

FILE NO.: Z-9920

NAME: Rezoning from R-2 to R-4

LOCATION: 2020 and 2024 Roberts Road

DEVELOPER:

Danny Bean
24907 Kent Lane
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Danny Bean – Owner/Applicant

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.93 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: N/A

PLANNING DISTRICT: 21

CENSUS TRACT: 42.02

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The owner of the 0.93 acre property located at 2020 and 2024 Roberts Road is requesting that the property be rezoned from "R-2" Single Family District to "R-4" Two-Family District to allow a duplex on each lot.

B. EXISTING CONDITIONS:

The property is comprised of two (2) lots. A one-story single family residence is located on each lot. The property is located just inside the City's Extraterritorial Zoning Jurisdiction. The property immediately to the east is zoned AF, with all other adjacent properties being zoned R-2.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Burlingame Valley Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is to rezone from R-2 to R-4. The purpose is for Duplexes.

Surrounding the application area are single-family uses to the west. North and east of the site area undeveloped wooded tracts. To the south is a Pulaski County Sheriff substation.

This site is not located in an Overlay District.

Master Street Plan:

Roberts Road is a Local Street on the Master Street Plan Map. Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan:

The Master Bike Plan Map does not show existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The owner of the 0.93 acre property located at 2020 and 2024 Roberts Road is requesting that the property be rezoned from "R-2" Single Family District to "R-4" Two-Family District to allow a duplex on each lot.

The property is comprised of two (2) lots. A one-story single family residence is located on each lot. The property is located just inside the City's Extraterritorial Zoning Jurisdiction. The property immediately to the east is zoned AF, with all other adjacent properties being zoned R-2.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. The requested R-4 rezoning does not require an amendment to the future land use plan.

Staff is supportive of the requested R-4 rezoning. Staff views the request as reasonable. The property is comprised of almost one (1) acre. The proposed R-4 zoning will represent a residential density of approximately 4 units per acre, which is within the allowed density of the City's Future Land Use designation of "RL" Residential Low Density.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.

PLANNING COMMISSION ACTION:

(FEBRUARY 8, 2024)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval. The vote was 9 ayes, 0 nays and 2 absent. The application was approved.