

FILE NO.: Z-9121-A

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NAME: Honeysuckle Place – Phase 2 – PD-R

LOCATION: East side of Honeysuckle Lane (6800 Block)

DEVELOPER:

Ashley Rodriguez (Owner)  
6827 Honeysuckle Lane  
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Nick Tucker (Agent)  
PO Box 1021  
Cabot, AR 72023

SURVEYOR/ENGINEER:

Nick Tucker (Agent)  
PO Box 1021  
Cabot, AR 72023

AREA: 2.5 acres

NUMBER OF LOTS: 6

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 12

CENSUS TRACT: 24.05

CURRENT ZONING: R-2

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BACKGROUND:

On April 7, 2024, the Planning Commission approved SCK Place, LLC, Short-form PD-R to construct Phase I 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.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now 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 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.

B. EXISTING CONDITIONS:

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

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property 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:

1. Per City Code 31-89 (5) for a preliminary plat, a storm drainage preliminary analysis is required showing drainage data for all watercourses entering and leaving the plat boundaries. The storm drainage analysis shall be prepared in sufficient detail to illustrate the proposed system's capability of accommodating storm events as required by the stormwater management and drainage manual. The preliminary plat shall also show drainage arrows indicating how drainage arrives at the site and drainage arrows how it leaves the site post development. Indicate where the storm sewer pipes are located within the development also. Additionally, provide profile and cross-sectional views of the detention structure outlet/spillway. Delineation of the drainage areas pre and post construction with respective discharges via rational method shall also be shown. The preliminary plat shall also contain all information as outlined in City Code 31-89.
2. The property or portion of the property lies within the 100-year floodplain. The lowest finished floor (including basement) of the proposed structure must be elevated to at least 1 foot above the base flood elevation. Attendant utility and sanitary facilities must be elevated to above the base flood elevation. The finished floor elevation of at least 1 foot above the base flood elevation must be shown on the grading plan and all preliminary and final plats.
3. A Special Flood Hazard Development Permit is required to be obtained prior to beginning construction. The Special Flood Hazard Development Permit application can be found at <https://www.littlerock.gov/city-administration/city-departments/public-works/>. Special Flood Hazard Development Permits are issued by the Public Works Department at 701 West Markham Street and no fee collected for issuance. Contact Vince Floriani in Public Works at 501-371-4823 or [VFloriani@littlerock.gov](mailto:VFloriani@littlerock.gov) to schedule an appointment for issuance or to answer any questions.

4. Per City Code 29-186 (c), a grading permit is required for land alteration on properties within the designated floodplain without exception. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or [Permits@littlerock.gov](mailto:Permits@littlerock.gov) to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
5. If any future structure will be located within the 100 year floodplain, an elevation certificate of the finished floor elevation must be provided to the Public Works Department at 701 West Markham Street prior to the issuance of a certificate of occupancy. Contact Vince Floriani in Public Works at 501-371-4823 or [VFloriani@littlerock.gov](mailto:VFloriani@littlerock.gov) to schedule an appointment for issuance or to answer any questions.

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

Little Rock Water Reclamation Authority:

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

**Grade**

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade.** **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If**

**the grade exceeds 10 percent, approval will be denied, and the applicant must submit request to be reviewed by Fire Chief for Approval.**

**Loading**

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**One- or Two-Family Residential Developments.**

**As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments.** Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

**Exceptions:**

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

**Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1. **If you have any additional questions, please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.**

