

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 15, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at 2004 Junior Deputy Road from R-2, Single-Family District, to R-4, Two (2)-Family District. (Z-9055)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The owner of the 0.55-acre property located at 2004 Junior Deputy Road is requesting that the zoning be reclassified from R-2, Single-Family District, to R-4, Two (2)-Family District.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Approval of the ordinance.
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed this issue at its August 13, 2015, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the John Barrow, Twin Lakes and Twin Lakes "B" Neighborhood Associations were notified of the public hearing. The Commission voted, as part of the Consent Agenda, to recommend approval of the zoning. The vote was 9 ayes, 0 nays and 2 absent.
<b>BACKGROUND</b>	Nichols and Dimes, LLC, owner of the 0.155 acre property located at 2004 Junior Deputy Road, is requesting to rezone the property from R-2, Single-Family District, to R-4, Two-Family District. The property is located on the west side of Junior Deputy Road, south of West 20 <sup>th</sup> Street. The rezoning is proposed to allow the construction of one (1) duplex structure on the site.

**BACKGROUND  
CONTINUED**

Nichols and Dimes, LLC, owner of the 0.155-acre property located at 2004 Junior Deputy Road, is requesting to rezone the property from R-2 to R-4. The property is located on the west side of Junior Deputy Road, south of West 20<sup>th</sup> Street. The rezoning is proposed to allow the construction of one (1) duplex structure on the site. The property is comprised of one (1) platted lot. An old mobile home structure is located near the center of the property. There is a gravel driveway from Junior Deputy Road, with a gravel parking area on the west side of the mobile home.

Single-family residences, including mobile/manufactured homes, are located south of the subject property. Two (2) new duplex structures are located immediately to the north, with single-family residences further north. Vacant lots, single-family homes and duplexes are located to the west. Undeveloped property, zoned OS, Open Space District, and MF-12, Multi-Family District, is located across Junior Deputy Road to the east.

The City's Future Land Use Plan designates this property as RL, Residential Low Density. 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 lot is comprised of one (1) platted single-family lot. One (1) duplex structure will only be a minor increase in the original platted density. New duplex structures have been recently developed within this neighborhood, at the northeast corner of Wilson Road and West 22<sup>nd</sup> Street, south along the west side of Wilson Road, and along West 20<sup>th</sup> Street (at Nichols and Junior Deputy Roads). Staff believes the applicant's plan to construct one (1) new duplex will be a quality, in-fill type, development for this general area south of West 18<sup>th</sup> Street. Staff believes rezoning this property to R-4 will have no adverse impact on the adjacent properties or the general area.