

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 18, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning the property located at 2119 South Martin Street from R-3, Single-Family District, to R-4, Two (2)-Family District (Z-9791).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<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 0.23-acre property located at 2119 South Martin Street is requesting that the property be reclassified from R-3, Single-Family District, to R-4, Two (2)-Family District.</p> <p>None.</p> <p>Staff recommends approval of the UU Rezoning. The Planning Commission recommended approval by a vote of 7 ayes, 1 nay, 1 absent and 2 open positions.</p> <p>The property owner requests to rezone the 0.23-acre property from R-3, Single-Family District, to R-4, Two (2)-Family District, for future duplex development. The property is comprised of 1.5 platted lots (Lot 11 and the south ½ of Lot 10, Block 1, Chesterfield Square Addition).</p> <p>The property is undeveloped and mostly grass covered, and there are a few mature trees on the site.</p> <p>The City’s Future Land Use Plan designates this property as Residential Low Density (RL). The requested R-4 zoning will not require an amendment to the future plan.</p>
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**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their June 8, 2023, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as 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.