

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 16, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Shackleford Kanis Revised Short-Form PD-C, located at 10721 Kanis Road. (Z-4745-C)</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: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant is requesting to amend the previously-approved PD-C, Planned Development - Commercial, to allow Starbucks to occupy the former Dunkin Donuts building.
FISCAL IMPACT	None.
RECOMMENDATION	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.
BACKGROUND	<p>Ordinance No. 20,517, adopted by the Little Rock Board of Directors on December 20, 2011, rezoned the site from O-3, General Office District, to PD-C, Planned Development - Commercial, to allow for the development of a Dunkin' Donuts. The new construction consisted of a 1,850 square-foot restaurant with drive-thru service. The site was designed to allow one-way traffic, which maximized the stacking lane for the drive-thru. The approval was limited to Dunkin Donuts and did not allow any alternate users of the site.</p> <p>The signage plan approved for the development allowed the placement of a ground sign and wall signage as typically allowed within commercial districts per the Zoning Ordinance.</p>

**BACKGROUND
CONTINUED**

The approval allowed a pole sign a maximum of thirty-six (36) feet in height and 160 square-feet in area at the intersection of Shackelford and Kanis Roads. Building signage was approved on the facades which had direct street frontage. Signage was placed on the façade facing Kanis Road and on the façade facing Shackelford Road.

Ordinance No. 20,710, adopted by the Little Rock Board of Directors on April 2, 2013, allow a revision to the PD-C zoning to allow for the placement of a wall sign on the southern façade of the building which was located without street frontage. There were no other modifications proposed to the previously approved site plan.

The applicant is now proposing to amend the previously-approved PD-C, to allow Starbucks to occupy the former Dunkin' Donuts building. The applicant is not proposing any changes to the exterior of the building with the exception of cosmetic changes to rebrand the store as a Starbucks. The existing approved signage locations will be maintained. The request continues to include the allowance of a wall sign on the southern façade of the building, which is located without public street frontage.

The Planning Commission reviewed the proposed PCD request at its September 20, 2018, meeting and there were no registered objectors present. The John Barrow Neighborhood Association and all property owners located within 200 feet of the site were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.