

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

BOARD OF DIRECTORS COMMUNICATION

OCTOBER 17, 2017 AGENDA

<p>Subject:</p> <p>An ordinance rezoning property located at 10108 West 20th Street from R-2, Single-Family District, to R-4, Two-Family District. (Z-9252)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The owner of 0.465-acre (3 lots) property located at 10108 West 20 th Street is requesting that the zoning be reclassified from R-2, Single-Family District, to R-4, Two-Family District.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the rezoning. The Planning 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	Ervin Freeman, owner of the 0.465-acre property located at 10108 West 20 th Street, is requesting to rezone the property from R-2, Single-Family District, to R-4, Two-Family District. The property is located at the northwest corner of West 20 th Street and Nichols Road. The rezoning is proposed to allow the construction of three (3) duplex structures. The property is comprised of three (3) platted lots; Lot 22-24, Block 11, Hick’s Interurban Subdivision. A one (1)-story single-family residence occupies a portion of the property, with the remainder of the property being yard space for the residence. All three (3) of the lots have the same ownership.

**BACKGROUND
CONTINUED**

The property is located in an area of mixed R-2 and R-4 zoning. R-4 zoned lots are located immediately to the south, across West 20th Street. Additional R-4 zoned lots are located further south, southeast and to the west. Single-family residences are located to the east across Nichols Road. Single-family residences and vacant lots are located to the west. Additional single-family residences, vacant lots and a church are located to the north. Several older manufactured/mobile homes are located within this subdivision.

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. Staff views the request as reasonable. The property is comprised of three (3) platted single-family lots. Three (3) duplex structures will only be a minor increase in the original platted density. New duplex structures have been recently developed within this neighborhood. Staff recently conducted a survey of this neighborhood, between West 16th Street and West 24th Street, and Aldersgate Road to Junior Deputy Road. The survey counted the total number of residential lots within this area, and how many of the total residential lots are zoned R-4. Staff found that there are 368 total residential lots within this area, and that thirty-three (33) are zoned R-4. This represents R-4 zoning on a total of 8.96% of the overall residential lots within this neighborhood. The three (3) lots proposed for R-4 zoning would raise this ratio 9.51%. Staff feels that this represents a very minimal percentage of the overall residential area. Staff believes the applicant's plan to construct three (3) 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.

The Planning Commission reviewed this issue at its September 14, 2017 meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the John Barrow, Twin Lakes "A" and Twin Lakes "B" Neighborhood Associations were notified of the public hearing.