

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 6, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance revoking a Planned Zoning District titled Central Arkansas Urgent Care Short-Form PID, located in the 7400 Block of Lindsey Road. (Z-9078-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The request is a revocation of the previously-approved PID, Planned Industrial Development, and the restoration of the underlying I-2, Light Industrial District.</p> <p>None.</p> <p>Staff recommends approval of the requested PID Revocation. The Planning Commission voted to recommend approval of the PID Revocation by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>On October 8, 2015, the Little Rock Planning Commission reviewed a request for the rezoning of this site from I-2, Light Industrial District, to PID, Planned Industrial Development. The Board of Directors approved the rezoning request at their November 3, 2015, public hearing by the adoption of Ordinance No. 21,129.</p> <p>The approval rezoned the site from I-2 to PID, which added a medical clinic as an allowable use for the site. The applicant proposed to develop the clinic on part of Lot "F" Area 201, of the Little Rock Port Addition.</p>	

**BACKGROUND
CONTINUED**

Phase 1 was proposed as the health clinic. Phase II was proposed as a storage area for contractors. The two (2) uses would share a single driveway access from Lindsey Road. The development did not occur and the applicant is now requesting a revocation of the PID zoning.

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 is requesting the PID zoning be revoked and the underlying I-2 zoning be restored.

The Planning Commission reviewed the proposed PID Revocation request at its January 11, 2018, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.