

FILE NO.: Z-5946-A

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NAME: 7510 HWY 300 Short-form PD-R Revocation

LOCATION: 7510 HWY 300

DEVELOPER:

Heritage Land and Timber, LLC  
7510 HWY 300  
Little Rock, AR 72223

SURVEYOR:

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

AREA: 1.5 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

CURRENT ZONING: PD-R

ALLOWED USES: Bed and breakfast and antique shop

PROPOSED ZONING: R-2, Single-family

PROPOSED USE: Single-family residential

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

Ordinance No. 16,863 adopted by the Little Rock Board of Directors on March 21, 1995, rezoned the site from R-2, Single-family to PD-R, Planned Development Residential to allow the use of the existing home as a bed and breakfast and the barn as an antique shop. The home is no longer being used as a bed and breakfast and the barn is no longer being used as an antique shop. The current owner is requesting the revocation of the PD-R zoning and the restoration of the underlying R-2, Single-family zoning.

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 is requesting the PD-R zoning be revoked and the R-2, Single-family Zoning District zoning be restored.

B. EXISTING CONDITIONS:

The house and several outbuildings are barns are located on the site. North of the site is a vacant field and south of the site are single-family homes located on large lots (5+ acres) access from West Ridge Road. This area of HWY 300 is primarily homes located on large lots or acreage. There is an established commercial node located at the intersection of East and West Pinnacle Road and HWY 300 to the north.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. There is not an active neighborhood association located in this area.

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 PD-R zoning. Staff stated the bed and breakfast no longer operated from this site and the new owners were requesting the revocation. 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-2, Single-family 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 PD-R zoning classification be revoked and the previously held R-2, Single-family 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.