Lemons Engineering Consultants, Inc.
204 West Cherry Street
Cabot, Arkansas 72023
(501) 605-7565
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May 8, 2024

City of Bryant, Arkansas
Community Development
210 SW 3rd Street
Bryant, Arkansas 72022

Re: Rezone Request – From R-2 to R-1-S
3927 Springhill Road, Bryant, AR
Parcel #840-11855-000

To Whom It May Concern:

Please accept this letter as a formal request for a Rezone on the subject property located at 3927 Springhill Road, Bryant, AR. We ask that this request be included on the agenda of the June 10, 2024, City of Bryant Planning Commission meeting.

Attached you will find the Rezone Application, Authority Letter from the Owner establishing the Designee, and a recent survey of the property. From inspecting the survey you will find that the shape of the lot is relatively strange. Whereas the parcel contains 4.89 acres, the width of the tract is only 148.52 feet. This unusual shape will cause us to only have one row of lots along a planned road. Due to this limitation, we feel the rezone is justified.

We have included a word document version of the legal description to assist in creating all documents necessary for this rezone to be heard. Please review the enclosed and contact me if additional information is needed.

Sincerely,

Tim Lemons, PE