

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 3, 2018 AGENDA**

Subject:	Action Required	Approved By:
<p>Ordinance rezoning property located at 2701 Barber Street and 2705/2800/2818 Welch Street from I-2, Light Industrial District, to R-4, Two-Family District. (Z-9371)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owner of the .68-acre (four (4) lots) of property located at 2701 Barber Street and 2705/2800/2818 Welch Street, is requesting that the property be reclassified from I-2, Light Industrial District, to R-4, Two-Family District.</p> <p>None.</p> <p>Staff recommends approval of the requested rezoning. The Planning Commission voted to recommend approval of the rezoning request by a vote of 6 ayes, 0 nays and 5 absent.</p> <p>The City of Little Rock, owner of the property located at 2701 Barber Street and 2705, 2800 and 2818 Welch Street, is requesting to rezone the property from I-2, Light Industrial District to R-4, Two-Family District. The rezoning is proposed to allow for the future construction of one (1) duplex structure on each of the four (4) lots.</p> <p>The subject property is comprised of four (4) non-contiguous lots with a total area of 0.68 acres. The lots are located within the Barber Avenue Subdivision and Owen’s Subdivision, of Blocks 3 and 6, Watkin’s Addition. This subdivision is located south of East Roosevelt Road and west of Springer Boulevard.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**BACKGROUND
CONTINUED**

The lots are currently undeveloped and mostly grass covered.

The subject lots are located in an area predominantly zoned I-2. There are several single-family residences and a number of vacant lots within this subdivision. A few non-residential uses are located within the south and east (along Springer Boulevard) portions of this area. Mixed commercial uses are located to the north along East Roosevelt Road.

The City's Future Land Use Plan designates this property as Mixed Use (MX). 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 located in an area comprised predominantly of single-family homes and undeveloped residential-sized platted lots. The construction of four (4) duplex structures within this area will only be a minor increase in the original platted density. The new construction may help revitalize this small area of residential surrounded by commercial and industrial zoned property. Staff believes rezoning these four (4) lots to R-4 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its November 15, 2018, meeting, and there was one (1) objector present, and two (2) persons present with concerns.

All owners of property located within 200 feet of the site and the Community Outreach Neighborhood Association were notified of the public hearing.