

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 20, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance revoking a Planned Zoning District titled Malone Short-Form PD-R (Z-7632-A), located at 1100 Rock Street.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The request is a revocation of the existing PD-R, Planned Development – Residential, zoning and the restoration of the previously held R-4A, Low Density Residential District.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PD-R zoning revocation. The Planning Commission voted to recommend approval of the PD-R zoning revocation by a vote of 10 ayes, 0 nays and 1 absent.
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PD-R zoning revocation request at its December 18, 2014, meeting and there were no registered objectors present. The Downtown Neighborhood Association was notified of the Public Hearing.
BACKGROUND	Ordinance No. 19,136, adopted by the Little Rock Board of Directors on July 20, 2004, rezoned the property from R-4A, Low Density Residential District, to PD-R, Planned District - Residential to allow for the creation of a two (2)-lot plat for the site. A four (4)-story, four (4)-unit brick apartment building and an uninhabitable frame house were located on the site. The intent was to split the lot into two

**BACKGROUND
CONTINUED**

(2) separate lots to allow the frame house and apartment building to exist on separate parcels. The further intent was to renovate the single-family dwelling to allow the unit to become a functional residence once again. The applicant indicated this would not be suitable if the two (2) structures continued to share a lot. The lot was not split and the renovations to the single-family home were not completed. 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.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.