

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 18, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 2000/2002 Junior Deputy Road from R-2 to R-4. (Z-8975)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√Ordinance Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The owner of the 0.30-acre property located at 2000/2002 Junior Deputy Road is requesting that the zoning be reclassified from R-2, Single-Family District, to R-4, Two-Family District.</p>	
FISCAL IMPACT	<p>None</p>	
RECOMMENDATION	<p>Approval of the ordinance.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed this issue at its October 16, 2014, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the John Barrow, Twin Lakes and Twin Lakes “B” Neighborhood Associations were notified of the public hearing. The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 10 ayes, 0 nays and 1 absent.</p>	
BACKGROUND	<p>Nichols and Dimes, LLC, owner of the 0.30-acre property located at 2000/2002 Junior Deputy Road, is requesting to rezone the property from R-2, Single-Family District, to R-4, Two-Family District. The property is located at the southwest corner of Junior Deputy Road and West 20th Street. The rezoning is proposed to allow the construction of two (2) duplex structures on the site.</p>	

**BACKGROUND
CONTINUED**

The property is comprised of two (2) platted lots and is currently vacant. A single-family residence which previously existed on the site has been removed.

Single-family residences and vacant lots are located across West 20th Street to the north. Single-family residences, including manufactured homes and older mobile homes, are located to the south. Undeveloped property, zoned MF-12, Multi-Family District, and OS, Open Space District, is located across Junior Deputy Road to the east. Undeveloped lots, duplexes and single-family homes are located to the west.

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

Staff is supportive of the requested R-4 rezoning. Staff views the request as reasonable. The lot is comprised of two (2) platted single-family lots. Two (2) duplex structures will only be a minor increase in the original platted density. New duplex structures have been recently developed within this neighborhood, at the northeast corner of Wilson Road and West 22nd Street. Staff believes the applicant's plan to construct two (2) new duplexes will be a quality, in-fill type, development for this general area south of West 18th Street. Staff believes rezoning this property to R-4 will have no adverse impact on the adjacent properties or the general area.