

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 5, 2022 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance repealing Ordinance No. 20,865, revoking a Planned Commercial District titled 10 th and McMath Short-Form PCD and reclassifying property, located at the southeast corner of East 10 th Street and McMath Avenue (Z-3218-A).	✓ Ordinance Resolution	
Submitted By: Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The applicant is requesting that the Planned Commercial District zoning for the property located at the southeast corner of East 10 th Street and McMath Avenue be revoked and the previous UU, Urban Use District, zoning be restored.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the PCD revocation. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.	
BACKGROUND	Ordinance No. 20,865 was adopted by the Little Rock Board of Directors on April 15, 2014, and established the 10 th and McMath Short-Form PCD. The rezoning from UU, Urban Use District, to PCD, Planned Commercial District, was approved by the Planning Commission on January 9, 2014, and the development was approved by the Historic District Commission on March 10, 2014. The approved PCD allowed a mixed use development containing office, commercial and residential uses.	

**BACKGROUND
CONTINUED**

The approved development included three (3) new buildings and an addition to an existing structure within the south half of the property. The buildings were allowed maximum heights of three (3) stories. UU permitted uses were allowed for the proposed development. The project was proposed to be developed in phases. To date, one (1), three (3)-story building was constructed within the north half of the property. The original structure within the south half of the property still remains.

The applicant does not wish to pursue the previously approved PCD development, and is requesting that the PCD zoning be revoked and the property be restored to its original UU zoning.

The existing buildings on the site will contain uses as permitted in the UU Zoning District. Any future development of the site must comply with the UU standards and be approved by the Historic District Commission.

The Planning Commission reviewed this request at their February 10, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.