

FILE NO.: Z-8292-B

NAME: The House of Vision Short-form POD Revocation

LOCATION: Located at 1921 Wright Avenue

DEVELOPER:

Dr. Emma K. Rhodes
8621 Labette Drive
Little Rock, AR 72204

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.17 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: POD

ALLOWED USES: O-3, General Office District uses and Activity Center

UNDERLYING ZONING: R-4, Two-family District

BACKGROUND:

Ordinance No. 19,915, adopted by the Little Rock Board of Directors on February 5, 2008, rezones the site from R-4, Two-family District to POD to allow the existing duplex to be renovated for an activity center and private offices. The applicant proposed persons using the House of Vision, an office next door located at 1971 Wright Avenue, as meeting room space to plan activities, extended business meetings, private family gatherings and other small community meetings. The House of Vision allowed free office space for job development and placement of ex-felons; stop the violence program, personal growth and development for targeted populations and other community services.

Ordinance No. 21,001 adopted by the Little Rock Board of Directors on March 3, 2015, allowed a revision to the previously approved POD to allow the use of a portion of the structure as residential. The building located on the site was constructed as a duplex. The structure served as an activity center and private office space. The unit located at 1921 Wright Avenue will become the private residence while the 1853 Summit unit would continue to function with private offices, meeting space and public gathering space. The

residential request was to accommodate a family member in need of a place to live on a temporary basis.

The structure contained 4,900 square feet. The residence was to contain 2,200 square feet and the remaining 2,700 square feet was to be used for office space and public gatherings. The applicant stated the uses included graduation ceremonies for Dr. Emma Rhodes Education Center (EREC) located at 1815 Wrights Avenue, small community meetings, extended business meetings not held in the EREC building and office space.

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 POD zoning be revoked and the underlying R-4, Two-family District zoning be restored.

B. EXISTING CONDITIONS:

The office uses and the events center no longer exist on this site. The site is currently being renovated for a two-family residence. The area is a node of office and commercial uses located along Wright Avenue. There is a City of Little Rock Neighborhood Alert Center located nearby. The area to the east and south of the site is primarily residential in both single-family and two family homes.

C. NEIGHBORHOOD COMMENTS:

The Central High and Wright Avenue Neighborhood Associations were notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (June 6, 2018)

The applicant was not present. Staff presented the item stating the request was a revocation of the previously approved PCD, Planned Commercial Development. 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 POD zoning classification be revoked and the previously held R-4, Two-family District zoning be restored.

PLANNING COMMISSION ACTION:

(JUNE 28, 2018)

The applicant was present. There were no registered objectors present. Staff presented a recommendation the current POD zoning classification be revoked and the previously held R-4, Two-family District zoning be restored. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes, 1 absent and 1 recusal (Commissioner Laha)