

Owner: City of Little Rock

Applicant: Ruby E. Dean, City of Little Rock/Land Bank

Location: 1705, 1709, 1719, 1919, 1921 and
1923 S. Cedar Street

Area: 0.6358 Acre (6 lots)

Request: Rezone from R-3 to R-4 (with conditions)

Purpose: To construct one (1) duplex on each lot.

Existing Use: Undeveloped lots

A. PUBLIC WORKS COMMENTS:

1. A 20 feet radial dedication of right-of-way is required at the intersection of S. Cedar Street and 20th Street.

B. PUBLIC TRANSPORTATION ELEMENT:

There is no Rock Region Metro bus route which runs along S. Cedar Street. Route #16 (UALR Route) runs along Charles Bussey Avenue to the south and Route #3 (Baptist Medical Center Route) runs along West 12th Street to the north.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Hope, Stephens Area Faith and Love Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: The request is in the I-630 Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested areas. 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 a rezoning from R-3 (Single Family District) to a R-4 (Two-Family District) for two-family (duplex) development on these vacant parcels.

Master Street Plan: To the west is Cedar Street and it is shown as a Collector on the Master Street Plan. To the south of the parcels in the 1900 block of Cedar is Charles Bussey Avenue. It is shown as a Collector on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. 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.

E. STAFF ANALYSIS:

The City of Little Rock, owner of six (6) lots located at 1705, 1709, 1719, 1919, 1921 and 1923 S. Cedar Street, is requesting to rezone the lots from “R-3” Single Family District to “R-4” Two-Family District. The total area for the six (6) lots is 0.6358 acre. The applicant is requesting R-4 zoning so that one (1) duplex structure can be developed on each of the lots. The applicant is proposing the following conditions for the requested R-4 zoning:

- There will be no direct vehicular access from S. Cedar Street to any of the six (6) lots.
- All vehicular access for the three (3) lots within the 1700 block of S. Cedar Street will be via the platted alley right-of-way along their east property lines.
- All vehicular access for the three (3) lots within the 1900 block of S. Cedar Street will be via the platted alley right-of-way along their east property lines, or from Charles Bussey Avenue with a future dedicated access easement along the lots’ rear (east) property lines.

The lots are currently undeveloped. The lots are located in an area predominantly zoned R-3, with a scattering of R-4 zoned lots and duplexes. There is some C-3 zoning at the intersections of West 18th Street and S. Pine Street, and Charles Bussey Avenue and S. Pine Street. A POD development is located to the northwest at West 17th Street and S. Elm Street.

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, with conditions. Staff views the request as reasonable. The property is located in an area primarily zoned R-3, with a scattering of other zonings and uses, including R-4 zoned lots and duplex structures. The requested R-4 zoning will be compatible with the neighborhood and will represent a continuation of the zoning pattern within this overall area.

Staff believes the rezoning of these lots to R-4 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning, subject to the following conditions as offered by the applicant:

- There will be no direct vehicular access from S. Cedar Street to any of the six (6) lots.
- All vehicular access for the three (3) lots within the 1700 block of S. Cedar Street will be via the platted alley right-of-way along their east property lines.
- All vehicular access for the three (3) lots within the 1900 block of S. Cedar Street will be via the platted alley right-of-way along their east property lines, or from Charles Bussey Avenue with a future dedicated access easement along the lots' rear (east) property lines.

PLANNING COMMISSION ACTION:

(JANUARY 30, 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, including all staff comments and conditions. The vote was 10 ayes, 0 noes and 1 absent.