

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 7, 2018 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance revoking a Planned Zoning District titled The House of Vision Short-Form POD, located at 1921 Wright Avenue. (Z-8292-B)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The request is a revocation of the previously-approved PD-O, Planned Development – Office, District and the restoration of the underlying R-4, Two-Family District.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested PD-O Revocation. The Planning Commission voted to recommend approval of the PD-O Revocation by a vote of 9 ayes, 0 nays, 1 absent and 1 recusal (Commissioner Laha).</p>	
<b>BACKGROUND</b>	<p>Ordinance No. 19,915, adopted by the Little Rock Board of Directors on February 5, 2008, rezones the site from R-4, Two-Family District, to POD, Planned Office Development, to allow the existing duplex to be renovated for an activity center and private offices. The applicant proposed persons using the House of Vision, an office next door located at 1971 Wright Avenue, as meeting room space to plan activities, extended business meetings, private family gatherings and other small community meetings. The House of Vision allowed free office space for job development and placement of ex-felons; stop the violence program, personal growth and development for targeted populations and other community services.</p>	

**BACKGROUND**

Ordinance No. 21,001, adopted by the Little Rock Board of Directors on March 3, 2015, allowed a revision to the previously-approved POD to allow the use of a portion of the structure as residential. The building located on the site was constructed as a duplex. The structure served as an activity center and private office space. The unit located at 1921 Wright Avenue will become the private residence while the 1853 Summit unit would continue to function with private offices, meeting space and public gathering space. The residential request was to accommodate a family member in need of a place to live on a temporary basis.

The structure contained 4,900 square-feet. The residence was to contain 2,200 square-feet and the remaining 2,700 square-feet was to be used for office space and public gatherings. The applicant stated the uses included graduation ceremonies for Dr. Emma Rhodes Education Center (EREC) located at 1815 Wrights Avenue, small community meetings, extended business meetings not held in the EREC building and office space.

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 is requesting the POD zoning be revoked and the underlying R-4, Two-Family District, zoning be restored.

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed the proposed PD-O request at its June 28, 2018, meeting and there were no registered objectors present. The Central High and Wright Avenue Neighborhood Associations and all property owners located within 200 feet of the site were 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.