

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 18, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 1921/1923 South Maple Street from R-3, Single-Family District, to R-4, Two-Family District (Z-9789).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>

SYNOPSIS

The owner of the 0.24-acre property located at 1921/1923 South Maple Street is requesting that the property be reclassified from R-3, 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 8 ayes, 0 nays, 1 absent and 2 open positions.

BACKGROUND

The property owner requests to rezone the 0.24-acre property from R-3, Single-Family District, to R-4, Two-Family District, for future duplex development. The property is located at the northeast corner of South Maple Street and Charles Bussey Avenue, and is comprised of two (2) platted lots (Lots 5 and 6, Block 5, Braddock's Addition).

The property is undeveloped and mostly grass covered. There are a few mature trees along the perimeter of the site.

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.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their June 8, 2023, meeting and there were five (5) 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.