

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 2, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Courthouse Concepts Short-Form PD-C (Z-5536-A), located at 3205 Shackelford Pass.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is proposing a revision to the existing PD-C, Planned Development – Commercial, zoning to allow for the placement of a ground sign on the entrance drive to Shackelford Pass.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 11 ayes, 0 nays and 0 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-C request at its October 30, 2014, 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.</p>	
BACKGROUND	<p>Ordinance No. 16,169, adopted by the Little Rock Board of Directors on February 18, 1992, rezoned the site from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property for a locksmith business.</p>	

**BACKGROUND
CONTINUED**

The minute record states the use of the property should be limited to “quiet businesses”. The approval did not exclude but did not specifically include ground or building signage.

On March 26, 2014, staff approved a request to allow Courthouse Concepts to occupy the building. According to the applicant the business was a pre-employment background and drug screening business. The business also included a private investigation division. The applicant indicated there were very few clients stopping by the business on a daily basis. Staff did not support the placement of a ground sign but did support allowing wall signage as allowed in the office zoning district (10% of the façade area abutting a public street). The applicant indicated building signage was adequate to serve their needs.

The applicant is now proposing a revision to the existing PD-C zoning to allow for the placement of a ground sign on the entrance drive to Shackleford Pass. The sign is proposed with a maximum height of six (6) feet and a maximum sign area of sixty-four (64) square-feet.

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