

FILE NO.: Z-8009-B

NAME: ALR Arkansas Properties LLC PID Revocation

LOCATION: Located south of and adjacent to 5310 Shackelford Road

DEVELOPER:

ITR Construction
5104 Sarna Drive
North Little Rock, AR 72118

ENGINEER:

Holloway Engineering, Surveying and Civil Design, PLLC
200 Casey Drive
Maumelle, AR 72113

AREA: 4.636 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 12 – 65th Street West CENSUS TRACT: 24.05

CURRENT ZONING: PD-I

ALLOWED USES: Auto paint or body rebuilding shop

UNDERLYING ZONING: I-1, Industrial Park District

BACKGROUND:

Ordinance No. 21,087 adopted by the Little Rock Board of Directors on August 18, 2015, rezoned the site from C-3, General Commercial District to PCD. The request was to allow the future development of the site with an auto paint or body rebuilding shop. This development did not occur and the applicant is requesting a revocation of the PD-I zoning and the restoration of the underlying I-1, Industrial Park District zoning classification.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Per Section 36-454(d) The owner of an approved PD or PUD 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 PD-I zoning be revoked and the I-1, Industrial Park District zoning be restored.

B. EXISTING CONDITIONS:

The property is currently undeveloped and tree covered. All surrounding properties are zoned I-1, Industrial Park District with the exception of the property immediately to the south which is zoned POD and contains an office development, Little Rock Wastewater. Undeveloped property is located across South Shackelford Road to the east. Little Rock Wastewater and Central Arkansas Water facilities are located across Clearwater Drive to the west. Office-warehouse type developments are located to the north.

C. NEIGHBORHOOD COMMENTS:

Southwest Little Rock United for Progress was notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (July 20, 2016)

The applicant was present. Staff presented the item stating the request was a revocation of the previously approved PD-I zoning. Staff stated the previously approved development did not occur and the owners were requesting the PD-I zoning be revoked and the I-1, Industrial Park District zoning be restored. There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

E. STAFF RECOMMENDATION:

Staff recommends the current PD-I zoning classification be revoked and the previously held I-1, Industrial Park District zoning be restored.

PLANNING COMMISSION ACTION:

(AUGUST 11, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation the current PD-I zoning classification be revoked and the previously held I-1, Industrial Park District zoning be restored. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes and 2 absent.