

FILE NO.: Z-9537

NAME: Rezoning from C-3 to R-3

LOCATION: 3025 S. Main Street

DEVELOPER:

RNB Custom Built Homes, LLC
Kimble Muhammad
10207 Judy Lane
Little Rock, AR 72209

OWNER/AUTHORIZED AGENT:

RNB Custom Built Homes, LLC

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.124 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 5

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.124 acre property from "C-3" General Commercial District to "R-3" Single Family District. The rezoning is proposed in order to construct one (1) single family residence.

B. EXISTING CONDITIONS:

The property is currently undeveloped. The lot is mostly grass covered with a few mature trees. Remnants of a previous residence (concrete porch and steps) exist near the center of the lot.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and the South End, Meadowbrook, SOMA 501 and Community Outreach Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. A 20 feet radial dedication of right-of-way is required at the intersection of Main Street and 31st Street.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Energy: No Comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: No Comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No Comments.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No Comments.

Planning Division: The request is in the Central City 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 C-3 (General Commercial District) to R-2 (Single Family District) to allow future development.

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 south is 31st Street and to the west is South Main Street; both are Local Streets on the Master Street Plan. The primary function of Local Streets 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”. 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.

H. ANALYSIS:

RNB Custom Built Homes, LLC, owner of the 0.124 acre property located at 3025 S. Main Street, is requesting that the property be rezoned from “C-3” General Commercial District to “R-3” Single Family District. The rezoning is proposed to allow for the construction of one (1) single family residence. The property is comprised of one (1) platted lot, Lot 15, Block 1, South Main Street Addition. The property is currently undeveloped.

The property is located in an area which is predominately zoned R-3, with existing single family residences and vacant lots. The properties at the northwest and southwest corners of S. Main and West 31st Streets are zoned C-3 and C-1 respectively. There are also lots in the area which are zoned R-4 and R-5.

The City’s Future Land Use Plan designates this property as “RL” Residential Low Density. The requested R-3 zoning does not require a plan amendment.

Staff is supportive of the requested R-3 zoning. Staff views the request as reasonable. The proposed R-3 zoning is consistent with the future plan designation of Residential Low Density. The adjacent properties to the north and east are currently zoned R-3. Therefore, the proposed R-3 zoning will represent a continuation of the established zoning pattern in this general area. Staff believes rezoning this property to R-3 will have no adverse impact on the adjacent properties or the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-3 rezoning.

PLANNING COMMISSION ACTION:

(OCTOBER 29, 2020)

The applicant was 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 was placed on the Consent Agenda and approved as recommended by staff. The vote was 11 ayes, 0 nays and 0 absent.