

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 3, 2015 AGENDA**

<b>Subject</b>	<b>Action Required</b>	<b>Approved By</b>
<p>An Ordinance establishing a Planned Zoning District titled Layla's Revised Short-form PCD (Z-7969-C), located at 6100 Stones Road.</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 an amendment to the previously-approved PCD, Planned Commercial Development, for the property located at 6100 Stones Road to add a monument style ground sign within the front-yard area of this existing business.
<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, 0 absent and 1 open position.
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed the proposed PCD request at its January 29, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Aberdeen Court Property Owners Association were notified of the Public Hearing.
<b>BACKGROUND</b>	The Little Rock Board of Directors adopted Ordinance No. 19,500 on March 21, 2006, allowing a revision to the approved PCD, Planned Commercial District, for 18321 Cantrell Road by expanding the PCD to the south to

**BACKGROUND  
CONTINUED**

encompass an area containing six (6) manufactured homes. The proposal included the construction of a deck and parking facility in the expanded area. The deck was attached to the existing restaurant with only one entrance to the restaurant. The deck was proposed as wooden construction, following the style of the existing restaurant facility.

Fencing would be placed along the southern perimeter of the parking lot to screen the adjoining residential property. Included in the request was the relocation of the six (6) manufactured homes on the rear portion of the site.

Ordinance No. 19,613, adopted by the Little Rock Board of Directors on October 17, 2006, allowed a revision to the previously approved PCD to allow an existing residential structure located on the site which was zoned R-2, Single-Family, to be included in the previously approved PCD area. The applicant approval allowed C-1, Neighborhood Commercial District, uses as allowable uses for the site. There were no other changes proposed to the previously approved PCD.

Ordinance No. 20,319, adopted by the Little Rock Board of Directors on September 21, 2010, allowed a revision to the PCD to allow the restaurant located at 6100 Stone Road to add a drive-through window to the building. The drive through service was only proposed from 6:00 AM to 9:00 AM, Monday through Friday serving breakfast. Stacking was proposed within the parking lot. The stacking would not impact parking for the adjacent restaurant because the restaurant was not open during the early morning hours.

The applicant is now proposing to amend the previously-approved PCD for the 6100 Stones Road restaurant location to allow the placement of a tenant identification sign within the landscaped area along Cantrell Road. The sign is proposed with a maximum height of six (6) feet and a maximum sign area of seventy-two (72) square-feet. The signage as proposed is consistent with signage allowed per the Highway 10 Design Overlay District.

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