

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 20, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 317 South Park Street from R-3 to R-5. (Z-8988)</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	<p>The owner of the 0.16-acre property located at 317 South Park Street is requesting that the zoning be reclassified from R-3, Single-Family District, to R-5, Urban Residence District.</p>	
FISCAL IMPACT	<p>None</p>	
RECOMMENDATION	<p>Approval of the ordinance.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed this issue at its December 4, 2014 meeting, and there were five (5) persons present with opposition/concerns. All owners of property located within 200 feet of the site and the Capitol View-Stift Station Neighborhood Association were notified of the public hearing. The Commission voted to recommend approval of the rezoning. The vote was 6 ayes, 2 nays and 3 absent.</p>	
BACKGROUND	<p>Capitol View Holdings, LLC, owner of the 0.16-acre property located at 317 South Park Street, is requesting to rezone the property from R-3, Single-Family District, to R-5, Urban Residence District. The property is located on the east side of South Park Street at West 3rd Street. The rezoning is proposed to allow for future development of the site. This property owner also owns the two (2), R-5 zoned lots immediately to the south.</p>	

**BACKGROUND
CONTINUED**

The property is comprised of one (1) platted fifty (50)-foot by 140-foot single-family lot. A one (1)-story frame single-family residence exists within the west portion of the lot. A one (1)-car wide driveway is located at the southwest corner of the lot.

The general area contains a mixture of residential uses and zoning. Single-family residences and vacant lots are located north, east and west of the property. Several of the homes in this immediate area are vacant and boarded up. Undeveloped R-5 zoned lots are located south of the property, along the north and south sides of West 4th Street. Several duplex and multifamily uses (zoned R-4, Two (2)-Family District, R-5 and R-6, High-Rise Apartment District) are located within this neighborhood to the north and west.

The City's Future Land Use Plan designates this property as Residential Low Density. A Land Use Plan amendment will not be required at this time, as the proposed rezoning is comprised of only one (1) small platted lot.

Staff is supportive of the requested R-5 rezoning. Staff views the request as reasonable. As noted previously, this immediate area is comprised of several vacant lots and boarded up houses. Staff believes that combining this lot with the two (2), R-5 zoned lots to the south will represent a needed in-fill type development for this residential area east of Barton Street. This general area contains a mixture of residential uses and zoning density. The requested R-5 zoning will not be out of character with the existing zoning pattern for this area. Staff believes rezoning this property to R-5 will have no adverse impact on the adjacent properties or the general area.