

FILE NO.: Z-6912-A

NAME: Gray Short-form POD Revocation

LOCATION: 2001 North Arthur Street

OWNER/AUTHORIZED AGENT:

Jesse and Natalie Womack
2001 North Arthur
Little Rock, AR 72207

AREA: .16 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 3

CENSUS TRACT: 49

CURRENT ZONING: POD

ALLOWED USES: Single family and office (in accessory structure)

PROPOSED ZONING: R-2

PROPOSED USE: Single family

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On October 17, 2000, the Board of Directors passed ordinance No. 18,383 establishing Gray Short-form POD at 2001 North Arthur Street. The POD zoning allowed the 200 square foot accessory structure on the property to be used for an office. The existing single family structure on the property was to continue to be used as a residence. The zoning was approved for the then-applicant's use and ownership only.

The current applicants recently acquired the property and are requesting that the POD zoning be revoked and the previous R-2 zoning be restored.

Notice of the revocation request was sent to the Heights Neighborhood Association. There is no provision for notice to surrounding property owners for this procedural revocation request.

The property is located within an R-2 zoned residential neighborhood and restoration of the R-2 zoning is appropriate.

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STAFF RECOMMENDATION:

Staff recommends approval of the POD revocation request.

PLANNING COMMISSION ACTION:

(JANUARY 9, 2020)

The applicant was present. There were no other parties registered in attendance. Staff presented the item and a recommendation of approval. There was no further discussion. The item was placed on the consent agenda and recommended for approval by a vote of 10 ayes, 0 noes and 1 absent.