

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 1, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Islamic Center Long-Form PCD Revocation, located between 40th Street and Colonel Glenn Road on the west side of Whitfield Street. (Z-2502-C)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The request is a revocation of the existing PCD, Planned Commercial Development, zoning and the restoration of the previously held MF-12, Multifamily District, and C-3, General Commercial District, Zoning.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PCD zoning revocation. The Planning Commission voted to recommend approval of the PCD zoning revocation by a vote of 11 ayes, 0 nays and 0 absent.</p>	
BACKGROUND	<p>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, Multifamily District, and 4.4 acres from B-Residential to F-Commercial which was later changed to C-3, General Commercial District.</p>	

**BACKGROUND
CONTINUED**

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

A maximum of fifty (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, six (6) teachers, one (1) administrator and one (1) secretary. In addition, the development was proposed with a daycare facility with a maximum of fifty (50) children, one (1) administrator and five (5) aides. Transportation was to be provided for the school and daycare children. The proposal included one (1) bus for the school, one (1) van for the daycare and one (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.

**BACKGROUND
CONTINUED**

Per Section 36-454(d). The owner of an approved PD, Planned Development, or PUD, Planned Unit Development, 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 and MF-12 zoning be restored.

The Planning Commission reviewed the proposed revocation request at its June 8, 2017, meeting and there were no registered objectors present. The John Barrow Neighborhood Association was 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.