

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

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

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Northwest Territory Short-Form PD-C, located on the northeast corner of Cantrell Road and Rhe Divide Parkway. (Z-5099-H)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<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 a rezoning from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow for the placement of a subdivision identification sign on the northeast corner of Cantrell Road and The Divide Parkway.</p> <p>None.</p> <p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>The applicant is proposing the placement of a subdivision identification sign at the northeast corner of Cantrell Road and the Divide Parkway. The sign is proposed 48.5 feet in length and 4.5 feet in height. The sign is indicated with the subdivision name, <i>the Divide, where the City ends and the Country begins</i>. The lettering is indicated fifty (50) inches tall and 182.25 inches in length. The base area for the lettering is indicated sixteen (16) feet wide and 4.5 feet tall. There are two (2) additional lettered panels on the sign base to allow for advertisement of the businesses within the subdivision.</p>
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**BACKGROUND
CONTINUED**

Each of the panels are indicated nine (9) feet wide and 4.5 feet tall. The lettering is indicated twenty-two (22) inches in height and ninety-six (96) inches wide.

The Planning Commission reviewed the proposed PD-C 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 Aberdeen Court Property Owners Association and the Maywood Manor 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.