

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 21, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled King Seasonal Fireworks Sales Revised PCD, located at 23800 Highway 10 (Z-7870-A).</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>	The applicant is requesting that the 2.75-acre property, located at 23800 Highway 10, be rezoned from PCD, Planned Commercial District, to Revised PCD, Planned Commercial District, to allow for the seasonal sales of fireworks.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends denial of the revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 1 nays and 1 open position.
<b>BACKGROUND</b>	<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. A proposed tent structure is to be located in the center of the overall property, which contains the remains of a landscaping construction service and a connecting fenced area to the north. 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, and proposed tent structure parking areas. The access drive is in a deteriorated condition with a mix of gravel, sod, and dirt with potholes and uneven surfaces. Staff believes that the unimproved condition of the drive is not appropriate for the proposed vehicular 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 would be set up June 10, 2022, and removed on July 10, 2022, and sales of fireworks would occur between June 24, 2022, through July 5, 2022. The hours of operation would be from 8:00 AM - 10:00 PM (June 24, 2022, to July 2, 2022, and July 5, 2022) and 8:00 AM - 12:00 AM (July 3, 2022, and July 4, 2022).

The site plan illustrates a proposed parking plan with eleven (11) spaces along the south perimeter of the tent. The proposed parking is on an uneven terrain with a mix of gravel and sod.

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 May 12, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as 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.