

FILE NO.: Z-7632-A

NAME: Malone Short-form PD-R Revocation

LOCATION: Located at 1100 Rock Street

DEVELOPER:

Josh Malone
1100 Rock Street, Apt. D
Little Rock, AR 72202

ENGINEER:

Donald Brooks
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.16 Acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: PD-R

ALLOWED USES: Multi-family and Single-family

PROPOSED ZONING: R-4A

PROPOSED USE: Existing Multi-family and Single-family

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 19,136 adopted by the Little Rock Board of Directors on July 20, 2004, rezoned the property from R-4A, Low Density Residential District to PD-R to allow the creation of a two-lot plat for the site. A four-story, four-unit brick apartment building and an uninhabitable frame house were located on the site. The intent was to split the lot into two (2) separate lots to allow the frame house and apartment building to exist on separate parcels. The further intent was to renovate the single-family dwelling to allow the unit to become a functional residence once again. The applicant indicated this would not be suitable if the two (2) structures continued to share a lot. The lot was not split and the renovations to the single-family home were not completed.

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-R zoning be revoked and the R-4A Zoning District zoning be restored.

B. EXISTING CONDITIONS:

The site contains an existing apartment building and a dilapidated single-family home. There is a vacant commercial building located to the west of the site. There are single-family and two family homes located to the south and north of the site. To the east of the site is MacArthur Park.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. The Downtown Neighborhood Association was notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (November 19, 2014)

The applicant was not present. Staff presented the item stating the request was a revocation of the previously approved PD-R zoning. Staff stated there were no outstanding technical issues associated with the request. 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-R zoning classification be revoked and the previously held R-4A zoning be restored.

PLANNING COMMISSION ACTION:

(DECEMBER 18, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation the current PD-R zoning classification be revoked and the previously held R-4A zoning be restored.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 10 ayes, 0 noes and 1 absent.