

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 21, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Coral Towers, LLC, Revised POD, located at 13705 Pleasant Hill Road (Z-6806-B).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The applicant is requesting that the 3.79-acre property, located at 13705 Pleasant Hill Road, be rezoned from POD, Planned Office Development, to Revised POD, to allow for a 145-foot tall monopole tower.</p> <p>None.</p> <p>Staff recommends approval of the Revised POD rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The applicant is requesting to revise the existing POD, Planned Office Development, to allow for a 145-foot-tall monopole tower. The tower will be installed at the site for use by one principal user (Coral Towers, LLC) with co-location to accommodate additional wireless service providers as requested. All remaining aspects of the previously-approved POD will remain unchanged.</p> <p>The site contains two (2) existing buildings utilized by The Tree Marshall, a full-service tree removal and tree trimming company. The proposed site is located at the dead end of Pleasant Hill Road, and there is a mixture of zoning and uses in all directions.</p>	

**BACKGROUND
CONTINUED**

Coral Towers plans to utilize the existing access from Pleasant Hill Road and extend it further by developing a twenty (20)-foot gravel drive to the southeast corner of the site.

The site plan shows a thirty (30)-foot wide access & utility easement in the northwest portion of the lease area.

The developer proposes to install a twenty (20)-foot wide swing gate at the northwest corner of the lease area.

Section 36-593 of the City's Zoning Ordinance requires a Wireless Communication Facility (WCF) abutting residential property on either side, to be set back a distance at least the height of the WCF tower. The setback will be measured from the face of the base of the support structure to the property line of the abutting residential property. The equipment facility shall meet as a minimum the setback requirements for the underlying zone.

The site plan shows a setback of 188 feet from the front (west) property line and 172 feet from the rear (south) property line. Both setbacks for the proposed tower comply with the Code.

The site plan shows lease area dimensions of 100-foot x 100-foot which includes an internal 80-foot x 80-foot gravel compound. The site will be secured by an eight (8)-foot tall chain link fence with UV resistant privacy screening.

The applicant notes, if necessary, signage will be mounted to the tower, gate and fence including additional E-911 address & FCC registration signs. Any signs installed at the site must comply with Section 36-553 of the City's Zoning Ordinance (signs permitted in institutional and office zones).

The applicant submitted a landscaping plan as part of the application. All landscaping must comply with Section 36-593(c) of the City's Landscape Ordinance.

All sight lighting must comply with Section 36-593 of the City's Zoning Ordinance.

The applicant must submit FAA approval for the WCF to the Planning Engineering Division prior to obtaining a Building Permit

The Planning Commission reviewed this request at their April 11, 2024, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.