

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 21, 2020 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance rezoning the property located at 2710 Welch Street from I-2, Light Industrial District, to R-3, Single-Family District. (Z-9499)	√ Ordinance Resolution	
Submitted By: Planning & Development Department		Bruce T. Moore City Manager

SYNOPSIS	The owner of the 0.153-acre property located at 2710 Welch Street is requesting that the zoning be reclassified from I-2, Light Industrial District, to R-3, Single-Family District.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the rezoning request. The Planning Commission voted 7 ayes, 0 nays and 4 absent to recommend approval.
BACKGROUND	<p>Stephanie Tucker, owner of the 0.153-acre property located at 2710 Welch Street, is requesting to rezone the property from I-2, Light Industrial District, to R-3, Single-Family District. The property is located on the west side of Welch Street, south of East Roosevelt Road. The rezoning is proposed in order to recognize the existing single-family residential use of the property. The property owner is preparing to renovate the existing single family structure.</p> <p>A one (1)-story frame single-family residence exists on the property. The property is located within a small neighborhood area which is primarily zoned I-2, but is made up of single-family residences and single-family size lots</p>

**BACKGROUND
CONTINUED**

A mixture of commercial and light industrial uses is located further to the north and east, along East Roosevelt Road and Springer Boulevard.

The City's Future Land Use Plan designates this property as Mixed Use (MX). The requested rezoning of one (1) lot to R-3 does not require a change to the future Land Use Plan.

Staff is supportive of the requested R-3 rezoning. Staff views the down-zoning request as reasonable. The applicant is proposing the rezoning in order to recognize the existing single family residential use of the property, so that the existing single family residence can be renovated. The property is surrounded by other single family homes and single family size vacant lots. There are a few lots within this small neighborhood which are zoned R-4, Two-Family District, for duplex development. Staff believes the rezoning of this lot to R-3 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its March 12, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Community Outreach Neighborhood Association, were notified of the public hearing.