

Owner: Joseph Gray
Applicant: Joseph Gray
Location: 1700 S. Cedar Street
Area: 0.12 Acre
Request: Rezone from R-3 to R-4
Purpose: To construct one (1) duplex structure
Existing Use: Undeveloped lot

SURROUNDING LAND USE AND ZONING

North – Single family residences and a duplex (across West 17th Street);
zoned R-3 and R-4

South – Single family residences and undeveloped lots; zoned R-3

East – Single family residences and undeveloped lots (across S. Cedar Street);
zoned R-3

West – Paved parking lot, undeveloped lots and an office development;
zoned R-3 and POD

A. PUBLIC WORKS COMMENTS:

1. Cedar Street is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Route #3 (Baptist Medical Center Route) runs along West 12th Street to the north and Route #16 (UALR Route) runs along Charles Bussey Avenue to the south.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Stephens Area Faith, Hope, Midway and Love Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in I-630 Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. This category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The applicant has applied for a rezoning from R-3 (Single Family District) to R-4 (Two-Family Residential District) to allow for the future development of two residential units on this parcel. A scattering of two-unit lots it not atypical for this area with other single R-4 parcels scattered around the general area.

Master Street Plan: To the east of the site is Cedar and it is shown as a Collector on the Master Street Plan. To the north of the property is 17th Street it is a Local Street. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

Joseph Gray, owner of the 0.12 acre property located at 1700 S. Cedar Street, is requesting to rezone the property from "R-3" Single Family District to "R-4" Two-Family District. The property is located at the southwest corner of S. Cedar Street and West 17th Street. The applicant is requesting R-4 zoning in order to construct one (1) duplex structure on the site.

The lot is currently undeveloped. The property is located in an area which is predominantly zoned R-3, with a scattering of R-4 zoned lots. There are a number of single family residences, duplexes and vacant lots in this general area. There is a POD development to the west along S. Elm Street.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. The requested R-4 zoning does not require a change to the plan.

Staff is supportive of the requested R-4 rezoning. Staff views the request as reasonable. There are a number of R-4 zoned lots scattered throughout this general residential area. The proposed R-4 zoning will not be out of character with the neighborhood and will represent a continuation of the existing zoning pattern in this general area. Staff believes the rezoning of this property to R-4 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.

PLANNING COMMISSION ACTION:

(OCTOBER 24, 2019)

The applicant was present. There were no objectors present. 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 for approval, including all staff comments and conditions. The vote was 10 ayes, 0 noes and 1 absent.