

Owner: City of Little Rock
Applicant: City of Little Rock
Location: 2701 Barber Street and 2705/2800/2818 Welch Street
Area: 0.68 Acre (4 lots)
Request: Rezone from I-2 to R-4
Purpose: To construct one (1) duplex structure on each of the four (4) lots
Existing Use: Undeveloped lots

SURROUNDING LAND USE AND ZONING

North – Single family residences and vacant lots; zoned I-2

South – Single family residences and vacant lots; zoned I-2

East – Single family residences and vacant lots; zoned I-2

West – Single family residences and vacant lots; zoned I-2

A. PUBLIC WORKS COMMENTS:

1. At time of building permit, the new finished floor elevation of the new structures should be located 1 foot or more above the base flood elevation. An elevation certificate is required to be prepared for each structure within the 100 year floodplain prior to the issuance of the final certificate of occupancy. The properties are located within or on the fringe of the 100 year floodplain.
2. At time of building permit, a special Grading Permit for Flood Hazard Areas will be required per Sec. 8-283 prior to construction.
3. At time of building permit, each property will be allowed a single driveway, a maximum 20 ft. in width, and constructed of concrete.

B. PUBLIC TRANSPORTATION ELEMENT:

The lots are not located on a Rock Region Metro bus route. Routes #6 (Granite Mountain Route) and #19 (Hensley Express Route) run along E. Roosevelt Road to the north and Springer Blvd. to the east.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Community Outreach Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in I-30 Planning District. The Land Use Plan shows Mixed Use (MX) for this property. The Mixed Use 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 applicant has applied for a rezoning from I-2 (Light Industrial District) to R-4 (Two-Family District) to allow a one duplex on each lot as an allowable use.

Master Street Plan: West of the properties is Barber Street and it shown as a Local Street on the Master Street Plan. West of the properties is Welch Street and it shown as a Local Street on the Master Street Plan. East of the properties is Welch Street and it shown as a Local Street on the Master Street Plan. North of the properties is 28th Street and it shown as a Local Street on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

The City of Little Rock, owner of the property located at 2701 Barber Street and 2705, 2800 and 2818 Welch Street, is requesting to rezone the property from "I-2" Light Industrial District to "R-4" Two-Family District. The rezoning is proposed to allow for the future construction of one (1) duplex structure on each of the four (4) lots.

The subject property is comprised of four (4) non-contiguous lots with a total area of 0.68 acre. The lots are located within the Barber Avenue Subdivision and Owen's Subdivision, of Blocks 3 and 6, Watkin's Addition. This subdivision is

located south of E. Roosevelt Road and west of Springer Blvd. The lots are currently undeveloped and mostly grass covered.

The subject lots are located in an area predominantly zoned I-2. There are several single family residences and a number of vacant lots within this subdivision. A few non-residential uses are located within the south and east (along Springer Blvd.) portions of this area. Mixed commercial uses are located to the north along E. Roosevelt Road.

The City's Future Land Use Plan designates this property as Mixed Use (MX). 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 located in an area comprised predominantly of single family homes and undeveloped residential-sized platted lots. The construction of four (4) duplex structures within this area will only be as minor increase in the original platted density. The new construction may help revitalize this small area of residential surrounded by commercial and industrial zoned property. Staff believes rezoning these four (4) lots to R-4 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.

PLANNING COMMISSION ACTION:

(NOVEMBER 15, 2018)

Staff presented the application with a recommendation of approval. There was one (1) objector present and two (2) persons present with concerns.

Nathaniel Click addressed the Commission in opposition. He stated he thought homeless persons would be residing on the properties. He noted concern with substandard roadways in the area and code violations in the neighborhood.

Stan Hastings addressed the Commission with questions. He asked who would be building the duplexes and if it would be part of Jericho Way. He noted that he was opposed to transitional housing, but would not be opposed if the duplexes were rented to the public.

Ben Hartz noted that he had the same concerns as the previous spokesperson. He stated that he would be opposed if the duplexes were utilized for homeless persons.

Jamie Collins, Director of Planning and Development, explained that the rezoning request could not address problems with the roadways or code violations. He briefly discussed the history of the subdivision. He noted that the buyer of the lots would be

DePaul USA. He stated that the duplexes would be for lower income families and not housing for the homeless. He noted that the residents would rent the units.

Commissioner Thomas asked if the development of the lots would be an extension of Jericho Way. Mr. Collins noted that Jericho Way is managed by DePaul USA. He again noted that the duplex units would be rented based on the income of the residents.

Commissioner May made comments about the Jericho Way program and lower income residents as opposed to homeless residents. Shawn Overton, City Attorney's Office, noted that the rental units would be focused on providing housing to veterans.

There was a motion to approve the requested R-4 rezoning. The motion passed by a vote of 6 ayes, 0 nays and 5 absent. The application was approved.