



## **BACKGROUND**

The applicant, Moon Distributors, Inc., proposes to construct an 118,000 square-foot warehouse addition south of the existing warehouse located at 2800 Vance Street southeast of the corner of Interstate 30 and Roosevelt Road. The new warehouse addition will be connected to the existing warehouse. The applicant proposes to construct the top of finished floor of the new addition to an elevation of 257.10 feet mean sea level (MSL) to match the finished floor elevation of the existing warehouse.

Per City Code, Section 13-59(2), the elevation of the top of the finished floor of the new addition should be elevated to one (1)-foot or more above the base flood elevation of Fourche Creek. Per the City of Little Rock Flood Insurance Study prepared by FEMA, the base flood elevation of Fourche Creek at this property is 256.75 feet MSL. Therefore, the elevation of the top of the finished floor of the new addition should be elevated to 257.75 feet MSL or higher. The applicant proposes to construct the top of finished floor eight (8) inches below required elevation. The purpose of the one (1)-foot freeboard is to protect the structure from damage now and in the future if the flood levels in Fourche Creek rise.

The applicant states forklift maneuvering will be severely affected if the warehouse floor was constructed at different elevations. Staff has researched the issue and found that OSHA has developed procedures for safe forklift travel on slopes as steep as 10%. Staff has proposed sloping the floor at 2% for thirty (30) feet from the existing warehouse to the new addition. This slope is similar to the slope of a City street from the centerline to the curb.

The approval of the variance to the floodplain construction standards could potentially reduce the City's flood insurance community rating which is determined by the ISO. Like the fire suppression rating, the flood insurance community rating determines the cost of flood insurance premiums paid by City of Little Rock citizens. The City currently has a rating of seven (7). Per FEMA documents, a reduction in the rating would increase insurance premiums by \$53.00 per flood insurance policy for properties within special flood hazard areas.

**BACKGROUND  
CONTINUED**

Staff recommends denial of the variance requests and believes the top of finished floor of the new warehouse addition for Moon Distributors, Inc., located at 2800 Vance Street southeast of the corner of Interstate 30 and Roosevelt Road should be constructed to an elevation of 275.75 feet MSL, or higher.