

January 11, 2024

ITEM NO.: 5

FILE NO.: Z-9868

NAME: Rezoning from R-2 to R-4

LOCATION: 8201 – 8221 West 22<sup>nd</sup> Street

DEVELOPER:

Stanley Phillips  
6204 Sandy Lane  
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

JBE Contractors, Inc. – Owner  
Stanley Phillips – Agent

SURVEYOR/ENGINEER:

Harbor Environmental  
5800 Evergreen Drive  
Little Rock, AR 72205

AREA: 0.94 acre

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 10

CENSUS TRACT: 24.03

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the 0.94 acre property located at 8201-8221 West 22<sup>nd</sup> Street from "R-2" Single Family District to "R-4" Two-Family District. The property is comprised of four (4) platted lots, Lots 1 thru 4, Alexie Addition.

B. EXISTING CONDITIONS:

The property is undeveloped and mostly wooded. The property slopes downward slightly from front to back (north to south).

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Boyle Park Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes

and cluster homes, provided that the density remains less than 6 units per acre. The application is to rezone from R-2 to R-4.

Northeast of the application area is an area of Residential Medium Density (RM) use along Scotty Court developed with duplexes. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The surrounding area is all Residential Low Density (RL) developed with single family homes.

This site is not in an Overlay District.

Master Street Plan:

W 22nd Street is a Local Street on the Master Street Plan. Local public streets are designed to provide access to adjacent property with the movement of traffic being a secondary purpose. Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

The Master Bike Plan shows no facilities in this area.

Historic Preservation Plan:

This property is not a contributing structure and is not located in a Historic District.

H. ANALYSIS:

The applicant requests to rezone the 0.94 acre property located at 8201-8221 West 22<sup>nd</sup> Street from "R-2" Single Family District to "R-4" Two-Family District. The property is comprised of four (4) platted lots, Lots 1 thru 4, Alexie Addition.

The property is undeveloped and mostly wooded. The property slopes downward slightly from front to back (north to south).

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. The requested R-4 zoning will not require an amendment to the future land use plan.

Staff is supportive of the requested R-4 rezoning. Staff views the request as reasonable. The property is in an area containing a mixture of zoning and uses. Existing R-4 zoning, as well as higher density residential zoning, is located in this immediate area. The proposed R-4 zoning will not be out of character with the existing zoning pattern in this general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.

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PLANNING COMMISSION ACTION:

(DECEMBER 14, 2023)

This item was deferred to the January 11, 2024 agenda at the request of the applicant.