

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 15, 2020 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning property located at 3025 South Main Street from C-3, General Commercial District, to R-3, Single-Family District (Z-9537).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<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 0.124-acre property located at 3025 South Main Street, is requesting that the property be reclassified from C-3, General Commercial District, to R-3, Single-Family District.</p> <p>None.</p> <p>Staff recommends approval of the R-3 rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>RNB Custom Built Homes, LLC, owner of the 0.124-acre property located at 3025 South Main Street, is requesting that the property be rezoned from C-3, General Commercial District, to R-3, Single-Family District. The rezoning is proposed to allow for the construction of one (1) single-family residence. The property is comprised of one (1) platted lot, Lot 15, Block 1, South Main Street Addition. The property is currently undeveloped.</p> <p>The property is located in an area which is predominately zoned R-3, with existing single-family residences and vacant lots.</p>
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**BACKGROUND
CONTINUED**

The properties at the northwest and southwest corners of South Main Street and West 31st Street are zoned C-3 and C-1, Neighborhood Commercial District, respectively. There are also lots in the area which are zoned R-4, Two-Family District, and R-5, Urban Residence District.

The City's Future Land Use Plan designates this property as RL, Residential Low Density. The requested R-3 zoning does not require a plan amendment.

Staff is supportive of the requested R-3 zoning. Staff views the request as reasonable. The proposed R-3 zoning is consistent with the future plan designation of Residential Low Density. The adjacent properties to the north and east are currently zoned R-3. Therefore, the proposed R-3 zoning will represent a continuation of the established zoning pattern in this general area. Staff believes rezoning this property to R-3 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this request at their October 29, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the South End, Meadowbrook, SOMA 501 and Community Outreach Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.