

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

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

<p>Subject:</p> <p>An ordinance rezoning the property located at 1105 South Valmar Street, from R-3, Single-Family District, to R-4, Two-Family District (Z-9925).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
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<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 0.14-acre property, located at 1105 South Valmar Street, is requesting that the property be reclassified from R-3, Single-Family District, 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 0.14-acre property, located at 1105 South Valmar Street, from R-3, Single-Family District, to R-4, Two-Family District, to allow for the construction of a duplex. The property is currently undeveloped.</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> <p>The property is comprised of the north 42.5 feet of the south 81.5 feet of Lots 4, 5 and 6, Block 5, T. B. Martin’s Addition. If the rezoning is approved, the applicant will be required to complete a one (1)-lot replat prior to the issuance of a Building Permit.</p>
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**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.