

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 19, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 1700 South Cedar Street from R-3, Single-Family District, to R-4, Two-Family District. (Z-9457)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The owner of the 0.12-acre property located at 1700 South Cedar Street is requesting that the zoning be reclassified from R-3, Single-Family District, to R-4, Two-Family District.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval. 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>
BACKGROUND	<p>Joseph Gray, owner of the 0.12-acre property located at 1700 South Cedar Street, is requesting to rezone the property from R-3, Single-Family District, to R-4, Two-Family District. The property is located at the southwest corner of South Cedar Street and West 17th Street. The applicant is requesting R-4 zoning in order to construct one (1) duplex structure on the site.</p> <p>The lot is currently undeveloped. The property is located in an area which is predominantly zoned R-3, with a scattering of R-4 zoned lots. There are a number of single-family residences, duplexes and vacant lots in this general area. There is a POD, Planned Office Development, to the west along South Elm Street.</p>

**BACKGROUND
CONTINUED**

The City's Future Land Use Plan designates this property as RL, Residential Low Density, and the requested R-4 zoning does not require a change to the plan.

Staff is supportive of the requested R-4 rezoning. Staff views the request as reasonable. There are a number of R-4 zoned lots scattered throughout this general residential area. The proposed R-4 zoning will not be out of character with the neighborhood and will represent a continuation of the existing zoning pattern in this general area. Staff believes the rezoning of 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 October 24, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site and the Stephens Area Faith, Hope, Midway and Love Neighborhood Associations were notified of the public hearing.