

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 19, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Hooligan’s Indoor Shooting Range PD-C, located at 19909 Cantrell Road (Z-9609).</p> <p>Submitted by:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting that the 1.90-acre property, located at 19909 Cantrell Road, be rezoned from C-3, General Commercial District, and OS, Open Space District, to PD-C, Planned District – Commercial, and OS to allow for the development of an indoor shooting range.</p> <p>None.</p> <p>Staff recommends approval of the PD-C and OS Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.</p> <p>The applicant proposes to rezone the 1.90-acre property located at 19909 Cantrell Road from C-3, General Commercial District, and OS, Open Space District to PD-C, Planned District – Commercial, and OS, Open Space District. The rezoning is requested to allow for the development of an indoor shooting range. The property is located within the Highway 10 Design Overlay District (DOD).</p> <p>The property is located on the south side of Cantrell Road, approximately 850 feet west of Chenal Parkway. A driveway from Cantrell Road (within the Cantrell Road right-of-way) serves as access to the property.</p>
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**BACKGROUND
CONTINUED**

A single-family residential structure is located at the southeast corner of the site. The remainder of the property is undeveloped and wooded. The overall property is comprised of two (2) lots of record. The south fifty (50) feet of the overall property is zoned OS to serve as an undisturbed buffer between this C-3 zoned property and the single-family residences to the south. The applicant proposes to maintain the OS zoning and buffer area with this application.

The applicant proposes to develop the site for an indoor shooting range. The applicant proposes to construct a 15,480 square-foot building within the south half of the property. The proposed building will be located approximately 220 feet back from the front (north) property line, 79.5 feet from the rear (south) property line and approximately thirty (30) feet from the east and west side property lines. The structure will have a two (2)-story height. The building should not exceed a height of thirty-five (35) feet, which is the maximum height typically allowed in C-3 zones.

The applicant notes that the proposed building will be used as follows:

- A. Updated site plan and building layout will consist of fifteen (15) shooting lanes, (10) lanes at fifteen (15) yards, and five (5) lanes at twenty-five (25) yards). Distance of firing line to bullet stop is fifteen (15) and twenty-five (25) yards respectively.
- B. Building will have approximately 6,000 square-feet of retail space for clothing, firearm accessories, firearms, ammunition, firearm safes, optics, holsters, eye/ear protection, etc.
- C. Approximately, there will be an 800 square-foot Members Only Lounge, 600 square-feet of office space, 700 square-feet of training room, 800 square-feet of storage space, and 500 square-feet of conference room/break room.”

The applicant notes that the business will have ten (10) employees. The hours of operation will be 10:00 AM - 7:00 PM, Monday – Saturday and 11:00 AM - 6:00 PM on, Sunday.

The proposed site plan shows fifty-eight (58) paved parking spaces between the building and front property line. A minimum of thirty-seven (37) parking spaces would typically be required to serve the proposed use. The proposed parking will be sufficient for the development. There will be a driveway near the northwest corner of the site which will serve as access to the development.

**BACKGROUND
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The proposed site plan shows a dumpster location at the southeast corner of the parking lot area. The dumpster area must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

The applicant notes that site lighting will be low-level and directed away from adjacent properties.

All building setbacks, landscaped areas and buffers will comply with the Highway 10 DOD Standards as found in Section 36-346 of the Code. All building and ground-mounted signage must also comply with the Highway 10 DOD Standards of Section 36-346 (f) (2).

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues.

The Planning Commission reviewed this request at their September 9, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.