

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 15, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning the property located at 3924 Potter Street from R-3, Single-Family District, to R-4, Two-Family District (Z-9790).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<p style="text-align: center;"><b>SYNOPSIS</b></p>  <p style="text-align: center;"><b>FISCAL IMPACT</b></p>  <p style="text-align: center;"><b>RECOMMENDATION</b></p>  <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The owner of the 0.30-acre property located at 3924 Potter Street is requesting that the property be reclassified from R-3, Single-Family District, to R-4, Two-Family District.</p> <p>None.</p> <p>Staff recommends approval of the R-4 Rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 1 absent, 1 recusal (Thomas) and 1 open position.</p> <p>The property owner of the 0.30-acre lot located at 3924 Potter Street, is requesting to rezone to property from R-3, Single-Family District, to R-4, Two-Family District, for future development. The property is located at the northwest corner of Potter and West 40th Streets, and is comprised of two (2) platted lots (Lots 1 and 2, Block 37, John Barrow Addition).</p> <p>The property is undeveloped and mostly grass covered. There are a few mature trees along the perimeter of the site.</p> <p>The City’s Future Land Use Plan designates this property as Residential Low Density (RL). The requested R-4 zoning will not require an amendment to the future plan.</p>
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**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their July 13, 2023, meeting and there were two (2) objectors 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.