

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 5, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance revoking a Planned Zoning District titled Hampton Short-Form POD (Z-8007-A), located at 1109 and 1111 Welch Street</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√<b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The request is a revocation of the existing POD, Planned Office Development, zoning and the restoration of the previously-held R-4, Two-Family Zoning District.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested POD zoning revocation. The Planning Commission voted to recommend approval of the POD zoning revocation by a vote of 10 ayes, 0 nays and 1 absent.
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed the proposed POD zoning revocation request at its June 26, 2014, meeting, and there were no registered objectors present. The Hanger Hill Neighborhood Association was notified of the Public Hearing.
<b>BACKGROUND</b>	Ordinance No. 19,540, adopted by the Little Rock Board of Directors on June 6, 2006, rezoned this property located at 1109 and 1111 Welch Street from R-4, Two-Family District, to POD, Planned Office Development, to allow two (2) existing lots to be used as a Hospitality House and associated parking area. The intent was to utilize the house for weddings, special and private events, family reunions

**BACKGROUND  
CONTINUED**

and a special meeting location and when not used as one of these indicated uses, the house would be available as a bed and breakfast. The general business hours of operation approved were from 8:00 AM to 5:00 PM, Monday through Friday.

There were four (4) employees of the business including the owner-director, events coordination, secretary and groundskeeper. The owner of the site would also maintain a business office on the site from which he would operate his ministry and counseling service.

Parking was proposed of asphalt surface materials and nine parking spaces were approved. A trash dumpster was located on the site adjacent to the rear of the structure. The site plan included a screening fence to be placed around the dumpster. The site plan indicated the placement of landscaping along the perimeters of the site and a landscaped area was located in the rear yard area.

Per Section 36-454(d), the owner of an approved PD, Planned Development, 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 property has sold and the current owner is requesting the POD zoning be revoked and the R-4, Two-Family Zoning District, zoning be restored.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.