

FILE NO.: Z-2502-C

NAME: Islamic Center Long-form PCD Revocation

LOCATION: Located between 40th Street and Colonel Glenn Road on the West side of Whitfield Street

DEVELOPER:

Carolyn Hougland
c/o Moses Tucker Real Estate
200 River Market Avenue Suite 501
Little Rock, AR 72201

AREA: 13.62 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 6 PLANNING DISTRICT: 10 CENSUS TRACT: 24.06

CURRENT ZONING: PCD

ALLOWED USES: Single-family residential, Elderly housing, Masjid, School, Community Center, Retail and Office – Approval of a development concept plan

PROPOSED ZONING: C-3, General Commercial District and MF-12, Multi-family District

BACKGROUND:

On October 5, 1971, by the adoption of Ordinance No. 12,547, the Little Rock Board of Directors rezoned 12.15 acres from B-Residential to MF-12 and 4.4 acres from B-Residential to F-Commercial which was later changed to C-3, General Commercial.

Ordinance No. 19,212 adopted by the Little Rock Board of Directors on October 5, 2004, rezoned an area containing 6-acres from MF-12 to PD-R to allow the development of 22 single-family homes, a mosque and an education building.

A maximum of 50 students were proposed within the education building with five (5) teachers and three (3) support personnel. The hours proposed were from 8:00 am to 5:00 pm five (5) days per week. The worship center would have a maximum seating capacity of 100 persons with daily activities proposed from 5:00 am to 9:00 pm seven (7) days per week.

Ordinance No. 20,911 adopted by the Little Rock Board of Directors on August 5, 2014, allowed the approval of a generalized site plan to allow the future development of the site with a mixed use development. The uses proposed included residential, single-family and elderly housing, a community center, a school, a Masjid, office and retail uses. The single-family homes were to be offered as individual lots for sale. The elderly housing was age limited to persons defined by the federal housing administration as elderly persons. A school was proposed with grades K to 6th with a maximum of 100 students, 6-teachers, 1-administrator and 1-secretary. The development was also proposed with a daycare facility with a maximum of 50-children, 1-administrator and 5-aides. Transportation was to be provided for the school and daycare children. The proposal included 1-bus for the school, 1-van for the daycare and 1-van as an alternate.

The application included a community center to be available for lease by the community at large. Each person leasing the center was to be required to sign a lease agreement at the time of rental. The community center was to be available for special events.

The development plan indicated multiple phases. The commercial, Masjid and a portion of the single-family lots were to be developed in the initial phase. The elderly housing, the remaining single-family homes were in a subsequent phase and the community center and school were proposed in the final phase.

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 PCD zoning be revoked and the under lying C-3, General Commercial District and MF-12, Multi-family District zoning be restored.

B. EXISTING CONDITIONS:

The eastern portion of the site is vacant and grass covered with a scattering of trees. A few new homes have been constructed within the previously approved PD-R portion of the development. West 40th Street has been improved with curb and gutter and sidewalk. Street improvements are not in place along Potter Street or Whitfield Street. Other uses in the area include a manufacturing facility in the old Borden Plant and non-residential uses are scattered along Colonel Glenn

Road. The areas to the west and north of the site are predominately residential uses.

C. NEIGHBORHOOD COMMENTS:

The John Barrow Neighborhood Association was notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (May 17, 2017)

The applicant was not present. Staff presented the item stating the request was a revocation of the previously approved PCD 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 PCD zoning classification be revoked and the previously held C-3, General Commercial District and MF-12, Multi-family District 12 units per acre zoning be restored

PLANNING COMMISSION ACTION: (JUNE 8, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation the current PCD zoning classification be revoked and the previously held C-3, General Commercial District and MF-12, Multi-family District 12 units per acre zoning 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.