OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION AUCUST 19 2020 ACENDA

Subject:	Action Required:	Approved By:
An ordinance repealing Ordinance No. 16,532, revoking a Planned Commercial District titled Abernathy-Curtis Short-Form PCD and reclassifying property, located at 112 West 13 th Street (Z-5725).	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The property owner is requesting that the PCD, Planned Commercial Development, zoning for the property located at 112 West 13 th Street be revoked and the previous UU, Urban Use District, zoning be restored.	
FISCAL IMPACT	None.	

RECOMMENDATION

Staff recommends approval of the revocation request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.

BACKGROUND

On December 7, 1993, the Board of Directors passed Ordinance No. 16,532 which rezoned the property located at 112 West 13th Street and 1223 South Louisiana Street from HR, High Density Residential, to PCD, Planned Commercial Development. The Planning Commission recommended approval of the rezoning on November 16, 1993. The rezoning was approved for office or apartment use on the 1223 South Louisiana Street lot, with the lot at 112 West 13th Street being developed on a parking lot. The original HR zoning of the property, along with other old downtown zoning designations, was converted to UU, Urban Use District, zoning by Ordinance No. 18, 228 which was passed by the Board of Directors on March 7, 2000.

BACKGROUND CONTINUED

On December 2, 2008, the Board of Directors passed Ordinance No. 20,054 which rezoned the lot at 1223 South Louisiana Street from PCD to PD-R, Planned Development – Residential, for the construction of a single-family residence.

The property owner, Tony Curtis, is now requesting to revoke the PCD zoning for 112 West 13th Street, in order to move a small single-family residence to the site. The site currently contains a small paved parking lot, for approximately eight (8) vehicles, accessed from a paved alley right-of-way. The property will revert to its original UU zoning.

The property is situated within a block which contains a mixture of zoning including PD-R, PRD, PCD and UU. UU zoning is located immediately to the east and within the three (3) blocks to the west. The Capitol Zoning District is located across West 13th Street to the south. Staff believes restoration of the UU zoning for this property for the placement of a single-family residence is appropriate.

The Planning Commission reviewed this request at their July 16, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Downtown, SOMA 501 and Pettaway Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.