

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 15, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at 109 North Palm Street from O-3, General Office District, to R-3, Single-Family District. (Z-9056)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The owner of the 0.16-acre property located at 109 North Palm Street is requesting that the zoning be reclassified from O-3, General Office District, to R-3, Single-Family District.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Approval of the ordinance.
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed this issue at its August 13, 2015, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the Hillcrest Residents Association were notified of the public hearing. The Commission voted, as part of the Consent Agenda, to recommend approval of the zoning. The vote was 9 ayes, 0 nays and 2 absent.
<b>BACKGROUND</b>	Willmark Homes, LLC, owner of the 0.16-acre property located at 109 North Palm Street, is requesting to rezone the property from O-3, General Office District, to R-3, Single-Family District. The property is located on the east side of North Palm Street, approximate 100 feet north of West Markham Street. The rezoning is proposed to allow the construction of a new single-family residence.

**BACKGROUND  
CONTINUED**

The property is comprised of one (1) platted lot. A small residential structure is located at the northeast corner of the lot, with a small accessory building at the southeast corner. There is a concrete drive from North Palm Street, with gravel parking within the west half of the property.

Single-family residences, zoned R-3, are located north, east and west of the subject property. There are two (2) single family homes, zoned O-3, immediately to the south. Office/institutional-type uses are located across West Markham Street to the south. Office and commercial uses are located to the southwest and southeast, along the north side of West Markham Street.

The City's Future Land Use Plan designates this property as Office. Given the fact that the land use plan is general in nature and the property immediately north is designated as Residential Low Density, the requested R-3 zoning will not require an amendment to the plan.

Staff is supportive of the requested R-3 rezoning. Staff views the request as reasonable. The property is comprised of only one (1) platted single-family size lot. There are single family homes located along all sides of the subject property. The rezoning of this lot to allow construction of a new single-family residence will be consistent with the existing zoning pattern for this neighborhood. Staff believes rezoning this property to R-3 will have no adverse impact on the adjacent properties or the general area.