

**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 7510 Highway 300 Short-Form PD-R, located at 7510 Highway 300. (Z-5946-A)</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 PRD, Planned Residential District, zoning and the restoration of the underlying R-2, Single-Family District, zoning.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested revocation of the PD-R zoning. The Planning Commission voted to recommend approval of the revocation of the PD-R zoning by a vote of 10 ayes, 0 nays and 1 absent.
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed revocation of the PD-R zoning request at its January 7, 2016, meeting and there were no registered objectors present.
BACKGROUND	Ordinance No. 16,863, adopted by the Little Rock Board of Directors on March 21, 1995, rezoned the site from R-2, Single-Family, to PD-R, Planned Development – Residential, to allow for the use of the existing home as a bed and breakfast and the barn as an antique shop. The home is no longer being used as a bed and breakfast and the barn is no longer being used as an antique shop. The current owner is requesting the revocation of the PD-R zoning and the restoration of the underlying R-2 zoning.

**BACKGROUND
CONTINUED**

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 PD-R zoning be revoked and the R-2 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.