

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 2, 2020 AGENDA**

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| <p>Subject:</p> <p>An ordinance rezoning property located at 4920 Frazier Pike from AF, Agriculture and Forestry District to R-4, Two-Family District (Z-9530).</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;">Bruce T. Moore 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 applicant proposes to rezone the 0.31-acre property located at 4920 Frazier Pike from AF, Agriculture and Forestry District, to R-4, Two-Family District. The rezoning is proposed in order to construct one (1) duplex structure on the site.</p> <p>None.</p> <p>Staff recommends approval of the R-4 zoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>The rezoning is proposed to allow for the construction of one (1) duplex structure. The property is comprised of one (1) platted lot; Lot 4, J. E. Carden’s Addition. The property currently contains a one (1)-story single-family structure which will be removed from the site prior to construction of the duplex structure.</p> <p>The property is located in an area that is primarily zoned AF, Agriculture and Forestry District, to R-4, Two-Family District. There is a scattering of other zonings in this immediate area; R-4, Two-Family District, R-7A, Manufactured Housing District, and PD-R, Planned Development – Residential. Single-family residences are located to the east, west and north (across Frazier Pike).</p> |
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**BACKGROUND
CONTINUED**

A church and construction company are located further east, along the south side of Frazier Pike. An elementary school, daycare center and a small duplex development are located further west. Undeveloped property is located to the south.

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

Staff is supportive of the requested R-4 zoning. Staff views the request as reasonable. The proposed R-4 zoning is consistent with the future plan designation of Residential Low Density. The property is made up of almost one-third of an acre. A duplex on this property will represent a density of approximately six (6) units per acre. The proposed R-4 zoning will not be out of character with the overall area. There is an R-4 zoned lot and a group of three (3) duplex structures within three (3) blocks of the subject property. Staff believes rezoning this property to R-4 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this request at their September 24, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the College Station Progressive League and Apple Blossom Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.