

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 17, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 2718 Welch Street from I-2, Light Industrial District, to R-3, Single-Family District (Z-9807).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The owner of the 0.15-acre of property located at 2718 Welch Street, is requesting that the property be reclassified from I-2, Light Industrial District, to R-3, Single-Family District.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the PR Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 0 absent and 2 open positions.</p>	
BACKGROUND	<p>The applicant proposes to rezone 0.15-acre site located at 2718 Welch Street from I-2, Light Industrial District, to R-3, Single-Family District, to allow for the development of a single-family residence.</p> <p>The site is currently undeveloped, and trees are sparsely located throughout the property. There is a mixture of zoning and uses in all directions of the site.</p>	

**BACKGROUND
CONTINUED**

The City's Future Land Use Plan shows Mixed Use (MX) for the requested area. This category provides for a mixture of residential, office and commercial uses to occur. The requested R-3 zoning does not require an amendment to the Land Use Plan.

The Planning Commission reviewed this request at their September 14, 2023, 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.