

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 6, 2016 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance revoking a Planned Zoning District titled ALR Arkansas Properties LLC PD-I, located south of and adjacent to 5310 Shackleford Road. (Z-8009-B)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The request is a revocation of the previously-approved PD-I, Planned Development Industrial District, and the restoration of the underlying I-1, Industrial Park Zoning District.</p> <p>None.</p> <p>Staff recommends approval of the requested revocation of the PD-I zoning. The Planning Commission voted to recommend approval of the PD-I revocation by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>Ordinance No. 21,087, adopted by the Little Rock Board of Directors on August 18, 2015, rezoned the site from I-1, Industrial Park District, to PD-I, Planned Development Industrial District. The request was to allow the future development of the site with an auto paint or body rebuilding shop. This development did not occur and the applicant is requesting a revocation of the PD-I zoning and the restoration of the underlying I-1, Industrial Park District zoning classification.</p>
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**BACKGROUND  
CONTINUED**

Per Section 36-454(d), the owner of an approved PD, Planned Development, or PUD, Planned Urban 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 has stated the development will not occur as planned. The owner is requesting the PD-I zoning be revoked and the I-1 zoning be restored.

The Planning Commission reviewed the proposed PD-I request at its August 11, 2016, meeting and there were no registered objectors present. Southwest Little Rock United for Progress 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.