

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 5, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Shackleford Crossing Revised Long-Form PCD (Z-4923-Q), located at 2600 South Shackleford Road.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is proposing to amend the overall PCD, Planned Commercial Development, for Shackleford Crossing to allow for the placement of a 100-foot tall cellular tower within a landscape parking lot island located west of the JC Penney store.</p> <p>None.</p> <p>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.</p> <p>The Planning Commission reviewed the proposed PCD request at its June 26, 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> <p>The Little Rock Board of Directors adopted Ordinance No. 19,237 on November 23, 2004, approving a Conceptual PCD known as Shackleford Crossing Long-Form PCD, which was located at the southwest corner of South Shackleford Road and Interstate 430.</p>	

**BACKGROUND
CONTINUED**

The conceptual plan included the north sixty-two (62) acres being developed with C-2, Shopping Center District, permitted uses, the south twenty (20) acres being O-2, Office and Institutional District, permitted uses and the middle fifteen (15) acres being a transition area where O-2 and C-2 permitted uses would be allowed. The plan also showed four (4) out-parcels along the Shackleford Road frontage, with three (3) main entry drives from Shackleford Road. The total project would consist of 1,000,000 square-feet of gross building area.

Ordinance No. 19,399, adopted by the Little Rock Board of Directors on September 20, 2005, established revisions to the previously-approved PCD. The approval defined the site plan for Phase I, the commercial portion of the project and one (1) of the office lots. With the request, a preliminary plat for the subdivision of the site with sixteen (16) lots and out-parcels was also approved. The approved site plan included an area previously excluded containing the Comcast office tract on Shackleford Road and incorporated the area into the overall project plan. Subsequent revisions have allowed for development of the site with hotels, office, retail and restaurant uses.

The applicant is now proposing to amend the overall PCD for Shackleford Crossing to allow the placement of a 100-foot tall cellular tower within the parking lot island located west of the JC Penney store. The site plan includes the placement of a twelve (12)-foot by sixteen (16)-foot building to house the equipment. Two (2) additional equipment pad areas are indicated on the site plan to allow for future expansion of providers on the tower. The wireless facility will be screened with an eight (8)-foot screening fence and landscaping as typically required by Section 36-593, Wireless Communication Facilities - Development Standards.

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