

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 3, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 1115 Calhoun Street from R-3, Single-Family District, to I-2, Light Industrial District. (Z-9069)</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 0.16-acre lot located at 1115 Calhoun Street is requesting that the zoning be reclassified from R-3, Single-Family District, to I-2, Light Industrial District.
FISCAL IMPACT	None.
RECOMMENDATION	Approval of the ordinance.
CITIZEN PARTICIPATION	The Planning Commission reviewed this issue at its September 24, 2015, meeting, and there were no objectors present. All owners of property located within 200 feet of the site were notified of the public hearing. There was no established neighborhood association to notify. The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 9 ayes, 0 nays and 2 absent.
BACKGROUND	Triplex, Inc., owner of the 0.16-acre lot located at 1115 Calhoun Street, is requesting to rezone the property from R-3, Single-Family District, to I-2, Light Industrial District. The property is located on the east side of Calhoun Street, south of East 11 th Street. The rezoning is proposed to allow for the construction of a parking lot to serve the existing Triplex, Inc., facilities immediately to the south.

**BACKGROUND
CONTINUED**

The property is comprised of one (1) platted lot. The property is vacant and mostly grass covered. A residential structure previously existed on the site.

Single-family residences are located on the R-3 zoned property east and west of the subject property. Triplex facilities are located to the south. Airport-owned property is located further east and south. Vacant lots and a vacant commercial building are located to the north. The general area contains a number of vacant lots as well as boarded-up structures.

The City's Future Land Use Plan designates this property as RL, Residential Low Density. Based on the fact that the rezoning is proposed for only one (1) small lot to be incorporated into an existing I-2 development, a land use plan amendment will not be required.

Staff is supportive of the requested I-2 rezoning. Staff views the request as reasonable. The property is comprised of only one (1) platted single-family lot. The rezoning is proposed to allow construction of a parking lot to serve the existing I-2 use to the south, and not to introduce a new business to the area. Staff believes the applicant's plan to construct a new parking lot will be a quality in-fill type development for this general area south of East 6th Street and east of Bond Avenue. Staff believes rezoning this property to I-2 will have no adverse impact on the adjacent properties or the general area.