

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 19, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Honeysuckle Place – Phase 2 – PD-R, located on the east side of Honeysuckle Lane (6800 Block) (Z-9121-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 2.50-acre property, located on the east side of Honeysuckle Lane, be rezoned from R-2, Single-Family Residential District, to PD-R, Planned District - Residential to allow a six (6)-lot Single-Family Residential Subdivision.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the Revised PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position.
BACKGROUND	<p>On April 7, 2024, the Planning Commission approved SCK Place, LLC, Short-form PD-R to construct Phase 1 that contained five (5) lots as a residential development. On May 3, 2016, the Board of Directors passed Ordinance 21,233 that allowed the development Phase 1, 6819-6823. Honeysuckle Lane was developed to contain multi-family uses, while 6825-6827 Honeysuckle Lane was developed to contain single-family residences.</p> <p>The applicant is proposing to begin Phase 2 of the residential development by subdividing 2.5 acres into six (6) lots for single-family residences. Lot 9, located in the western portion</p>

**BACKGROUND
CONTINUED**

of the property, will be one (1) acre in area, Lots 10-14 will be 0.30 acre in area. The development represents a continuation of the existing PD-R to the south of the proposed site. Lot 9 will be reserved while the remaining lots will be for sale. All remaining aspects of the previously approved development will remain unchanged.

Subject property is surrounded by residential zoning and uses in all directions.

The proposed lot dimensions for Lot 9 are shown to be approximately 164 feet wide by 235 feet deep. The dimensions for Lots 10-14 are shown to be approximately 80 feet wide by 165 feet deep.

Building heights for the homes will not exceed the maximum height for R-2 zoning, thirty-five (35) feet or 2.5 stories. The proposed development will feature single-family homes that will have exterior facades matching homes in the area and immediately adjacent to the property – brick, siding, or a combination of both.

The plan shows twenty-five (25) foot, front and rear yard building setbacks and eight (8) foot side yard building setbacks for all lots.

The development will be accessed from the east along Honeysuckle Lane from an existing easement that runs east-west between the development to the south and the proposed Phase 2 development to the north.

The plan does not show parking for the residential development. All parking must comply with Section 36-502 of the City's zoning ordinance which requires one (1) parking space per dwelling unit.

The applicant did not provide a signage plan at this time. Any signs must comply with Section 36-551 of the City's zoning ordinance (signs permitted in residential one- and two-family zones).

The Planning Commission reviewed this request at their October 10, 2024, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.