

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 15, 2021 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance rezoning property located on the south side of Lee Summit Drive, between Wren Road and Cardinal Road from R-2, Single-Family District, to R-4, Two-Family District (Z-9576).	√ Ordinance Resolution	
Submitted By: Planning & Development Department		Bruce T. Moore City Manager

SYNOPSIS

The owner of the 0.39-acre property located on the south side of Lee Summit Drive, between Wren Road and Cardinal Road is requesting that the property be reclassified from R-2, Single-Family District, to R-4, Two-Family District.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the R-4 rezoning. The Planning Commission voted to recommend approval by 8 ayes, 2 nays, 0 absent and 1 open position.

BACKGROUND

Damien Nelson, owner of the 0.39-acre property located on the south side of Lee Summit Drive, between Wren Road and Cardinal Road, is requesting that the property be rezoned from R-2, Single-Family District, to R-4, Two-Family District. The property is comprised of two (2) lots; Lots 36 and 37, Block 7, Westwood Heights Addition (unrecorded). The rezoning is proposed in order to construct one (1) duplex on each lot.

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

**BACKGROUND
CONTINUED**

Undeveloped R-2 zoned lots are located east and west of the property, within the Westwood Heights Addition. Single-family residences on R-2 zoned lots, also in the Westwood Heights Addition, are located across Lee Summit Drive to the north. Undeveloped lots and the old Hindman Golf Course, zoned R-2 and PR, Park and Recreation District, are located to the south.

The City's Future Land Use Plan designates this property as RL, Residential Low Density. The requested R-4 zoning will not require a plan amendment.

The Planning Commission reviewed this request at their May 13, 2021, meeting and there were several 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.