

September 9, 2021

ITEM NO.: 11.1

FILE NO.: Z-9603

NAME: Rezoning from R-4 to C-1

LOCATION: Northwest corner of West 26<sup>th</sup> Street and Arch Street

DEVELOPER:

Deryan Coleman  
2801 Arch Street  
Little Rock, AR

OWNER/AUTHORIZED AGENT:

Deryan Coleman – Owner/Applicant

SURVEYOR/ENGINEER:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.603 acre

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 5

CURRENT ZONING: R-4

Variance/Waivers: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.603 acre property from R-4 to C-1 for future neighborhood commercial development.

B. EXISTING CONDITIONS:

The property is comprised of four (4) platted lots. The northernmost lot contains a two (2) story frame residential structure. The three (3) lots to the south are undeveloped and mostly grass covered. There are a few mature trees on the site.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with The City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Access to Arch Street at the time of development will be limited.
2. Arch Street is classified on the Master Street Plan as a principal arterial with a special design standard. Dedication of right-of-way to 35 feet from centerline will be required.
3. A 20 feet radial dedication of right-of-way is required at the intersection of Arch Street and 26th Street.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Sewer Available to this Site. FOG Analysis required if food prep on site.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the Central City District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The application is to rezone from R-4 (Two Family District) to C-1 (Neighborhood Commercial District) to allow for future commercial development of the site. There is an accompanying application to amend the Land Use Plan to Neighborhood Commercial for this site.

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) to the north, south and east of the site. The Mixed Use classification is shown to the west along Pine Street. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. This is a developed single-family subdivision with a scattering of duplexes and vacant parcels. Most of these parcels are zoned R-4 (Two Family District). There is a POD (Planned Office Development) District across Arch Street at 26<sup>th</sup> Street which is the location of the Black Little Rock Police Officers Association structure. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The area is developed with single-family house, zoned C-1 (Neighborhood Commercial District) and convenience store with gas pumps zoned C-4 (Open Display Commercial District).

Master Street Plan: To the south of the application area is West 26<sup>th</sup> Street and is a Local Street on the Master Street Plan. To the east is Arch Street and it is a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Arch Street since it is a Principal Arterial. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Route shown on Arch Street. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. ANALYSIS:

Deryan Coleman, owner of the 0.603 acre property located at the northwest corner of West 26<sup>th</sup> Street and Arch Street, is requesting that the property be rezoned from “R-4” Two-Family District to “C-1” Neighborhood Commercial District. The rezoning is proposed to allow future neighborhood commercial development and use.

The property is comprised of four (4) platted lots; Lots 7 – 9 and a portion of Lot 10, Block 1, Kimball South Park Addition. A 20 foot platted alley right-of-way is located along the west property boundary. The northernmost lot contains a two-story frame residential structure. The remainder of the property is undeveloped and mostly grass covered. There are a few mature trees on the site.

The properties located to the east, west and south are primarily zoned R-4 and contain a mixture of residential structures and vacant lots. A POD zoned property is located across Arch Street to the east. Commercial zoned properties (C-1, C-3 and PCD) are located further south at West 28<sup>th</sup> Street and Arch Street. The properties immediately to the north along West Roosevelt Road contain a mixture of commercial zoning (C-1, C-3 and C-4) and commercial uses.

The City’s Future Land Use Plan designates this property as “RL” Residential Low Density. A proposed land use plan amendment to “NC” Neighborhood Commercial is a separate item on this agenda.

Staff is supportive of the requested C-1 zoning. Staff views the request as reasonable. The properties immediately to the north are zoned C-1 and C-4 and contain a vacant residential structure and a convenience store use. Other mixed commercial uses are located along West Roosevelt Road. Staff believes that the subject property is appropriate for neighborhood commercial use and is not conducive to new residential development with its close proximity to the busy commercial uses along West Roosevelt Road. Staff believes that the proposed C-1 zoning will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-1 rezoning.