

FILE NO.: Z-9807

NAME: Rezoning from I-2 to R-3

LOCATION: 2718 Welch Street

OWNER/AUTHORIZED AGENT:

Stephanie R. Tucker (Owner)
2706 Welch Street
Little Rock, AR 72206

SURVEYOR/ENGINEER:

Harbor
5800 Evergreen Drive
Little Rock, AR 72205

AREA: 0.15 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 7

CENSUS TRACT: 5

CURRENT ZONING: I-2

VARIANCE/WAIVERS: None requested.

A. ROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 0.15-acre site located at 2718 Welch Street from I-2 to R-3 to allow for the development of a single-family residence.

B. EXISTING CONDITIONS:

The site is currently undeveloped. Trees are sparsely located throughout the property. There is a mixture of zoning and uses in all directions of the site. The City's Future Land Use Plan shows Mixed Use (MX) for the requested area.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Fire Hydrants:

Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-30 Planning District. The 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. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The application is to rezone from I-2 (Light Industrial District) to R-3 (Single Family District).

Surrounding the application area is a large area of Mixed Use (MX) with a Faith-Based Institution, upholstery supply, auto services, and single-family homes. West and south is a Service Trades District (STD) with distribution warehouses, athletic fields and a discount retail store. The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. This is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. East of the Mixed Use (MX) is Light Industrial (LI) with distribution warehouses. The Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting.

Master Street Plan:

Welch Street is a local street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

H. ANALYSIS:

The applicant proposes to rezone 0.15-acre site located at 2718 Welch Street from I-2 to R-3 to allow for the development of a single-family residence.

The site is currently undeveloped. Trees are sparsely located throughout the property. There is a mixture of zoning and uses in all directions of the site.

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.

Staff is in support of the requested rezoning from I-2 to R-3 to allow for the development of a single-family residence. Staff feels the proposal is in character with the neighborhood and will have no adverse impact on the area. The subdivision was originally platted for single family homes in 1912.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-3 rezoning.

PLANNING COMMISSION ACTION:

(AUGUST 10, 2023)

Staff informed the Commission that the applicant failed to send the required notifications to surrounding property owners. Staff recommended the application be deferred to the September 14, 2023 Agenda. The application was placed on the Consent Agenda for deferral to the September 14, 2023 Agenda. The vote was 8 ayes, 0 nays, 1 absent and 2 open positions. The application was deferred.

PLANNING COMMISSION ACTION:

(SEPTEMBER 14, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff analysis" above. Item remained on the Consent Agenda for approval. There was a motion to approve the application and seconded. The vote was 9 ayes, 0 nays and 2 open positions. The application was approved.