

FILE NO.: Z-5536-A

NAME: Courthouse Concepts Short-form PD-C

LOCATION: Located at 3205 Shackleford Pass

DEVELOPER:

Dan Coulombe, CPP
Director of Security Consulting and Services
16 West Center Street
Fayetteville, AR 72701

AREA: 0.37 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: PD-C

ALLOWED USES: Lock Smith and Quiet Business

PROPOSED ZONING: Revised PD-C

PROPOSED USE: The allowance of a ground sign on the site

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 16,169 adopted by the Little Rock Board of Directors on February 18, 1992, rezoned the site from R-2, Single-family to PD-C to allow the use of the property for a locksmith business. 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.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing a revision to the existing PD-C zoning to allow 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.

B. EXISTING CONDITIONS:

The property contains a single-family residence which has been converted to a non-residential use. The site was formerly a locksmith business and now is an office use for Courthouse Concepts which performs pre-employment background and drug screening services. Located across Shackleford Pass is a property zoned PCD which was approved for a contractors office and equipment storage yard. South of the site is an office warehouse development fronting South Shackleford Road. Also located along Shackleford Pass are a number of single-family homes.

Street improvements have been installed on Shackleford Pass across the street from this site. No other street improvements are in place on Shackleford Pass. Shackleford Pass is a narrow unimproved street with open ditches for drainage.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association were notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (October 8, 2014)

The applicant was not present. Staff presented the item stating the request was to amend a previously approved PD-C to allow the placement of a sign within the front yard area of the site. Staff stated the sign would comply with signage allowed in offices zones. Staff stated the original approval of the PD-C did not provide a signage plan.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

E. ANALYSIS:

There were no outstanding technical issues associated with the request in need of addressing raised at the October 8, 2014, Subdivision Committee meeting. The applicant is requesting a revision to the previously approved PD-C to allow the placement of a single ground sign at the entrance drive to the site. The sign is proposed consistent with signage allowed in office zones. The sign is

proposed with a maximum height of six (6) feet and a maximum sign area of 64-square feet. There are no other revisions proposed for the site plan.

Staff is supportive of the request. The previous approval did not allow for the placement of a ground sign on the site. Staff feels the placement of the sign consistent with signage allowed in office zones is appropriate.

F. STAFF RECOMMENDATION:

Staff recommends approval of the request to allow the placement of a single ground sign at the entrance drive on Shackelford Pass with a maximum sign height of six (6) feet and a maximum sign area of 64-square feet.

PLANNING COMMISSION ACTION:

(OCTOBER 30, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to allow the placement of a single ground sign at the entrance drive on Shackelford Pass with a maximum sign height of six (6) feet and a maximum sign area of 64-square feet.

There was no further discussion of the item. The Chair entertained a motion for approval of the item, as presented by staff. The motion carried by a vote of 11 ayes 0 noes and 0 absent.