

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 19, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 2115/2201 Perry Street from R-2, Single-Family District, to R-4, Two-Family District. (Z-9115)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The owner of the 0.31-acre property located at 2115/2201 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	Staff recommends approval of the requested Two-Family Zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 1 nay and 0 absent.
BACKGROUND	<p>Nichols and Dimes, LLC, owner of the 0.31-acre property located at 2115/2201 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 east side of Perry Street north of West 24th Street. The rezoning is proposed to allow the construction of two (2) duplex structures on the site.</p> <p>The property is comprised of two (2) platted lots. The lots are currently undeveloped and partly wooded. There is a gravel driveway from Perry Street. The property has a slight slope downward from north to south, basically following the elevation of Perry Street.</p>

**BACKGROUND
CONTINUED**

Vacant lots, a new duplex structure and single-family homes are located north of the subject property. Single-family residences are located to the south and west, across Perry Street. New duplex structures and single-family residences are located to the east, along the west side of Wilson Road.

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 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. Staff recently conducted a survey of this neighborhood, between West 16th Street and West 24th 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 twenty-one (21) are zoned R-4, with two (2) lots for R-4 zoning recently approved by the Board of Directors.

This represents R-4 zoning on a total of 6.25% of the overall residential lots within this neighborhood. The two (2) lots proposed for R-4 zoning would raise this ratio to 6.79%. Staff feels that this represents a very minimal percentage of the overall residential area. 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.

The Planning Commission reviewed this issue at its March 10, 2016 meeting. There was one (1) objector 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.