

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 1705, 1709, 1719, 1919, 1921 and 1923 South Cedar Street from R-3, Single-Family District, to R-4, Two-Family District (with conditions). (Z-9484)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>

SYNOPSIS	The owner of the six (6) lots located at 1705, 1709, 1719, 1919, 1921 and 1923 South Cedar Street is requesting that the zoning be reclassified from R-3, Single-Family District, to R-4, Two-Family District, (with conditions).
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the rezoning request. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request by a vote of 10 ayes, 0 nays and 1 absent.
BACKGROUND	<p>The total area for the six (6) lots is 0.6358 acres, and the applicant is requesting R-4, Two-Family District, zoning so that one (1) duplex structure can be developed on each of the lots. The applicant is proposing the following conditions for the requested R-4 zoning:</p> <ul style="list-style-type: none">▪ There will be no direct vehicular access from South Cedar Street to any of the six (6) lots.▪ All vehicular access for the three (3) lots within the 1700 block of South Cedar Street will be via the platted alley right-of-way along their east property lines.

**BACKGROUND
CONTINUED**

- All vehicular access for the three (3) lots within the 1900 block of South Cedar Street will be via the platted alley right-of-way along their east property lines, or from Charles Bussey Avenue with a future dedicated access easement along the lots' rear (east) property lines.

The lots are currently undeveloped. The lots are located in an area predominantly zoned R-3, Single-Family District, with a scattering of R-4 zoned lots and duplexes. There is some C-3 zoning at the intersections of West 18th Street & South Pine Street, and Charles Bussey Avenue & South Pine Street. A POD, Planned Office Development, is located to the northwest at West 17th Street & South Elm Street.

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, with conditions. Staff views the request as reasonable. The property is located in an area primarily zoned R-3, with a scattering of other zonings and uses, including R-4 zoned lots and duplex structures. The requested R-4 zoning will be compatible with the neighborhood and will represent a continuation of the zoning pattern within this overall area. Staff believes the rezoning of these lots to R-4 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its January 30, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Hope, Stephens Area Faith and Love Neighborhood Associations were notified of the public hearing.