

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 2, 2017 AGENDA**

| <b>Subject:</b>  | <b>Action Required:</b>   | <b>Approved By:</b>                    |
|--|---|--|
| <p>An ordinance establishing a Planned Zoning District titled South Oaks Apartments Revised Long-Form PD-R, located at 3401 Fair Park Boulevard. (Z-4377-A)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p>√ <b>Ordinance</b><br/>Resolution<br/>Approval<br/>Information Report</p>  | <p>Bruce T. Moore<br/>City Manager</p> |
| <b>SYNOPSIS</b>  | The request is to amend the previously-approved PD-R, Planned Development - Residential, to allow a revision to the previously-approved signage plan.   |  |
| <b>FISCAL IMPACT</b>   | None.   |  |
| <b>RECOMMENDATION</b>  | Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 10 ayes, 0 nays and 1 absent.   |  |
| <b>BACKGROUND</b>  | The applicant is requesting approval to allow a modification to the previously-approved signage plan. The new entry sign is proposed along Fair Park Boulevard replacing the existing apartment development sign. The sign is indicated with brick columns. The columns are indicated 8.8 feet high, and the overall sign width including the columns is 10.8 feet wide. The face of the sign is 6.75 feet high and 7.8 feet wide resulting in the face of the sign containing 52.65 square-feet. |  |

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed the proposed PD-R request at its August 31, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the South of Asher Neighborhood Association, the Curran Conway Neighborhood Association and the University District Partnership 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.