

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 16, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 2623 Dr. Martin Luther King, Jr., Boulevard, from POD, Planned Office Development, to R-4, Two-Family District (Z-6850-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owner of the 0.16-acre property, located at 2623 Dr. Martin Luther King, Jr., Boulevard, is requesting that the property be reclassified from POD, Planned Office Development, to R-4, Two-Family District.</p> <p>None.</p> <p>Staff recommends approval of the R-4 Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The property owner requests to rezone the 0.16-acre property, located at 2623 Dr. Martin Luther King, Jr., Boulevard, from POD, Planned Office Development, to R-4, Two-Family District, to allow for the construction of a duplex. The property is currently undeveloped and is located on the northeast corner of Dr. Martin Luther King, Jr., Boulevard, and West 27th Street.</p> <p>The City’s Future Land Use Plan designates this property as Residential Low Density (RL), and the proposed R-4 zoning does not require an amendment to the Future Land Use Plan.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their March 14, 2024, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as all 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.