. The approval allowed the grading of the entire site with the construction of the first phase. A deferral of the boundary street improvements to Ferndale Cutoff was approved and was to be developed with the last phase of construction.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved PCD, Planned Commercial Development, to allow the seasonal sale of fireworks on the site. The applicant indicates the seasonal sale of fireworks will occur two (2) times per year. The sales area is located within the Phase 5 portion of the development. Upon construction of the Phase 5 units the sale of fireworks will be discontinued.

B. EXISTING CONDITIONS:

The mini-warehouse development is currently under way. The property to the east is being used for outdoor playground equipment sales. North of the site is the West Pulaski County Volunteer Fire Department. To the south of the site are single-family homes. Further to the west along Cantrell Road at the Barrett Road intersection is a commercial node containing a small grocery, a church, a contractor's office and small portable building sales.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site were notified of the public hearing. There is no contact information for the Greystone Property Owners Association in the City's neighborhood association contact listing.

D. SUBDIVISION COMMITTEE COMMENT: (September 20, 2017)

Mr. Brian Dale of White-Daters and Associates was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff questioned the times the fireworks would be sold and if the fireworks sales would be discontinued when the Phase 5 portion of the development was completed. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

E. ANALYSIS:

The applicant submitted a revised cover letter to staff addressing comments raised at the September 20, 2017, Subdivision Committee meeting. The applicant has indicated the dates and times of the fireworks sales. The applicant has also indicated upon the development of the final phase of the mini-warehouses the fireworks sales will be discontinued.

The request is to amend the previously approved PCD, Planned Commercial Development, to allow the seasonal sale of fireworks on the site. The applicant indicates the seasonal sale of fireworks will occur two (2) times per year. The applicant indicates the sales will occur during the July 4th holiday from June 20th through July 10th and the Christmas/New Year season from December 10th through January 5th each year. The State of Arkansas allows fireworks to be sold 24-hours per day during the July 4th and Christmas/New Year seasons. The applicant notes the hours for this location will be limited to 7:00 am to 1:00 am, seven (7) days per week during the time specified.

The sales area is located within the Phase 5 portion of the approved mini-warehouse development. The owner of the property states the sale of fireworks will be leased on a year to year basis. He states upon construction of the Phase 5 portion of the mini-warehouse development the sale of fireworks will be discontinued.

Staff is supportive of the applicant's request. The site has a history of fireworks sales. The site is located outside the City limits of Little Rock but within the City's Extraterritorial Planning Jurisdiction. The underlying zoning of the property is C-3, General Commercial District which does allow for the sale of fireworks provided the site is located outside the corporate limits of Little Rock. To staff's knowledge there are no outstanding technical issues associated with the request. Staff feels the allowance of the fireworks sales as proposed is appropriate for this site.

F. STAFF RECOMMENDATION:

Staff recommends approval of the request to allow the sale of fireworks from this site two (2) times per year as proposed by the applicant.

PLANNING COMMISSION ACTION:

(OCTOBER 12, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to allow the sale of fireworks from this site two (2) times per year as proposed by the applicant. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes and 2 absent.