

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 18, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled King Seasonal Fireworks Sales Revised PCD, located at 23800 Highway 10 (Z-7870-B).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the 2.75-acre property, located at 23800 Highway 10, be rezoned from PCD, Planned Commercial Development, to Revised PCD, to allow for the seasonal sales of fireworks.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent and 1 abstention.
BACKGROUND	<p>The applicant is requesting a revised PCD, Planned Commercial Development, to allow for the seasonal sale of fireworks on an existing 2.75-acre site located at 23800 Highway 10.</p> <p>The property currently contains an existing commercial office building on the west perimeter and a convenience store with gas pumps on the east perimeter. The middle portion of the overall property previously contained the remains of a landscaping business which previously occupied the property. This area has recently been cleaned-up and improved with new gravel. The property is bordered by Barrett Road to the west and to Highway 10 along the entire south perimeter.</p>

**BACKGROUND
CONTINUED**

The property has a circular gravel access drive that runs east to west and connects the convenience store, the commercial building, proposed tent structure and parking areas. The applicant has improved the condition of the access drive and the parking area with the addition of a new gravel overlay infilling potholes and uneven surfaces. The applicant has extended the improvements to the northern portion of the site to include the proposed parking area, proposed location of the sales tent along with removal of deteriorated fencing and debris from the overall site. Staff believes that the improved condition of the drive, parking area, and overall site are appropriate to allow ingress and egress between the site and Highway 10.

The proposed forty (40)-foot by eighty (80)-foot tent structure will be centered on the site and located approximately 150 feet north of the roadway near an existing fence. An RV (camper trailer) will be set up to the west of the tent temporarily to lodge the business caretaker and will have temporary utility connections for the duration of the use.

The proposed temporary tent structure will be set up June 10, 2023, and removed on July 10, 2023, and the sales of fireworks will occur between June 24, 2023 - July 5, 2023. The hours of operation will be from 8:00 AM - 10:00 PM on June 24, 2023, to July 2, 2023, and July 5, 2023; and 8:00 AM - 12:00 AM on July 3, 2023, and July 4, 2023.

The site plan illustrates a proposed parking plan with eleven (11) spaces along the south perimeter of the tent. The proposed parking area has been improved with a layer of gravel eliminating potholes and uneven areas.

The site plan shows a temporary roll-off dumpster located on the north side of the tent. The site plan also shows a temporary light tower located south of the tent to illuminate the parking area and a temporary four (4)-foot by eight (8)-foot coroplast sign near the access drive connecting to Highway 10.

The Planning Commission reviewed this request at their March 9, 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.