

FILE NO.: Z-9530

NAME: Rezoning from AF to R-4

LOCATION: 4920 Frazier Pike

DEVELOPER:

Jare Doyne
1592 Fox Trace Drive
Cordova, TN 38016

OWNER/AUTHORIZED AGENT:

Jare Doyne

SURVEYOR/ENGINEER:

Blew and Associates
3825 N. Shiloh Drive
Fayetteville, AR 72703

AREA: 0.31 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 24 CENSUS TRACT: 40.01

CURRENT ZONING: AF

VARIANCE/WAIVERS:

1. None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.31 acre property located at 4920 Frazier Pike from "AF" Agriculture and Forestry District to "R-4" Two-Family District. The rezoning is proposed in order to construct one (1) duplex structure on the site.

B. EXISTING CONDITIONS:

A one-story frame single family residence currently exists within the north half of the property. A gravel driveway and parking pad is located on the north side of the residence. The rear yard is currently fenced.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and the College Station Progressive League and Apple Blossom Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Frazier Pike is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.

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

Little Rock Water Reclamation Authority: Sewer Available to this Site.

Entergy: No comments received.

CenterPoint Energy: No Comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: Full Plan Review.

Parks and Recreation: No comments received.

County Planning: No Comments.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.gov or
Steve Crain at 501-371-4875; scrain@littlerock.gov

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the College Station/Sweet Home Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The application is to change the property from AF (Agriculture and Forestry District) to R-4 (Two-Family Residential District) to allow for the future development of the site.

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) in all directions. The Residential Low Density category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

Master Street Plan: To the north is Frazier Pike and it is a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Frazier Pike since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Route shown on Frazier Pike. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. ANALYSIS:

Jare Doyme, owner of the 0.31 acre property located at 4920 Frazier Pike, is requesting that the property be rezoned from "AF" Agriculture and Forestry District to "R-4" Two-Family District. The rezoning is proposed to allow construction of one (1) duplex structure. The property is comprised of one (1) platted lot; Lot 4, J. E. Carden's Addition. The property currently contains a one-story single family structure which will be removed from the site prior to construction of the duplex structure.

The property is located in an area that is primarily zoned AF and R-2. There is a scattering of other zonings in this immediate area; R-4, R-7A and PD-R. Single family residences are located to the east, west and north (across Frazier Pike). A church and construction company are located further east, along the south side of Frazier Pike. An elementary school, daycare center and a small duplex

development are located further west. Undeveloped property is located to the south.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. The requested R-4 zoning does not require a plan amendment.

Staff is supportive of the requested R-4 zoning. Staff views the request as reasonable. The proposed R-4 zoning is consistent with the future plan designation of Residential Low Density. The property is made up of almost one-third of an acre. A duplex on this property will represent a density of approximately six (6) units per acre. The proposed R-4 zoning will not be out of character with the overall area. There is an R-4 zoned lot and a group of three (3) duplex structures within three (3) blocks of the subject property. Staff believes rezoning this property to R-4 will have no adverse impact on the adjacent properties or the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.

PLANNING COMMISSION ACTION:

(SEPTEMBER 24, 2020)

The applicant was not present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item as placed on the Consent Agenda and approved as recommended by staff. The vote as 9 ayes, 0 nays and 2 absent.