

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
MAY 2, 2017 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance rezoning property located at 1914 Perry Street from R-2, Single-Family District, to R-4, Two-Family District. (Z-9200)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p align="center">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p align="center">Bruce T. Moore City Manager</p>
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<p align="center"><b>SYNOPSIS</b></p> <p align="center"><b>FISCAL IMPACT</b></p> <p align="center"><b>RECOMMENDATION</b></p> <p align="center"><b>BACKGROUND</b></p>	<p>The owner of the 0.16-acre property located at 1914 Perry Street is requesting that the zoning be reclassified from R-2, Single-Family District, to R-4, Two-Family District to allow for the construction of one (1) duplex structure on the site.</p> <p>None.</p> <p>Staff recommends approval of the requested R-4 zoning. The Planning Commission voted to recommend approval of the R-4 zoning by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>Perry's Pennies, LLC, owner of the 0.16-acre property located at 1914 Perry Street, is requesting to rezone the property from R-2, Single-Family District, to R-4, Two-Family District. The property is located on the west side of Perry Street south of West 18<sup>th</sup> Street, and is comprised of one (1) platted lot. The lot is currently undeveloped and partly wooded. The property has a slight slope upward from west to east, and basically following the elevation of Perry Street from north to south.</p> <p>The property is located in an area of mixed R-2 and R-4 zoning. Single-family residences are located north of the subject property. Single-family residences and vacant lots are located across Perry Street to the east, and to the west.</p>
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**BACKGROUND  
CONTINUED**

Two (2) R-4 zoned lots are located immediately south of the site, with single-family residences further south. Office zoned properties are located approximately one (1)-block further to the north and west.

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

Staff is supportive of the requested R-4 rezoning. Staff views the request as reasonable. The property is comprised of one (1) platted single-family lot. One (1) duplex structure will only be a minor increase in the original platted density. New duplex structures have been recently developed within this neighborhood. Staff recently conducted a survey of this neighborhood, between West 16<sup>th</sup> Street and West 24<sup>th</sup> Street, and Aldersgate Road to Junior Deputy Road. The survey counted the total number of residential lots within this area, and how many of the total residential lots are zoned R-4. Staff found that there are 368 total residential lots within this area, and that thirty-one (31) are zoned R-4. This represents R-4 zoning on a total of 8.42% of the overall residential lots within this neighborhood. The one (1) lot proposed for R-4 zoning (with the lot proposed for R-4 at 2105 Perry Street – item on this agenda) would raise this ratio to 8.96%. Staff feels that this represents a very minimal percentage of the overall residential area. Staff believes the applicant's plan to construct one (1) new duplex will be a quality, in-fill type, development for this general area south of West 18<sup>th</sup> Street. Staff believes rezoning this property to R-4 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its March 30, 2017 meeting. There were no objectors present.

All owners of property located within 200 feet of the site and the John Barrow, Twin Lakes "A" and Twin Lakes "B" Neighborhood Associations were notified of the public hearing.