

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 5, 2019 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Dental Care Associates Short-Form POD, located at 4700 West Markham Street (Z-2110-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: right;">Bruce T. Moore City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p style="text-align: right;">FISCAL IMPACT</p> <p style="text-align: right;">RECOMMENDATION</p> <p style="text-align: right;">BACKGROUND</p>	<p>The applicants are requesting the approval of a POD, Planned Office Development, to allow for the installation of a new monument sign larger than allowed in the Midtown Design Overlay District.</p> <p>None.</p> <p>Staff recommends approval of the POD zoning. The Planning Commission voted 8 ayes, 0 nays and 2 absent to recommend approval.</p> <p>The property is undergoing renovation and investment for continued use as a dental office. A new forty-eight (48) square-foot ground sign with a height of six (6) feet is proposed to complement the investment in the building. As this parcel is located within the Midtown Design Overlay District, the specific regulations for signage apply. Ground signs on sites of less than one acre are limited to no more than twenty-four (24) square-feet in area. Because variances to the Midtown Design Overlay District are not permitted, the avenue for consideration of a larger sign is to rezone the property to a Planned Zoning District.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their October 10, 2019, meeting and there were no objectors present. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.