

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 3, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 1916/1918 Perry Street from R-2, Single-Family District, to R-4, Two-Family District (Z-9158)</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	<p>The owner of the 0.32-acre property located at 1916/1918 Perry Street is requesting that the zoning be reclassified R-2, Single-Family District, to R-4, Two-Family District.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the ordinance. The Planning Commission reviewed this issue at its August 25, 2016 meeting, and voted to recommend approval of the rezoning. The vote was 6 ayes, 3 nays and 2 absent.</p>
BACKGROUND	<p>Perry’s Pennies, LLC, owner of the .32-acre property located at 1916/1918 Perry Street, is requesting to rezone the property from R-2, Single-Family District, to R-4, Two-Family District. The property is located on the west side of Perry Street north of West 20th Street. The rezoning is proposed to allow the construction of two (2) duplex structures on the site.</p> <p>The property is comprised of two (2) platted lots. The northern lot contains a vacant, boarded-up one (1)-story frame single-family residence. A concrete drive is located at the northeast corner of this lot. The southern lot is occupied by a small, vacant church building. There is a paved drive at the northeast corner of the lot, leading to the church building.</p>

**BACKGROUND
CONTINUED**

Single-family residences are located north, south and east (across Perry Street) of the subject property. Office zoned property is located approximately one (1)-block to the north along Perry Street. Vacant lots and single-family residences are located to the west, with Office zoned property located across Aldersgate Road to the west and Camp Aldersgate to the southwest.

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. Staff recently conducted a survey of this neighborhood, between West 16th Street and West 24th Street, and Aldersgate Road to Junior Deputy Road. The survey counted the total number of residential lots within this area, and how many of the total residential lots are zoned R-4. Staff found that there are 368 total residential lots within this area, and that twenty-five (25) are zoned R-4. This represents R-4 zoning on a total of 6.79% of the overall residential lots within this neighborhood. The two (2) lots proposed for R-4 zoning would raise this ratio to 7.33%. Staff feels that this represents a very minimal percentage of the overall residential area. 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 18th Street. Staff believes rezoning this property to R-4 will have no adverse impact on the adjacent properties or the general areas.

The Planning Commission reviewed this issue at its August 25, 2016 meeting, and there were two (2) 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.