

FILE NO.: Z-9078-A

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NAME: Central Arkansas Urgent Care Short-form PID Revocation

LOCATION: Located in the 7400 Block of Lindsey Road

DEVELOPER:

Stuart S. Mackey  
Coldwell Banker Commercial Hathaway Group  
2100 Riverdale, Suite 100  
Little Rock, AR 72202

AREA: 2.9-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 25 - Port

CENSUS TRACT: 40.07

CURRENT ZONING: PID

ALLOWED USE: I-2 uses and Medical Clinic

PROPOSED ZONING: Revocation restore I-2, Light Industrial District

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BACKGROUND:

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.

The approval rezoned the site from I-2, Light Industrial District to Planned Development Industrial 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. 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, Planned Industrial Development District zoning.

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 is requesting the PID, Planned Industrial Development District zoning be revoked and the underlying I-2, Light Industrial District zoning be restored.

B. EXISTING CONDITIONS:

The site is located in the Little Rock Industrial Port. The port has developed with a number of uses including warehousing and manufacturing. This lot is a grass covered lot. To the east is a warehouse building being used by a moving company. South of the site is Interstate Signway which manufactures signs and southwest of the site is a vacant manufacturing building. The streets and roads within the port are developed per the Subdivision Ordinance requirements which does not include the placement of sidewalk.

C. NEIGHBORHOOD COMMENTS:

The property owners located within 200-feet of the site were notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (December 20, 2017)

The applicant was not present. Staff presented the item stating the request was a revocation of the previously approved PID zoning. Staff stated the development previously proposed for the site was no longer a viable project and the current property owner was requesting the revocation. 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 PID zoning classification be revoked and the previously held I-2, Light Industrial Zoning District be restored.

PLANNING COMMISSION ACTION:

(JANUARY 11, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation the current PID zoning classification be revoked and the previously held I-2, Light Industrial Zoning District be restored. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.