

FILE NO.: Z-8730-A

NAME: Stonebriar Imaging Short-form PD-O Revocation

LOCATION: Located at 3924 West Markham Street

DEVELOPER:

Kendell Koberg
6915 Shamrock Drive
Little Rock, AR 72205

ENGINEER:

Crafton Tull
10825 Financial Center Parkway
Little Rock, AR 72211

AREA: .335 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING:

PD-O

ALLOWED USES:

MRI clinic, Clinic (maximum of 2 doctors) and General and Professional Office – Hillcrest Design Overlay District

PROPOSED ZONING:

C-3, General Commercial District

PROPOSED USE:

General retail

VARIANCES/WAIVERS REQUESTED: None requested.

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 to allow the construction of a new imaging center (MRI). The approved site plan allowed 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 11 parking spaces. The building was a one-story building with a maximum building height of 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 doctors and general and professional office uses as allowable alternative uses for the site.

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 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.

B. EXISTING CONDITIONS:

This section of West Markham Street has developed with office and commercial uses. The site contains a commercial building which was previously a medical office. Across North Cedar Street is an office use and south of the site, across West Markham Street, is a Walgreen's Drug Store. The area to the north and east are primarily residential uses. Other uses in the area include the UAMS and VA medical centers, a fire station and fast food restaurants.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. The Hillcrest Residents Neighborhood Association were notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (December 5, 2013)

The applicant was not present. Staff presented the item stating the request was a revocation of the previously approved PD-O 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 PD-O zoning classification be revoked and the previously held C-3, General Commercial zoning be restored.

PLANNING COMMISSION ACTION:

(JANUARY 9, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation the current PD-O zoning classification be revoked and the previously held C-3, General Commercial zoning be restored.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 6 ayes, 0 noes, 4 absent and 1 open position.