

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 20, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning property located at 1917 Wilson Road/10120 West 20th Street from R-2, Single-Family District, to R-4, Two-Family District. (Z-9297)</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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<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owner of the 0.32-acre property located at 1917 Wilson Road/10120 West 20th Street is requesting that the property be reclassified from R-2, Single-Family District, to R-4, Two-Family District.</p> <p>None.</p> <p>Staff recommends approval of the rezoning request. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request. The vote was 10 ayes, 0 nays and 1 absent.</p> <p>Ervin Freeman, owner of the 0.32-acre property located at 1917 Wilson Road/10120 West 20th 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 northeast corner of West 20th Street and Wilson Road. The rezoning is proposed to allow for the construction of two (2) duplex structures.</p> <p>The property is comprised of two (2) platted lots; Lots 1 and 2, Block 11, Hick’s Interurban Subdivision. A one (1)-story single-family residence occupies each lot, and both of the lots have the same ownership.</p>
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**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 southwest. Single-family residences are located to the west across Wilson Road. Three (3) lots which were recently zoned R-4 are located immediately to the east. 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 two (2) platted single-family lots. Two (2) duplex structures will only be 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-Six (36) are zoned R-4. This represents R-4 zoning on a total of 9.78% of the overall residential lots within this neighborhood. The two (2) lots proposed for R-4 zoning would raise this 10.3%. Staff feels that this represents a very minimal percentage of the overall residential area. 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.

The Planning Commission reviewed this issue at its January 25, 2018, 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.