

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 15, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance revoking a Planned Zoning District titled Rowan Village Long-Form PCD Revocation, located on the east side of South Shackleford Road in the 2700 Block. (Z-8262-C)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The request is for a revocation of the existing PCD, Planned Commercial Development, zoning and the restoration of the previously-held MF-12, Multi-Family Districts.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD zoning revocation. The Planning Commission voted to recommend approval of the PCD zoning revocation by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>On November 8, 2007, the Little Rock Planning Commission reviewed a request for the rezoning of this site from MF-12, Multi-Family District, to PCD, Planned Commercial Development. The Board of Directors approved the rezoning request at their December 4, 2007, public hearing by the adoption of Ordinance No. 19,867. The approval rezoned a twenty-two (22)-acre tract of land for a mixed use development. The development was proposed in three (3) phases.</p>	

**BACKGROUND  
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The first phase consisted of five (5) lots of commercial development located along Shackelford Road. The Phase II portion of the development consisted of residential townhouse units and the third phase indicated thirty (30) lots for detached single-family residences.

The uses approved for the commercial lots were those allowed in C-3, General Commercial District, excluding several specifically listed uses. The use of outdoor speakers or sound amplification systems was prohibited on the property except for one-half hour before and after the owner's or occupant's hours of being open to the general public. The operation of any such speaker and system was limited to those that did not emit sound that was plainly audible from Camp Aldersgate or a distance of 200 feet or more from the source of such sound.

The Phase II townhouses were attached structures three (3) stories in height with garages. The Phase III single-family residences were on lots which average fifty (50) feet in width by 100 feet in depth with an alley system for rear-loading garages. Buffers of existing and enhanced vegetation would be preserved between the development and Camp Aldersgate, as well as adjacent to the skilled nursing facility to the east.

As a part of the application process the City's Future Land Use Plan (LU07-11-03) was amended and the alignment for Aldersgate Road was relocated to the north through the Camp Aldersgate property.

Ordinance No. 19,995, adopted by the Little Rock Board of Directors on July 15, 2008, allowed a revision to the previously-approved PCD request. The developers requested the following amendments and clarification to the previously-approved PCD:

1. The original Lot 2 has been split into two (2) separate lots as shown on the revised plans. The proposed Lot 2 will contain of a two (2)-story structure with 15,000 square-feet total. The second floor will be at parking lot grade that faces Shackelford and the first floor will be at parking lot grade that faces east toward the creek. Lot 1 and Lot 3 will comply with the building square-footage allowed by C-2, Shopping Center District.

**BACKGROUND  
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The lots will also comply with the City's minimum landscape and buffer ordinance requirements. The maximum building height proposed is twenty-seven (27) feet as approved in the original PCD.

2. The original Lots 4 and 5 have been combined to make up a single Lot 5. The proposed Lot 5 will contain of a three (3)-story structure with 45,000 square-feet. All landscaping buffers will be as were originally approved.
3. The original Lot 3 will now be called out as Lot 4 and is proposed as a mixed use building. The building is proposed four stories with the first floor being a parking garage, the second floor containing office and retail and the third and fourth being town homes. The building footprint and overall layout have remained the same.
4. In order to build the streets and lots along Shackelford Road in Phase I, advanced grading in portions of Phase II and Phase III will be required. The request includes a variance from the Land Alteration Ordinance to allow grading of future phases with the initial development.

The overall residential density, allowed uses, agreements, conditions and landscape buffers that were approved with the original PCD were to remain the same.

The applicant has indicated the development as previously proposed is not a viable project. The development has not occurred and the time for submission of the final development plan as expired. The request is for a revocation of the PCD zoning and the restoration of the underlying MF-12 Zoning.

Per Section 36-454(d). The owner of an approved PD, Planned Development, 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.

**BACKGROUND  
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The Board 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 PCD zoning be revoked and the under lying MF-12 zoning be restored.

The Planning Commission reviewed the proposed revocation request at its July 20, 2017, meeting and there were no registered objectors present. The John Barrow Neighborhood Association and all property owners located within 200 feet of the development 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.