

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 7, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 2118 Wilson Road from R-2, Single-Family District, to R-4, Two-Family District (Z-9031).</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 0.32-acre property located at 2118 Wilson Road is requesting that the zoning be reclassified from R-2, Single-Family District, to R-4, Two-Family District.
FISCAL IMPACT	None.
RECOMMENDATION	Approval of the ordinance.
CITIZEN PARTICIPATION	The Planning Commission reviewed this issue at its May 21, 2015, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the John Barrow, Twin Lakes and Twin Lakes "B" Neighborhood Associations were notified of the public hearing. The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 9 ayes, 0 nays and 2 absent.
BACKGROUND	Nicholls and Dimes, LLC, owner of the 0.32-acre property located at 2118 Wilson Road, is requesting to rezone the property from R-2, Single-Family District, to R-4, Two-Family District. The property is located on the west side of Wilson Road, south of West 22 nd Street. The rezoning is proposed to allow the construction of two (2) duplex structures on the site.

BACKGROUND

The property is comprised of two (2) platted lots. A vacant one (1)-story frame single-family residence is located near the center of the property. A gravel driveway from Wilson Road is located near the southeast corner of the property.

Single family residences are located south and east of the subject property. Vacant lots, zoned R-2, are located to the north and west. Single-family residences are located further north and west, with duplexes (zoned R-4) to the south and northeast. A number of vacant lots exist in this general area. Several older mobile/manufactured homes are also located in this neighborhood.

The City's Future Land Use Plan designates this property as Residential Low Density. 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 lot is comprised of two (2) platted single-family lots. Two (2) duplex structures will only be a minor increase in the original platted density. New duplex structures have been recently developed within this neighborhood, at the northeast corner of Wilson Road and West 22nd Street, south along the west side of Wilson Road, and along West 20th Street (at Nichols and Jr. Deputy Roads). Staff believes the applicant's plan to construct two (2) new duplexes 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.