

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 18, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Shackleford Crossing Lot 4D – Tacos 4 Life – Revised Short-Form PCD, located at 2630 South Shackleford Road. (Z-4923-S)</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;">BACKGROUND</p>	<p>The request is to amend the PCD, Planned Commercial Development, zoning for Lot 4D, Tacos 4 Life, to allow for the placement of a third wall sign on the building.</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, 0 absent and 1 open position.</p> <p>The applicant is proposing to amend the PCD zoning for Lot 4D of the Shackleford Crossing Shopping Center. The site is proposed with a Taco’s 4 Life Restaurant which is currently being developed on the site. The approved PCD allows signage on the out-parcel lots of the development on two (2) facades. The total area for exterior wall mounted signs may not exceed 10% of the wall surface area of the front wall on the tenant’s demised premises.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PCD request at its September 22, 2016, 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.