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

### BOARD OF DIRECTORS COMMUNICATION
### MARCH 1, 2016 AGENDA

<table>
<thead>
<tr>
<th>Subject:</th>
<th>Action Required:</th>
<th>Approved By:</th>
</tr>
</thead>
<tbody>
<tr>
<td>An ordinance rezoning property located at 2216 Perry Street from R-2, Single-Family District, to R-4, Two-Family District. (Z-9102)</td>
<td>✓ Ordinance Resolution Approval Information Report</td>
<td>Bruce T. Moore City Manager</td>
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</tbody>
</table>

**Submitted By:**
Planning & Development Department

**SYNOPSIS**
The owner of the 0.32 acre property located at 2216 Perry Street is requesting that the zoning be reclassified from R-2, Single-Family District, to R-4, Two-Family District.

**FISCAL IMPACT**
None

**RECOMMENDATION**
Approval of the ordinance. The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 7 ayes, 0 nays and 4 absent.

**BACKGROUND**
The Planning Commission reviewed this issue at its January 28, 2016, meeting, and 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.

Nichols and Dimes, LLC, owner of the 0.32-acre property located at 2216 Perry Street, is requesting to rezone the property from R-2, Single-Family District, to R-4, Two-Family District. The property is located at the northwest corner of Perry Street and West 24th Street. The rezoning is proposed to allow the construction of two (2) duplex structures on the site.
The property is comprised of two (2) platted lots. An old one
(1)-story frame single-family structure is located within the
north portion of the property. There is a gravel driveway from
Perry Street, with a gravel parking pad on the south side of the
residence.

Single-family residences and vacant lots are located north of
the subject property. Vacant lots and single-family structures,
including mobile/manufactured homes are located to the east,
across Perry Street. The Good Shepherd Retirement
Community is located on the MF-18, Multi-Family District,
zoned property across West 24th Street to the south. Vacant
lots are located to the west, with the Camp Aldersgate
development further west across Aldersgate Road.

The City’s Future Land Use Plan designates this property as
RL, Residential Low Density. 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 two
(2) platted single family lots. Two (2) duplex structures will
only be a minor increase in the original platted density. New
duplex structures have been recently developed within this
neighborhood, at the northeast corner of Wilson Road and
West 22nd Street, south along the west side of Wilson Road,
and along West 20th Street (at Nichols and Jr. Deputy Roads).
Staff believes the applicant’s plan to construct two (2) new
duplexes will be a quality, in-fill type, development for this
general area south of West 18th Street. Staff believes rezoning
this property to R-4 will have no adverse impact on the
adjacent properties or the general area.