

File No.: Z-10223

Owner: HCC-AR 3515 OLD CANTRELL LLC

Applicant: Dani White (Agent)

Address: 3519 Old Cantrell Road

Description: Lot 16, Riverside Commercial Park Addition to the City of Little Rock, Pulaski County, Arkansas.

Zoned: C-3

Present Use: Restaurant

Proposed Use: Restaurant

Variance(s) Requested: A variance is requested from the sign provisions of Section 36-543 to allow roof mounted sign in a commercial zoning.

Justification: The applicant's justification is presented in an attached letter

STAFF REPORT

A. Planning and Development Civil Engineering Comments:

No comments required

B. Landscape and Buffer Comments:

No comments

C. Building Codes Comments:

No comments required.

D. Staff Analysis:

The C-3 zoned property located at 3519 Old Cantrell Road is occupied by a restaurant which is located along the eastern portion of the lot with parking areas along the west and south sides of the property .

The applicant is proposing to locate a new 78 square foot metal sign upon the south roof area of the building to increase visibility of the business from Cantrell Road to the southwest. The applicant states the sign will be approximately 43-inches in height and 271-inches in length with 9-inch anchoring brackets extending to the roof structure of the rear portion of the building.

Section 36-543 of the City's Zoning Ordinance prohibits Roof Signs, or any sign that is not mounted on a vertical surface. Therefore, the applicant is requesting a variance to allow the proposed roof mounted sign on the south building roof area, which has street frontage along Cantrell Road.

Staff is supportive of the requested variance and views the request as reasonable. The proposed roof mounted sign on the south building roof area will be visible by northbound traffic on Cantrall Road located along the southwest perimeter of the property. Staff believes the proposed signs are proportionally small in nature and should have no adverse impact on the adjacent properties.

E. Staff Recommendation:

Staff recommends approval of the requested variance to allow a roof mounted sign with minimal street frontage, subject to the descriptions and any conditions contained in the "staff analysis".