

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 4, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance revoking a Planned Zoning District titled Stonebriar Imaging Short-Form PD-O Revocation (Z-8730-A), located at 3924 West Markham Street.</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>CITIZEN PARTICIPATION</b></p>	<p>The request is a revocation of the current PD-O, Planned Development – Office, zoning and the restoration of the underlying C-3, General Commercial District, zoning classification.</p> <p>None.</p> <p>Staff recommends approval of the requested PD-O revocation. The Planning Commission voted to recommend approval of the requested revocation by a vote of 6 ayes, 0 nays, 4 absent and 1 open position.</p> <p>The Planning Commission reviewed the proposed PD-O revocation request at its January 9, 2014, meeting, and there were no registered objectors present. The Hillcrest Residents Neighborhood Association was notified of the Public Hearing.</p>	

## **BACKGROUND**

Ordinance No. 20,544, adopted by the Little Rock Board of Directors on February 7, 2012, allowed the rezoning of this site from C-3, General Commercial District, to PD-O, Planned Development Office, to allow for the construction of a new imaging center (MRI). The approved site plan allowed for the removal of the existing building and construction of the new structure. The parking lot was proposed to take access from West Markham Street and provide eleven (11) parking spaces. The building was a one (1)-story building with a maximum building height of thirty-five (35) feet. The building was proposed as brick and stone with a pitched roof with residential shingles. The approval included the allowance of a clinic with a maximum of two (2) doctors and general and professional office uses as allowable alternative uses for the site.

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 owner has stated the development will not occur as planned. The owner is requesting the PD-O zoning be revoked and the C-3, General Commercial Zoning District 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.