

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 3, 2025 AGENDA**

Subject	Action Required	Approved By:
<p>An Appeal of the Planning Commission’s denial of a rezoning from R-2 to R-4 for 45 lots, located along Mountain Vista Drive and Summit View Drive (Z-10064).</p> <p>Submitted by:</p> <p>Department of Planning and Development</p>	<p>√ Ordinance Resolution</p>	<p>Delphone Hubbard Acting City Manager</p>
<p>SYNOPSIS</p>	<p>The applicant, Apex Professional Construction, LLC, is appealing the Planning Commission’s recommendation of denial of the rezoning from R-2 to R-4 for 45 lots located along Mountain Vista Drive and Summit View Drive.</p>	
<p>FISCAL IMPACT</p>	<p>None</p>	
<p>RECOMMENDATION</p>	<p>Staff recommends denial of the Appeal, denial of the R-4 rezoning. The Planning Commission recommended denial by a vote of 3 ayes, 7 nays, and 1 open position.</p>	
<p>BACKGROUND</p>	<p>The applicant proposes to rezone 45 lots of the 57 lots in the Vista Pointe subdivision from “R-2” Single-family District to “R-4” Two-family district.</p> <p>The Vista Pointe subdivision is platted with 57 lots. Lots 2, 3, 13, 18, 24, 27, 30, 32, 42, 46, 48, and 56 are currently occupied by single-family residences. The remaining lots are undeveloped. Mountain Vista Drive is the only access to the subdivision and is connected to Skyline Drive in Saline County.</p>	

**BACKGROUND
CONTINUED**

The request is in the Otter Creek Planning District. The Land Use Plan shows 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 for the requested area.

The applicant's intent is to construct two-story, townhouse-style duplexes on the 45 undeveloped lots. The proposed 1464 square foot townhouses are designed to match the character of the existing homes. Each townhouse is designed with a one-car garage and independent driveway access.

The Planning Commission reviewed this request at their February 13, 2025, meeting, and there were eleven (11) 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.