

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 15, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Lot 3A Pleasant Ridge Town Center Revised PCD, located at 11525 Cantrell Road. (Z-4411-O)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The request is to revise the previously-approved PCD, Planned Commercial Development, to allow for the placement of a wall sign along the western façade of the existing Chick-fil-A building.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<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>	
BACKGROUND	<p>On October 15, 2009, the Little Rock Planning Commission approved a request to allow for the placement of an additional wall sign for the Chick-fil-A restaurant. The Board of Directors denied this request at their November 17, 2009, public hearing. Subsequent revision to the signage plan for the three (3) lease parcels for the two (2) eastern lots have been approved by the Board which have allowed building signage on two (2) sides of each of the buildings.</p>	

**BACKGROUND
CONTINUED**

The site located at 11525 Cantrell Road is developed with a Chick-fil-A. The previously-approved signage plan allowed for the placement of a ground-mounted monument sign within the front-yard area not to exceed six (6) feet in height and seventy-two (72) square-feet in area and building signage on the front façade abutting Cantrell Road not to exceed 10% of the total façade area. The developers are requesting the allowance of additional signage on the building to include signage on the western facade. The western façade abuts an access drive entering the shopping center and is located over the drive-through pick-up window.

The Planning Commission reviewed the proposed PCD request at its July 20, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Walton Heights/Candlewood 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.