

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 17, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Hall Davidson Building Short-Form PCD, located at 201 – 205 West Capitol Avenue. (Z-8873-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting to reestablish the previously-approved PCD, Planned Commercial Development, to allow for the redevelopment of the site with uses as allowed within the UU, Urban Use Zoning District, and allow multi-family at a density greater than typically allowed per the UU District.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning at their December 15, 2016, meeting by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.</p> <p>Ordinance No. 20,774, adopted by the Little Rock Board of Directors on August 27, 2013, rezoned the site from UU, Urban Use District, to PCD, Planned Commercial Development. The approval allowed the upper floors of the 65,000 square-foot buildings to be rehabbed for the development of sixty (60) multi-family units. The site contained 0.3859 acres which per the UU District would allow a total of twenty-nine (29) apartments.</p>	

**BACKGROUND
CONTINUED**

The applicant proposed parking for the tenants via a lease agreement for sixty (60) parking spaces with a property owner located directly behind the building. The ground floor was to contain commercial and office uses. Floors 2 – 5 were to be developed into sixty (60) apartment units.

A new developer is proposing to purchase the property located at 201-205 Capitol Avenue, the Hall – Davidson Buildings, to allow for the development of the property in a similar fashion as previously-approved. Based on the date of the previous approval the PCD, zoning approved has expired. Section 36-454 defines the procedures for review and submission of a final development plan. The ordinance states the applicant has three (3) years from the date of passage of the ordinance approving the preliminary plan to submit the final development plan. The final development plan typically entails the applicant/developer securing a building permit within the three (3)-year time frame. Extension may be granted by the Planning Commission provided the applicant/developer makes the request for the time extension in writing a minimum of ninety (90) days prior to the expiration. Failure of the applicant to file a timely extension shall be cause for revocation of the PUD as provided in Chapter 36 of the Code of Ordinances.

The request for time extension was not made as required by the ordinance. The applicant is seeking approval to reinstate the previously-approved PCD to allow the redevelopment of the Hall and Davidson Buildings as proposed by the former developer to include sixty (60) residential units on the upper levels and commercial/office on the ground floor. The applicant is seeking approval to allow the upper floors to develop as a hotel or with multi-family units.

The Planning Commission reviewed the proposed PCD request at its December 15, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Downtown Neighborhood Association and the MacArthur Park Property Owners Association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal, the staff analysis and recommendation.