

FILE NO.: Z-5725

NAME: Abernathy – Curtis -- Short-form PCD Revocation

LOCATION: 112 West 13th Street

OWNER/AUTHORIZED AGENT:

Tony Curtis
1221 S. Louisiana Street
Little Rock, AR 72202

AREA: 0.08 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 CENSUS TRACT: 44

CURRENT ZONING: PCD

VARIANCE/WAIVERS: None

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 S. Louisiana Street from “HR” High Density Residential to PCD. The Planning Commission recommended approval of the rezoning on November 16, 1993. The rezoning was approved for office or apartment use on the 1223 S. Louisiana Street lot, with the lot at 112 West 13th Street being developed on a parking lot. The original “HR” High Density Residential zoning of the property, along with other old downtown zoning designations, was converted to “UU” Urban Use zoning by Ordinance No. 18, 228 which was passed by the Board of Directors on March 7, 2000. On December 2, 2008 the Board of Directors passed Ordinance No. 20,054 which rezoned the lot at 1223 S. Louisiana Street from PCD to PD-R 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.

Notice of public hearing was sent to the Downtown, SOMA 501 and Pettaway Neighborhood Associations. There is no provision for notice to be given to surrounding property owners for this procedural request.

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.

STAFF RECOMMENDATION:

Staff recommends approval of the PCD revocation request.

PLANNING COMMISSION ACTION:

(JULY 16, 2020)

The applicant was not 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. The vote was 9 ayes, 0 nays, and 2 absent.