

FILE NO.: Z-3218-A

NAME: 10th and McMath – Short-form PCD – Revocation

LOCATION: Southeast corner of East 10th Street and McMath Avenue

DEVELOPER:

Paul Page Dwellings
1001 McMath Avenue
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

William Page Wilson – Owner/Applicant

SURVEYOR/ENGINEER:

N/A

AREA: 0.51 acres

NUMBER OF LOTS: 3

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 5

CENSUS TRACT: 46

CURRENT ZONING: PCD

VARIANCE/WAIVERS: None requested.

BACKGROUND/REQUEST:

Ordinance No. 20,865 was adopted by the Little Rock Board of Directors on April 15, 2014 and established the 10th and McMath – Short-form PCD. The rezoning from “UU Urban Use District to PCD was approved by the Planning Commission on January 9, 2014 and the development was approved by the Historic District Commission on March 10, 2014. The approved PCD allowed a mixed use development containing office, commercial and residential uses.

The approved development included three (3) new buildings and an addition to an existing structure within the south half of the property. The buildings were allowed maximum heights of three (3) stories. UU permitted uses were allowed for the proposed development. The project was proposed to be developed in phases. To date, one (1)

three-story building was constructed within the north half of the property. The original structure within the south half of the property still remains.

The applicant does not wish to pursue the previously approved PCD development, and is requesting that the PCD zoning be revoked and the property be restored to its original UU zoning.

The existing buildings on the site will contain uses as permitted in the UU zoning district. Any future development of the site must comply with the UU standards and be approved by the Historic District Commission.

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

Staff is supportive of the requested PCD revocation. Staff views the request as reasonable. The property will be restored to its original UU zoning. The properties located north, south and east of the site are currently zoned UU and contain a mixture of uses along the west side of Interstate 30. MacArthur Park is located across McMath Avenue to the west. Staff believes the proposed PCD revocation and restoration of the property to its original UU zoning will have no adverse impact on the surrounding properties or the general area.

STAFF RECOMMENDATION:

Staff recommends approval of the PCD revocation request.

PLANNING COMMISSION ACTION:

(FEBRUARY 10, 2022)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 nays and 1 open position.