

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 7, 2023 AGENDA**

| Subject: | Action Required: | Approved By: |
|---|--|--|
| <p>An ordinance rezoning the property located at 7404 Mabelvale Pike from R-2, Single-Family District, to R-4, Two-Family District (Z-9702-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution</p> | <p>Bruce T. Moore City Manager</p> |

SYNOPSIS

The owner of the 1.35-acre property, located at 7404 Mabelvale Pike, is requesting that the property be rezoned from R-2, Single-Family District, to R-4, Two-Family District.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the R-4 Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays and 1 open position.

BACKGROUND

The applicant is proposing to rezone the 1.35-acre site located at 7404 Mabelvale Pike from R-2, Single-Family District, to R-4, Two-Family District, to allow for future two-family residential (duplex) development.

The property is currently undeveloped, grass covered and contains several mature trees located along property lines. Properties to the north and east contain R-2 zoning and uses. The abutting property to the west (Bandit Properties, LLC) is zoned R-2 and is non-conforming, with three (3) detached multi-family buildings containing eight (8) units each. Properties south of Mabelvale Pike contain R-2 zoning and MF-18, Multifamily District, zoning and uses.

**BACKGROUND
CONTINUED**

The City's Future Land Use Plan designates this property as Residential Low Density (RL). The requested R-4 zoning will require an amendment to the future plan. The applicant has filed for a Land Use Amendment from Residential Low Density (RL) to Residential Medium Density (RM) and is a separate item on this agenda.

The Planning Commission reviewed this request at their January 12, 2023, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.