

FILE NO.: Z-4343-FF

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NAME: The Ranch Tract D Short-form PCD Revocation

LOCATION: Located on the Northwest corner of Cantrell Road and Ranch Drive

DEVELOPER:

FCC Tract D Partnership  
900 South Shackelford Road, Suite 300  
Little Rock, AR 72211

ENGINEER:

White-Daters and Associates  
24 Rahling Circle  
Little Rock, AR 72223

AREA: 1.55 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING:

PCD

ALLOWED USES:

C-3, General Commercial District uses

PROPOSED ZONING:

C-3, General Commercial District uses

PROPOSED USE:

Retail

VARIANCE/WAIVERS:

None requested.

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BACKGROUND:

Ordinance No. 19,507 adopted by the Little Rock Board of Directors on March 21, 2006, rezoned the site from C-3, General Commercial District to PCD. The request was to allow the future development of the site with a building not to exceed 10,000 square feet and 74 parking spaces. The approval allowed the end user to be a restaurant use. If the use was a restaurant use the maximum building square footage would be 7,300 square feet. This development did not occur. The PCD zoning has expired.

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 PCD zoning be revoked and the C-3, General Commercial Zoning District zoning be restored.

B. EXISTING CONDITIONS:

The site is grass covered and the topography is relatively flat. There are commercial, office and public institutional uses in the area to the east and north of the site. To the south of the site is a strip commercial center located on the corner of Chenonceau Boulevard and Cantrell Road. Also to the south of the site is a single-family subdivision; Chevaux Court. West of the site is vacant property and northwest of the site is a multi-family development

C. NEIGHBORHOOD COMMENTS:

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

D. SUBDIVISION COMMITTEE COMMENT: (December 9, 2015)

The applicant was not present. Staff presented the item stating the request was a revocation of the previously approved PCD zoning. Staff stated the previously approved development did not occur and the owners were requesting the PCD zoning be revoked and the C-3, General Commercial 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 PCD zoning classification be revoked and the previously held C-3, General Commercial District zoning be restored.

PLANNING COMMISSION ACTION:

(JANUARY 7, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation the current PCD zoning classification be revoked and the previously held C-3, General Commercial 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 10 ayes, 0 noes and 1 absent.