

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 7, 2017 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Shackleford Crossing Revised Long-Form PCD, located at 2600 – 2700 South Shackleford Road. (Z-4923-T)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p><b>SYNOPSIS</b></p> <p><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p><b>BACKGROUND</b></p>	<p>The request is to amend the previously-approved PCD, Planned Commercial Development, to allow a revision to the previously-approved signage plan, building height and restaurant square-footage.</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 9 ayes, 0 nays and 2 absent.</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. 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.</p>	

**BACKGROUND  
CONTINUED**

The applicant is now seeking approval of a revision to the current PCD, Planned Commercial Development, Zoning to revise the previously approved signage plan, to clarify cutting of vegetation within the Arkansas Department of Transportation right of way, to modify the allowed restaurant square-footage and to allow for an increase in building height.

Currently the ordinance requires the right-of-way to remain undisturbed until the applicant has received approval for any cutting or clearing from the Arkansas Department of Transportation. The ordinance states the clearing of undergrowth and trees will be restricted to a caliper of less than six (6) inches complying with the current practices of the Arkansas Department of Transportation. The applicant is requesting the language be stricken and replaced with - The clearing of undergrowth and trees will be restricted to the requirements of the necessary permit, which will be received prior to any work being started, from either the Arkansas Department of Transportation or the City of Little Rock.

The approved PCD ordinance currently limits the ground signage to two (2) signs; one (1) along Interstate 430 and one (1) along South Shackleford Road. The remainder of the ordinance remains in place with regard to total height and total area for each of the signs. Currently each sign is limited to a maximum height of thirty-six (36) feet and a maximum area of 680 square-feet. The current approval would allow two (2) signs along the Interstate 430 frontage.

Other Site Design Issues – This section is proposed to allow for an increase in the allowed restaurant square-footage and revises the parking requirement of the restaurant portion and the retail portion of the development. The approval allows an increase in the restaurant square-footage from 90,000 square-feet to 110,000 square-feet. The parking for restaurants is calculated by requiring all restaurants that are on outparcels to self-park on site at a parking ratio of not less than twelve (12) spaces per 1,000 square-feet. All restaurants that are within the buildings on the balance of the property are to have a parking ratio of not less than five (5) spaces per 1,000 square-feet calculated independently of retail parking ratios.

Other Site Design Issues - This section allows for the maximum building height to be increased by five (5) feet from forty-five (45) feet to fifty (50) feet.

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed the proposed PCD request at its October 12, 2017, 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. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.