

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 15, 2020 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning the property located at 1800 East 3rd Street from I-2, Light Industrial District, to R-4, Two-Family District (Z-567-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owner of the 0.22-acre property, located at 1800 East 3rd Street, is requesting that the property be reclassified from I-2, Light Industrial District, to R-4, Two-Family District.</p> <p>None.</p> <p>Staff recommends approval of the rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>Loblolly Development, LLC, owner of the 0.22-acre property located at 1800 East 3rd Street, is requesting that the property be rezoned from I-2, Light Industrial District, to R-4, Two-Family District. The rezoning is proposed to allow construction of two (2) duplex structures. The property is comprised of two (2) legal lots of record; the south half of Lots 13 and 14, Block “B”, Fletcher and Clark Addition. The property is currently undeveloped. The property is located in an area of mixed uses and zoning. The property to the east and north is zoned PCD, Planned Commercial Development, and is part of the Rock City Marina and Yacht Club development, a mixed use development.</p>
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**BACKGROUND
CONTINUED**

Two (2) churches are located within the block to the southwest across East 3rd Street, and there is a scattering of single-family homes to the south. Undeveloped R-4 zoned property is located to the west.

The City's Future Land Use Plan designates this property as RM, Residential Medium Density. The requested R-4 zoning does not require a plan amendment.

Staff is supportive of the requested R-4 zoning, and staff views the request as reasonable. The proposed R-4 zoning is consistent with the future plan designation of RM. The adjacent properties to the west, southeast and southwest are currently zoned R-4; therefore, the proposed R-4 zoning will represent a continuance of the established zoning pattern in this overall area. 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 request at their October 29, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the East Little Rock and Hanger Hill Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.