

FILE NO.: Z-9609

NAME: Hooligan's Indoor Shooting Range – PD-C

LOCATION: 19909 Cantrell Road

DEVELOPER:

Shields and Associates
116 Challain Drive
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

James C. Mills – Owner
Brian Martin – Agent

SURVEYOR/ENGINEER:

Joe White and Associates
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 1.90 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 19

CENSUS TRACT: 42.13

CURRENT ZONING: C-3 and OS

Variance/Waivers: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the property from C-3/OS to PD-C/OS to allow for the development of an indoor shooting range.

B. EXISTING CONDITIONS:

A single family residential structure is located at the southeast corner of the property. The remainder of the property is undeveloped and tree covered.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with The City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. If the property will be annexed, a retaining wall can be placed no closer than 5 feet from the property line.
2. In case the property will be annexed, retaining walls designed to exceed 15 ft in height are required to seek a variance for construction. Provide proposed wall elevations.
3. Prior to construction of retaining walls, if the property will be annexed, an engineer's certification of design and plans must be submitted to the City for approval. After construction, an as-built certification is required for construction of the retaining wall.
4. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
5. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e).
6. If the property is annexed, a grading permit in accordance with section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
7. Storm water detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
8. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
9. All driveways shall be constructed per ARDOT details.
10. Obtain permits prior to doing any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Traffic Engineering at (501) 379-1805 (Travis Herbner) for more information.
11. The final plat should show the streets and drainage improvements to be private.
12. Show proposed driveways and label widths.
13. Sidewalk should be constructed on the south side of the driveway for pedestrian access adjacent to the property.
14. Widen the existing driveway to a minimum width of 20 feet per Fire Code, if a fire hydrant is required to be installed the minimum width should be 26 feet.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Sewer Available to this Site.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Provide a 10-ft utility easement along the road frontage.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. Site plan must comply with the City's minimal landscape and buffer ordinance requirements and the Highway 10 Scenic Corridor Overlay District.
2. The Highway 10 frontage (front yard) shall consist of a minimum of forty (40) feet of landscaped area exclusive of right-of-way. The landscaped area shall contain organic and/or combined man-made/organic features such as berms, brick walls and dense plantings such that vehicular use areas are screened when viewed from an elevation of forty-two (42) inches above the elevation of the adjacent street. Trees shall be planted or be existing at least every twenty (20) feet and have a minimum of two (2) inches in diameter when measured twelve (12) inches from the ground at time of planting. Provide screening shrubs no less than thirty (30) inches in height at installation with an average linear spacing of not less at three (3) feet within the required landscape area.

Front yard is deficient.

3. Rear and side yards shall have a landscaped buffer averaging a minimum of twenty-five (25) feet from the property line. Where such yards abut a street right-of-way, a fifteen-foot landscaped strip shall be required adjacent to land zoned office and residential.

Side yard is deficient

4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
5. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
6. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
7. A landscape irrigation system shall be required as per Highway 10 site design and development standards.
8. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the Chenal District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application is to rezone from C-3 (General Commercial District) to PDC (Planned Development Commercial) District to allow for the development of an indoor shooting range on the site. The application is within the Highway Design Overlay District.

Surrounding the application area, the Land Use Plan shows Commercial (C) to the north and east of the site. Residential Low Density (RL) is shown to the west and south from the site. The Commercial (C) category includes a broad range of retail and

wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. To the east the land is zoned C-3 (General Commercial District) and is vacant and wooded. The land north, across Cantrell Road, is also zoned C-3 and vacant/wooded land. There is a Planned Commercial Development (PCD) to the northeast that is partially developed with a convenience store and drive-through restaurant. To the immediate west is C-3 land with single-family houses on it. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. This land to the west and south is a developed single-family subdivision of the Chenal Valley development.

Master Street Plan: To the north of the application is Cantrell Road and it is show as a Principal Arterial on the Master Street. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Cantrell Road since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class I Bike Path is shown along Cantrell Road. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

H. ANALYSIS:

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.

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. 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 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 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 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 15 shooting lanes, (10 lanes at 15 yards, and 5 lanes at 25 yards). Distance of firing line to bullet stop is 15 and 25 yards respectively.
- b. Building will have approximately 6,000 s.f. of retail space for clothing, firearm accessories, firearms, ammunition, firearm safes, optics, holsters, eye/ear protection, etc.
- c. Approximately 800 s.f. members only lounge, 600 s.f. of office space, 700 s.f. of training room, 800 s.f. of storage space, 500 s.f. of conference room/break room.”

The applicant notes that the business will have 10 employees. The hours of operation will be 10:00 a.m. – 7:00 p.m., Monday – Saturday and 11:00 a.m. – 6:00 p.m., Sunday.

The proposed site plan shows 58 paved parking spaces between the building and front property line. A minimum of 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.

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 Design Overlay District 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.

Staff is supportive of the requested PD-C zoning to allow an indoor shooting range at 19909 Cantrell Road. Staff views the request as reasonable. The adjacent properties to the east, west and north (across Cantrell Road) are currently zoned

C-3. The C-3 zoned parcel immediately to the east is comprised of 21.56 acres and the property to the north has a total acreage of 30.64. The proposed PD-C zoning with enclosed commercial use will represent a continuation of the zoning pattern along this section of Cantrell Road. The applicant notes that the sound created by gun fire will be absorbed within the building and will not exit the building. The applicant also notes "The community surrounding us will only know we are a shooting range if they read our sign or enter the building." As noted previously the existing OS zoned buffer (50 feet) along the south property line will be maintained with this development. Staff believes the proposed PD-C development will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-C zoning, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(SEPTEMBER 9, 2021)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 nays and 1 absent and 1 open position.