

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 15, 2021 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance repealing Ordinance Numbers 19,406, 19,612 and 19,875, revoking a PD-R, Planned District – Residential, titled Cross Street Elderly Housing Short-Form PD-R and reclassifying property, located at 1012 South Cross Street (Z-7898-D).</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>

<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The property owner is requesting that the PD-R, Planned District – Residential, zoning for the property located at 1012 South Cross Street be revoked and the previous R-4, Two-Family District, zoning be restored.</p>
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the PD-R Revocation. The Planning Commission voted to recommend approval by 10 ayes, 0 nays, 0 absent and 1 open position.</p>
<p style="text-align: center;"><b>BACKGROUND</b></p>	<p>Ordinance No. 19,406, adopted by the Little Rock Board of Directors on September 20, 2005, established Cross Street Elderly Housing Short-Form PD-R. The applicant proposed the rezoning of three (3) lots located on the northwest corner of 11<sup>th</sup> Street and Cross Streets from R-4, Two-Family District, to PD-R, Planned District – Residential, to allow for the development of four (4) units of elderly housing contained in two (2) duplex structures. Only individuals fifty-five (55) years and older may be considered as potential residents. The development would occur on two (2) of the lots with the remaining lot being left vacant for future development.</p>

**BACKGROUND  
CONTINUED**

The applicant indicated single-family or two-family as possible future uses for the vacant lot. A tenant vegetable garden was proposed as a part of the development.

Ordinance No. 19,612, adopted by the Little Rock Board of Directors on October 17, 2006, revised the previously-approved PD-R to allow a small portion of the site to be removed from the overall approval area. The property was a 42.5-foot by sixty-four (64)-foot area located along the eastern portion of the site. The approved site plan indicated this area as a tenant vegetable garden for the residents of the duplex units. The property owner located to the north of the garden area was seeking to purchase this land area and include the area in their existing lot through a replat. All other portions of the PD-R would remain as were previously approved. None of the development previously approved had occurred.

Ordinance No. 19,875,, adopted by the Little Rock Board of Directors on December 4, 2007, allowed a revision to the PD-R zoning to establish the building footprint for the third lot. The applicant indicated the construction of a third duplex on the lot. The building footprint and construction materials would match the previously-approved buildings.

On May 30, 2013, the Planning Commission denied a requested revision to the original PD-R zoning. The applicant requested to remove the age restriction requirement for the duplex units. The applicant noted that the contractor did not construct the units to be handicap accessible.

The applicant does not wish to pursue the previously-approved PD-R development, and is requesting that the PD-R zoning be revoked and the property be restored to its original R-4 zoning.

The Planning Commission reviewed this request at their May 13, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.