

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 2, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 2105 Perry Street from R-2, Single-Family District, to R-4, Two-Family District. (Z-9201)</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	The owner of the 0.155-acre property located at 2105 Perry Street is requesting that the zoning be reclassified from R-2, Single-Family District, to R-4, Two-Family District, to allow for the construction of one (1) duplex structure on the site.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested C-4 zoning. The Planning Commission voted to recommend approval of the C-4 zoning by a vote of 11 ayes, 0 nays and 0 absent.
BACKGROUND	Perry's Pennies, LLC, owner of the 0.155 acre property located at 2105 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 east side of Perry Street south of West 22 nd Street, and is comprised of one (1) platted lot. The lot is currently undeveloped and partly wooded. The property has a slight slope upward from west to east and south to north, basically following the elevation of Perry Street.

**BACKGROUND
CONTINUED**

The property is located in an area of mixed R-2 and R-4 zoning. R-4 zoned lots are located immediately north, south and east of the subject property. Single-family residences and vacant lots are located further to the north, south and east. Single-family residences and vacant lots are located across Perry Street to the west.

The City's Future Land Use Plan designates this property as Residential Low Density (RL). 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 one (1) platted single-family lot. One (1) duplex structure 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 thirty-one (31) are zoned R-4. This represents R-4 zoning on a total of 8.42% of the overall residential lots within this neighborhood. The one (1) lot proposed for R-4 zoning (with the lot proposed for R-4 at 1914 Perry Street – item on this agenda) would raise this ratio to 8.96%. Staff feels that this represents a very minimal percentage of the overall residential area. Staff believes the applicant's plan to construct one (1) new duplex 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 area.

The Planning Commission reviewed this issue at its March 30, 2017, meeting and there were no 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.