

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 3, 2020 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance rezoning property located at 2112 and 2114 Wilson Road from R-2, Single-Family District, to R-4, Two-Family District. (Z-9487)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<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 0.2945-acre property (two (2) lots), located at 2112 and 2114 Wilson Road is requesting that the zoning be reclassified from R-2, Single-Family District, to R-4, Two-Family District.</p> <p>None.</p> <p>Staff recommends denial of the rezoning request. The Planning Commission voted to recommend approval of the rezoning request by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The property is located at the southwest corner of Wilson Road and West 22<sup>nd</sup> Street. The property is comprised of two (2) lots; Lots 14 and 15, Block 2, Hick’s Interurban Addition. The rezoning is proposed to allow the construction of one (1) duplex structure on each lot. The property is currently undeveloped. The property has a slight slope downward from north to south. The property is located in an area of mixed R-2, Single-Family District, and R-4, Two-Family District. R-4 zoned lots are located immediately to the south and southwest. Single-family lots are located to the east, north and northwest.</p>
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**BACKGROUND  
CONTINUED**

Additional single-family residences, two-family residences and vacant lots are located throughout this subdivision. Several older manufactured/mobile homes are also located within this subdivision.

Staff is not supportive of the requested R-4 rezoning. Staff does not view the request as reasonable. Over the past several years, a number of the lots within this neighborhood (between West 16<sup>th</sup> and West 24<sup>th</sup> Streets, from Aldersgate Road to Junior Deputy Road) have been rezoned to R-4 for the development of duplexes. As such, slightly over 10% of this neighborhood is currently zoned R-4. Staff's concerns relate to the changing density within this subdivision with respect to the City's Future Land Use Plan designation of Residential Low Density (RL), and the subdivision's lack of infrastructure. The streets within this subdivision are narrow paved roadways with no curb, gutter or sidewalks. Open ditches are located along most of the streets. Staff believes that any additional density within this subdivision, with the increased traffic it will generate, will have an increasingly adverse impact on this neighborhood.

The Planning Commission reviewed this issue at its January 30, 2020, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well as the John Barrow, Twin Lakes "A" and Twin Lakes "B" Neighborhood Associations were notified of the public hearing.