

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 1, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at 2216 Perry Street from R-2, Single-Family District, to R-4, Two-Family District. (Z-9102)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The owner of the 0.32 acre property located at 2216 Perry Street is requesting that the zoning be reclassified from R-2, Single-Family District, to R-4, Two-Family District.
<b>FISCAL IMPACT</b>	None
<b>RECOMMENDATION</b>	Approval of the ordinance. The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 7 ayes, 0 nays and 4 absent.
<b>BACKLGROUND</b>	<p>The Planning Commission reviewed this issue at its January 28, 2016, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the John Barrow, Twin Lakes “A” and Twin Lakes “B” Neighborhood Associations were notified of the public hearing.</p> <p>Nichols and Dimes, LLC, owner of the 0.32-acre property located at 2216 Perry Street, is requesting to rezone the property from R-2, Single-Family District, to R-4, Two-Family District. The property is located at the northwest corner of Perry Street and West 24<sup>th</sup> Street. The rezoning is proposed to allow the construction of two (2) duplex structures on the site.</p>

**BACKGROUND  
CONTINUED**

The property is comprised of two (2) platted lots. An old one (1)-story frame single-family structure is located within the north portion of the property. There is a gravel driveway from Perry Street, with a gravel parking pad on the south side of the residence.

Single-family residences and vacant lots are located north of the subject property. Vacant lots and single-family structures, including mobile/manufactured homes are located to the east, across Perry Street. The Good Shepherd Retirement Community is located on the MF-18, Multi-Family District, zoned property across West 24th Street to the south. Vacant lots are located to the west, with the Camp Aldersgate development further west across Aldersgate Road.

The City's Future Land Use Plan designates this property as RL, Residential Low Density. The requested R-4 zoning does not require an amendment to the plan.

Staff is supportive of the requested R-4 rezoning. Staff views the request as reasonable. The property is comprised of two (2) platted single family lots. Two (2) duplex structures will only be a minor increase in the original platted density. New duplex structures have been recently developed within this neighborhood, at the northeast corner of Wilson Road and West 22<sup>nd</sup> Street, south along the west side of Wilson Road, and along West 20<sup>th</sup> Street (at Nichols and Jr. Deputy Roads). Staff believes the applicant's plan to construct two (2) new duplexes will be a quality, in-fill type, development for this general area south of West 18<sup>th</sup> Street. Staff believes rezoning this property to R-4 will have no adverse impact on the adjacent properties or the general area.