

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 1619/1623 Johnson Street from R-3, Single-Family District, to R-4, Two-Family District (Z-9792).</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 0.29-acre property located at 1619/1623 Johnson Street 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 9 ayes, 0 nays, 1 absent, and 1 open position.
BACKGROUND	<p>The property owner of the 0.29-acre lot located at 1619/1623 Johnson Street, is requesting to rezone to property from R-3, Single-Family District, to R-4, Two-Family District, to allow for a future duplex development. The property is located at the northeast corner of Johnson Street and West 17th Street, and is comprised of two (2) platted lots (Lots 9 and 10, Block 9, C & O Johnson’s Addition).</p> <p>The property is currently undeveloped and mostly grass covered. There are a few mature trees on the site. The site is located on the northeast corner of Johnson and West 17th Streets.</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>

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their July 13, 2023, meeting and there were no 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.