

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

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 15, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled McCormack Short-Form PCD, located at 1212 South Bowman Road. (Z-6748-E)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The request is to rezone the site from C-1, Neighborhood Commercial, to PCD, Planned Commercial Development, to add additional uses as allowable uses.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed the proposed PCD request at its November 19, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing.
<b>BACKGROUND</b>	The request is to rezone the site from C-1, Neighborhood Commercial, to PCD, Planned Commercial Development, to add the following additional uses as allowable uses: Pawnshop, Tool and equipment rental, with inside display, Glass or glazer, installation, repair and sales, Office, general and professional.

**BACKGROUND  
CONTINUED**

The applicant is not requesting to amend the existing signage plan for this site. The applicant continues to request signage as allowed in the commercial zones for both ground and building signage. Any ground signage will be limited to a maximum height of 36-feet and a maximum sign area of 160 square-feet. All building signage will be limited to a maximum façade coverage of 10%.

Please see the attached Planning Commission minute record and site plan for the applicant’s specific development proposal and the staff analysis and recommendation.