

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 18, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Shackleford Crossing Lot 1 – Cracker Barrel - Revised Short-Form PCD, located at 2618 South Shackleford Road. (Z-4923-R)</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 applicant is requesting a revision to the previously-approved PCD, Planned Commercial Development, to allow for the placement of a temporary storage module on the site from October 15th of each year to January 15th of each year for the storage of seasonal items.</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 10 ayes, 0 nays and 1 absent.</p>	
BACKGROUND	<p>This item was before the Board of Directors for review on February 7, 2017, on an appeal of the Commission’s recommendation of denial of the request to allow the placement of a temporary storage module within the parking lot of the Cracker Barrel for four (4) months during</p>	

**BACKGROUND
CONTINUED**

the holiday season. At the Board of Directors meeting the applicant amended the request to limit the time to three (3) months. The applicant also amended the request to include painting or placing a wrap on the module to soften the visual impact of the module.

The applicant is seeking to place the temporary storage module on the site from October 15th of each year to January 15th of each year for the storage of seasonal items. The applicant has also indicated they will work with staff concerning the placement and painting of the module to a natural color to lessen the visual impact of the module.

Staff is supportive of the applicant's request. The applicant has worked with staff to come up with a plan which lessens the time the module will be in place and also has agreed to paint the module to a natural color which will blend with the building and be complimentary with the shopping center. Staff recommends approval of the request to allow the placement of the temporary storage module on the site as indicated by the applicant.

The Planning Commission reviewed the proposed PCD request at its March 16, 2017, 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.