

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 19, 2024 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning the property located at 2708 - 2714 West 10th Street, from I-2, Light Industrial District, to R-4, Two-Family District (Z-9931).</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;">Emily Cox Acting 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 owner of the 0.46-acre property, located at 2708 - 2714 West 10th Street, is requesting that the property be reclassified from I-2, Light Industrial District, to R-4, Two-Family District.</p> <p>None.</p> <p>Staff recommends approval of the R-4 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>The property owner requests to rezone the 0.46-acre property, located at 2708 - 2714 West 10th Street, from I-2, Light Industrial District, to R-4, Two-Family District, to allow for future R-4 development.</p> <p>The property is comprised of three (3) lots (Lots 3, 4 and the west forty (40) feet of Lot 5, Roots and Coy Addition). Two (2) old single-family structures are located on the site (Lots 3 and 4), and there are two (2) existing concrete driveways from West 10th Street.</p>
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**BACKGROUND
CONTINUED**

The applicant is also requesting a minor replat for the property, moving the side lot line between Lots 4 and 5, ten (10) feet to the west; this will result in three (3) lots of the same sizes as exists currently. The replat was approved by the Planning Commission on February 8, 2024.

The City's Future Land Use Plan designates this property as Park Open Space (PK/OS), and the requested R-4 zoning does not require an amendment to the Future Land Use Plan.

The Planning Commission reviewed this request at their February 8, 2024, meeting, and there were no objectors present. All owners of property located within 300 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.