

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 16, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Highway 10 Storage Center Revised Long-Form PCD, located at 9300 Ferndale Cut-off. (Z-7517-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The request is to amend the previously-approved PCD, Planned Commercial Development, to allow for the seasonal sales of fireworks.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 9 ayes, 0 nays and 2 absent.
BACKGROUND	<p>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 District, to C-3, General Commercial District. The rezoning was in conjunction with the City of Little Rock initiated Extraterritorial Planning Jurisdiction expansion.</p> <p>Ordinance No. 21,253, adopted by the Little Rock Board of Directors on June 28, 2016, rezoned the property from C-3 to PCD, Planned Commercial Development, to allow for the development of this site with mini-warehouse. The property contained 7.25-acres and was undeveloped.</p>

**BACKGROUND
CONTINUED**

The storage center was proposed containing thirteen (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 applicant is now proposing to amend the previously approved PCD to allow for 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.

The Planning Commission reviewed the proposed PCD request at its October 12, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing. There is not an active registered neighborhood association located in the area. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.