

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 5, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 822 South Van Buren Street, from O-3, General Office District, to R-3, Single-Family District (Z-9899).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<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 0.24-acre property located at 822 South Van Buren Street is requesting that the property be reclassified from O-3, General Office District, to R-3, Single-Family District, to allow for the construction of a single-family residence.</p> <p>None.</p> <p>Staff recommends approval of the R-3 Rezoning. The Planning Commission recommended approval by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The property is located at the northwest corner of South Van Buren Street and Maryland Avenue, and is currently undeveloped and mostly grass-covered. The property is comprised of Lot 6, and the south half of Lot 7, Block 8, Cunningham’s Addition. The property will need to be replatted into one (1)-lot prior to a Building Permit being issued for the new residence.</p> <p>The City’s Future Land Use Plan designates this property as Residential Low Density (RL). A Land Use Plan Amendment is not required for the proposed R-3 rezoning.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their January 11, 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.