

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 18, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 106 Pearl Avenue from C-3, General Commercial District to R-5, Urban Residence District (Z-10114).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Susan Altrui Acting City Manager</p>

SYNOPSIS

The owner of the 0.16-acre property at 106 Pearl Avenue is requesting that the property be reclassified from C-3, General Commercial District to R-5, Urban Residence District.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the R-5 Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, and 1 open position.

BACKGROUND

The applicant proposes to rezone the 0.16-acre lot at 106 Pearl Avenue from “C-3” general commercial to “R-5” urban residence to allow for future development.

The site is near the corner of W. Markham St. and Pearl Ave. A duplex previously stood on the site but has been demolished. Along W. Markham is almost entirely C-3 zoned properties with a mix of R-3, R-5, and R-6 to the south along Booker St., S. Woodrow St., Pearl Ave., and Vernon Ave.

The request is in the I-630 Planning District. The Land Use Plan shows Commercial (C) use for the application area. The Commercial (C) category includes a broad range of

**BACKGROUND
CONTINUED**

retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

The Planning Commission reviewed this request at their February 13, 2025, meeting and there were no objectors present. All owners of property located within 300 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.