

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

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

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| <p><b>Subject:</b></p> <p>An ordinance rezoning the property located at 2020 and 2024 Roberts Road, from R-2, Single Family District, to R-4, Two-Family District (Z-9920).</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><br/>Resolution</p> | <p><b>Approved By:</b></p> <p style="text-align: center;">Emily Cox<br/>Acting 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 0.93-acre property, located at 2020 and 2024 Roberts Road, is requesting that the property be reclassified from R-2, Single Family 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 0.93-acre property located at 2020 and 2024 Roberts Road, from R-2, Single Family District, to R-4, Two-Family District, to allow for a duplex on each lot.</p> <p>The property is comprised of two (2) lots, and a one (1)-story single-family residence is located on each lot. The property is located just inside the City’s Extraterritorial Zoning Jurisdiction. The property immediately to the east is zoned AF, Agriculture and Forestry District, with all other adjacent properties being zoned R-2.</p> <p>The City’s Future Land Use Plan designates this property as Residential Low Density (RL). The requested R-4 rezoning does not require an amendment to the Future Land Use Plan.</p> |
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**BACKGROUND  
CONTINUED**

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.