

FILE NO.: Z-9792

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NAME: Rezoning from R-3 to R-4

LOCATION: 1619/1623 Johnson Street

DEVELOPER:

Springer and Springer, LLC  
43 Marcella Drive  
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Bonita Springer – Owner/Applicant

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.29 acre                      NUMBER OF LOTS: 2                      FT. NEW STREET: 0 LF

WARD: 1                                      PLANNING DISTRICT: 9                      CENSUS TRACT: 13

CURRENT ZONING:                      R-3

VARIANCE/WAIVERS:                      None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.29 acre property from R-3 to R-4 to allow future duplex development. The property is located at the northeast corner of Johnson and West 17<sup>th</sup> Streets, and is comprised of two (2) platted lots (Lots 9 and 10, Block 9, C & P Johnson's Addition).

B. EXISTING CONDITIONS:

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 17<sup>th</sup> Streets.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the I 630 Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The application is to rezone from R-3 (Single Family District) to R-4 (Two Family District).

The application site is located at the northeast corner of West 17<sup>th</sup> Street and Johnson Street within a Residential Low Density use area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. Surrounding the application site in the RL use area is moderately maintained neighborhood with single-family homes, interspersed vacant lots.

There have been no Land Use amendments in this area over the last 10 years.

Master Street Plan:

Johnson and West 17<sup>th</sup> Streets are Local Streets on the Master Street Plan. Local public streets are designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard right-of-way is 50'. Sidewalks are required on one side. These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

H. ANALYSIS:

The applicant requests to rezone the 0.29 acre property from R-3 to R-4 to allow future duplex development. The property is located at the northeast corner of Johnson and West 17<sup>th</sup> Streets, and is comprised of two (2) platted lots (Lots 9 and 10, Block 9, C & O Johnson's Addition).

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 17<sup>th</sup> Streets.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. The requested R-4 zoning will not require an amendment to the future plan.

Staff is supportive of the requested R-4 rezoning. Staff views the request as reasonable. The property is located in an area of mixed residential zoning. There is a scattering of R-4, R-5 and PD-R zoned properties in the general area. The requested R-4 zoning will represent a continuation of the zoning pattern in the area, and will be only a minor increase in residential density.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.

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PLANNING COMMISSION ACTION:

(JUNE 8, 2023)

The applicant was not present representing the application. There were three (3) objectors present. The application was deferred to the July 13, 2023 meeting.

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PLANNING COMMISSION ACTION:

(JULY 13, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff analysis” above. There was a motion to approve the application and seconded. The vote was 9 ayes, 0 nays 1 absent and 1 open position.