

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 21, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance revoking a Planned Zoning District titled MacArthur Commons Short-Form PCD (Z-1718-D), located in the 400 block of East Capitol Avenue, between River Market Avenue and 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>
<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;">CITIZEN PARTICIPATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The request is a revocation of the existing PCD, Planned Commercial Development, zoning and the restoration of the previously held UU, Urban Use Zoning District.</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>The Planning Commission reviewed the proposed PCD zoning revocation request at its September 18, 2014, meeting, and there were no registered objectors present. The Hanger Hill Neighborhood Association was notified of the Public Hearing.</p> <p>Ordinance No. 20,800, adopted by the Board of Directors on October 1, 2013, rezoned the property from UU, Urban Use District, to PCD, Planned Commercial Development, to allow the development of the site with multi-family and commercial uses.</p>	

**BACKGROUND
CONTINUED**

The overall site area contained 1.001-acres. The proposed mixed-use project consisted of eighty-four (84) apartments with a pool and several other amenity features over a covered garage level and approximately 2,900 square-feet of retail space at the ground level facing River Market Avenue. The apartments were to be one (1) and two (2) bedroom units with balconies and projected bay window elements facing the streets and courtyard. The UU, Urban Use Zoning District, allows a density per the R-6, Zoning District, or seventy-two (72) units per acre. As noted the development was proposed with eighty-four (84) units on 1.001-acres.

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. 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 applicant proposed to develop multi-family housing at a density in excess of the density allowed per the UU, Urban Use Zoning District. The applicants have revisited their project and are now proposing a multi-family development within the density allowed per the UU, Urban Use Zoning District. The request is a revocation of the existing PCD zoning classification and the restoration of the underlying UU, Urban Use Zoning be restored.

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