

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

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

<p><b>Subject:</b></p> <p>An ordinance rezoning property located at the northeast corner of West 20<sup>th</sup> Street and Aldersgate Road from R-2, Single-Family District, to R-4, Two-Family District (with conditions). (Z-9458)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The owner of the 0.96-acre property located at the northeast corner of Aldersgate Road and West 20<sup>th</sup> Street is requesting that the property be reclassified from R-2, Single-Family District, to R-4, Two-Family District (with conditions).</p> <p>None.</p> <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> <p>National Property Holdings LLC, owner of the 0.96-acre property located at the northeast corner of Aldersgate Road and West 20<sup>th</sup> Street, is requesting to rezone the property from R-2, Single-Family District, to R-4, Two-Family District. The property is comprised of six (6) platted lots, Lots 1 thru 6, Block 9, Hick’s Interubran Addition. The applicant is requesting R-4 zoning in order to construct one (1) duplex structure on each lot. The applicant is proposing the following condition for the requested R-4 zoning:</p>
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**BACKGROUND  
CONTINUED**

- There will be no direct vehicular access from Aldersgate Road to any of the six (6) lots. All vehicular access will be from West 20<sup>th</sup> Street via the platted alley right-of-way along the east property line.

A single-family residence is located on the southernmost lot, with the other five (5) lots being undeveloped. A platted alley right-of-way (not constructed) is located along the rear (east) property line of the lots. A mixture of single-family residences and duplexes are located within the residential subdivision to the east and south. Office uses are located to the west across Aldersgate Road, with Camp Aldersgate to the southwest. A mixture of office and clinic-type uses is located to the north.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. The applicant has filed a land use plan amendment applicant to change to designation of this property to "RM" Residential Medium Density. The proposed Land Use Plan Amendment is a separate item on this agenda.

Staff is supportive of the requested R-4 rezoning. Staff views the request as reasonable. The property is located in an area of mixed R-2 and R-4 zoning within the residential portion of this overall area southeast of the Kanis Road/ Interstate 430 intersection. Mixed office and clinical-type uses are located to the west and north. The requested R-4 zoning will be compatible with the neighborhood and will represent a continuation of the zoning pattern within this overall area. The applicant is proposing a condition that there be no direct access to any of the six (6) platted lots from Aldersgate Road, a collector street. All access will be from West 20<sup>th</sup> Street via an alley right-of-way along the east property line of the lots. 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 John Barrow, Twin Lakes "A" and Twin Lakes "B" Neighborhood Association were notified of the public hearing.