

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 6, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance revoking a Planned Zoning District titled Pinnacle at Maumelle Long-Form Conceptual PCD, located at 25616 Highway 10. (Z-8170-D)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The request is a revocation of the previously-approved PCD, Planned Commercial Development District, and the restoration of the underlying R-2, Single-Family District.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested PCD zoning revocation. The Planning Commission voted to recommend approval of the PCD revocation by a vote of 9 ayes, 0 nays and 2 absent.</p>	
<b>BACKGROUND</b>	<p>Ordinance No. 19,720, adopted by the Little Rock Board of Directors on April 3, 2007, rezoned the site from R-2, Single-Family District, to PCD, Planned Commercial Development. The developer proposed to construct a cul-de-sac northwest through the middle of the property to develop six (6) lots. Lots 1 and 6 were to be developed using C-2, Shopping Center District, uses and the allowance of a convenience store on any one (1) of the lots. Lots 2 through 5 would develop using O-2, Office and Institutional District, uses with the allowance of 10% of the total building square footage to be used as an accessory uses as allowed per the O-2, Office and Institutional Zoning District.</p>	

**BACKGROUND  
CONTINUED**

The request also included utilizing the existing office and parking for an office use, general and professional office, until the property was redeveloped. The lots were indicated in excess of three (3) acres; ranging from 3.01 to 11.49 acres.

Per Section 36-454(d) The owner of an approved PD, Planned Development, or PUD, Planned Urban Development, may, for cause, request repeal of the ordinance establishing the development when it has been determined that the development will not occur. A written request may be filed with the City Staff at any time up to three (3) years after the date of adoption of the ordinance creating the PUD or PD. The request shall set forth the cause of the repeal.

According to the ordinance, the Planning Commission recommendation on the repeal request shall be forwarded to the Board of Directors for their consideration. The board of directors may grant or deny the request or return the request to the planning commission for further study. If the request is approved, an ordinance shall be adopted repealing the PUD or PD.

The owner has stated the development will not occur as planned. The owner is requesting the PCD zoning be revoked and the R-2 zoning be restored.

The Planning Commission reviewed the proposed PCD request at its August 11, 2016, meeting and there were no registered objectors present. The Nowlin Creek Neighborhood Association was 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.