

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 19, 2021 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning the property located at the northwest corner of West 26th Street and Arch Street from R-4, Two-Family District, to C-1, Neighborhood Commercial Development (Z-9603).</p> <p>Submitted by:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p align="center">√ Ordinance Resolution</p>	<p>Approved By:</p> <p align="center">Bruce T. Moore City Manager</p>
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SYNOPSIS

The owner of the 0.603-acre property, located at the northwest corner of West 26th Street and Arch Street, is requesting that the property be reclassified from R-4, Two-Family District, to C-1, Neighborhood Commercial District.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the C-1 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.

BACKGROUND

Deryan Coleman, owner of the 0.603-acre property, located at the northwest corner of West 26th 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 twenty (20)-foot platted alley right-of-way is located along the west property boundary.

**BACKGROUND
CONTINUED**

The northernmost lot contains a two (2)-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, Planned Office Development, zoned property is located across Arch Street to the east. Commercial zoned properties such as C-1, Neighborhood Commercial District, C-3 and PCD, Planned Commercial Development, are located further south at West 28th Street and Arch Street. The properties immediately to the north along West Roosevelt Road contain a mixture of commercial zoning such as C-1, C-3 and C-4 and commercial uses.

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

The Planning Commission reviewed this request at their September 9, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.