

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 18, 2024 AGENDA**

<p>Subject:</p> <p>An ordinance rezoning the property located at 2012 Washington Street from R-3, Single-Family District, and C-3, General Commercial District, to R-3 (Z-9978).</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 0.16-acre property located at 2012 Washington Street is requesting that the property be reclassified from R-3, Single-Family District, and C-3, General Commercial District, to R-3.</p> <p>None.</p> <p>Staff recommends approval of the R-3 Rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays and 3 absent.</p> <p>The property owner is requesting to rezone the 0.16-acre property, located at 2012 Washington Street, from R-3, Single-Family District, and C-3, General Commercial District. to R-3, to rehabilitate the existing structure on the site as a single-family residence.</p> <p>The property is occupied by a one (1)-story frame single-family residential structure. A one (1)-car driveway from Washington Street serves as access to the property.</p>
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**BACKGROUND
CONTINUED**

The City's Future Land Use Plan designates this property as Residential Low (RL) Density, and the proposed R-3 zoning does not require an amendment to the Future Land Use Plan.

The Planning Commission reviewed this request at their May 9, 2024, meeting and there were no objectors present. All owners of property located within 200 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.