

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 7, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 2011/2015 Wilson Road from R-2, Single-Family District, to R-4, Two-Family District (Z-9187)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The owner of the 0.32-acre property located at 2011/2015 Wilson 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>Staff recommends approval of the requested zoning change. The Planning Commission voted to recommend approval of the POD zoning by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.</p> <p>The Planning Commission reviewed this issue at its January 5, 2017, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the John Barrow, Twin Lakes “A” and Twin Lakes “B” Neighborhood Associations were notified of the public hearing.</p>
BACKGROUND	<p>Mary Gisele Sullivan, owner of the .32-acre property located at 2011/2015 Wilson Road, is requesting to rezone the property from R-2, Single-Family District, to R-4, Two-Family District. The property is located on the east side of Wilson Road south of 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. The lots are currently undeveloped and partly wooded. The property has a slight slope upward from west to east and south to north, basically following the elevation of Perry Street.

Single-family residences are located north and east of the subject property, with two (2) duplex structures (zoned R-4) immediately to the northeast. Vacant lots, single-family residences and duplex structures are located to the south. Undeveloped lots and single family residences are located across Wilson Road to the west. The two (2) lots immediately north of the subject property were recently rezoned to R-4.

The City's Future Land Use Plan designates this property as Residential Low Density (RL). 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 property 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. Staff recently conducted a survey of this neighborhood, between West 16th Street and West 24th Street, and Aldersgate Road to Junior Deputy Road. The survey counted the total number of residential lots within this area, and how many of the total residential lots are zoned R-4. Staff found that there are 368 total residential lots within this area, and that twenty-nine (29) of the lots are zoned R-4. This represents R-4 zoning on a total of 7.88% of the overall residential lots within this neighborhood. The two (2) lots proposed for R-4 zoning would raise this ratio to 8.42%. Staff feels that this represents a very minimal percentage of the overall residential area. 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.