

FILE NO.: Z-1718-D

NAME: MacArthur Commons Short-form PCD Revocation

LOCATION: Located in the 400 block of East Capitol Avenue between River Market Avenue and Rock Street

DEVELOPER:

MacArthur Commons, LLC
200 River Market Avenue, Suite 501
Little Rock, AR 72201

SURVEYOR:

Global Surveying Inc.
6511 Heilman Court
North Little Rock, AR 72118

ARCHITECTS:

AMR
201 E. Markham Street, Suite 150
Little Rock, AR 72201

AREA: 1.033 acres NUMBER OF LOTS: 1 zoning lot FT. NEW STREET: 0 LF

CURRENT ZONING: PCD

ALLOWED USES: UU, Urban Use Zoning District Uses – allow an increase in the allowed density for Multi-family

PROPOSED ZONING: UU, Urban Use District

PROPOSED USE: Residential, Commercial and Office

VARIANCES/WAIVERS REQUESTED: None requested.

BACKGROUND:

Ordinance No. 20,800 adopted by the Little Rock Board of Directors on October 1, 2013, rezoned the property from UU, Urban Use District to Planned Commercial Development to allow the development of the site with multi-family and

commercial uses. 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 72 units per acre. As noted the development was proposed with eighty-four (84) units on 1.001-acres.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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 applicant's current request is a revocation of the existing PCD zoning classification and the restoration of the underlying UU, Urban Use Zoning be restored.

B. EXISTING CONDITIONS:

To the east of the site is a US Post office and to the west is the CATA Bus Transfer station. Along 4th Street to the north is a hotel and parking garage. Within the same block are retail and residential units bounded by 3rd and 4th Streets, River Market Avenue and Rock Street. South of the site along Capitol Avenue are residential units located in the Rainwater Flats as well as public uses; Trapnell Hall and Curran Hall. There are also a number of office uses located on the south side of Capitol Avenue in this area.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. The Hanger Hill Neighborhood Association was notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (August 27, 2014)

The applicant was not present. Staff presented the item stating the request was a revocation of the previously approved PCD zoning. Staff stated there were no outstanding technical issues associated with the request. There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

E. STAFF RECOMMENDATION:

Staff recommends the current PCD zoning classification be revoked and the previously held UU, Urban Use Zoning District be restored.

PLANNING COMMISSION ACTION: (SEPTEMBER 18, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation that the current PCD zoning classification be revoked and the previously held UU, Urban Use Zoning District be restored.

There was no further discussion. The Chair entertained a motion for approval of the item as presented by staff. The motion was approved by a vote of 9 ayes, 0 noes and 2 absent.