

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 2, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance revoking a Planned Zoning District titled The Ranch Tract D Short-Form PCD, located on the northwest corner of Cantrell Road and Ranch Drive. (Z-4343-FF)</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	The request is a revocation of the existing PCD, Planned Commercial District, zoning and the restoration of the underlying C-3, General Commercial District, zoning.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.	
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PCD request at its January 7, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Chevaux Court Property Owners Association were notified of the Public Hearing.	
BACKGROUND	Ordinance No. 19,507, adopted by the Little Rock Board of Directors on March 21, 2006, rezoned the site from C-3, General Commercial District, to PCD, Planned Commercial District.	

**BACKGROUND
CONTINUED**

The request was to allow the future development of the site with a building not to exceed 10,000 square-feet and seventy-four (74) parking spaces. The approval allowed the end user to be a restaurant use. If the use was a restaurant use the maximum building square footage would be 7,300 square-feet. This development did not occur. The PCD zoning has expired.

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 PCD zoning be revoked and the C-3, General Commercial 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.