

Owner: Triplex, Inc.
Applicant: David Stehle
Location: 1115 Calhoun Street
Area: 0.16 Acre
Request: Rezone from R-3 to I-2
Purpose: Parking lot for adjacent business
Existing Use: Vacant lot

SURROUNDING LAND USE AND ZONING

North – Vacant lots and vacant commercial building; zoned R-3 and C-3

South – Triplex, Inc. facilities; zoned I-2

East – Single family residences and vacant lots; zoned R-3

West – Single family residences (across Calhoun Street); zoned R-3

A. PUBLIC WORKS COMMENTS:

1. At time of building permit, per Sec. 29-102 an evaluation should be conducted on the basis of existing downstream development and an analysis of proposed stormwater runoff should be conducted. Stormwater directed onto neighboring properties should not be increased or cause damage.
2. Curb cuts not proposed to be used should be removed and curb and gutter reinstalled.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Route #12 (East Sixth Route) runs along East 11th Street to the north.

C. PUBLIC NOTIFICATION:

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.

D. LAND USE ELEMENT:

This request is located in the East Little Rock Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density allows 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 applicant has applied for a rezoning from R-3 (Single Family District) to I-2 (Light Industrial District) to allow for the expansion of the existing use to the south on to the site. The Land Use Plan does recommend conversion of the general area to Light Industrial (LI) in larger 'blocks' rather than individual lots. The Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park-like" setting.

Master Street Plan:

Calhoun Street is a Local Street on the Master Street Plan. The primary function of a Local Street 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". A Collector design standard is used for Commercial Streets. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

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 11th 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.

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 Residential Low Density (RL). 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.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested I-2 rezoning.

PLANNING COMMISSION ACTION:

(SEPTEMBER 24, 2015)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval. There was no further discussion. The item was placed on the consent agenda and approved. The vote was 9 ayes, 0 noes and 2 absent.