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

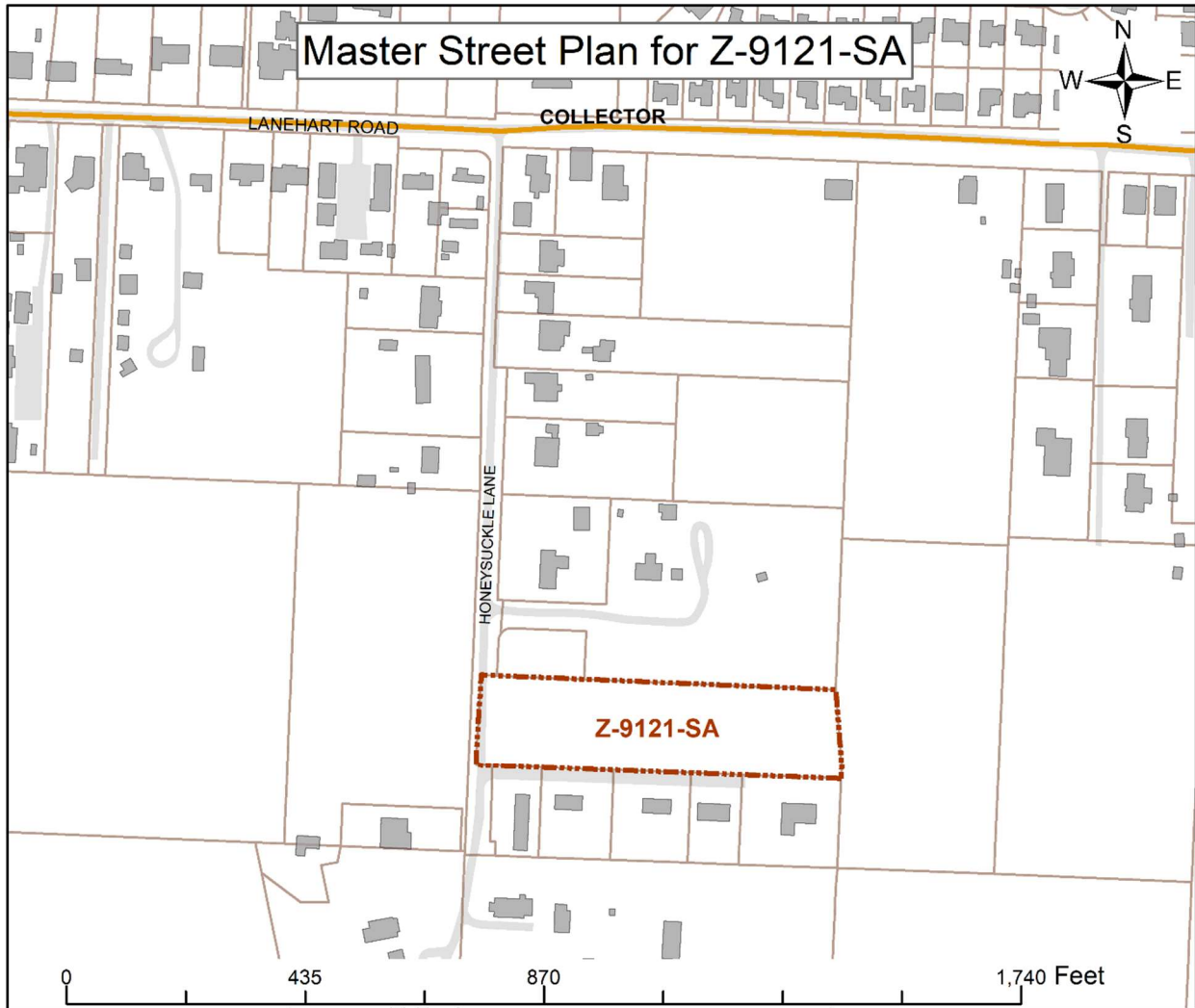
The request is in the 65th Street West Planning District. The Land Use Plan shows RL for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional 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 revise the existing Planned Development-Residential (PD-R) for Phase 2.

Surrounding the application area on the north are single family homes on large tracts. To the east of the subject site is a large partially wooded tract. South of the site are single family homes, duplexes, and a four-plex in a Planned Development – Residential district. Across Honeysuckle Lane on the west is a large undeveloped wooded tract.

This site is not located in an Overlay District.

Master Street Plan:

Honeysuckle Lane is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard 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:

Honeysuckle Lane is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

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 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).

All sight lighting must be low-level and directed away from adjacent properties.

Staff is supportive of the application. The proposed development is located in an area of similar and more dense residential properties. Phase 2 represents only a minor increase in density within the area. Most properties south of the proposed site contain more dense residential use. Although there will be a minor increase in traffic, staff feels the proposed Phase 2 development will have no adverse impact within the area. Most of the properties to the north and east of the site remain undeveloped. Properties to the south and west of the site contain PD-R zoning and uses. The applicant is not requesting any variances with this application. To staff's knowledge, there are no outstanding issues associated with this application.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-R zoning subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.

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PLANNING COMMISSION ACTION:

(OCTOBER 10, 2024)

The applicant was present. There were no persons registered in opposition. Staff presented the item, and a recommendation of approval as outlined in the “staff analysis” above. The item remained on the Consent Agenda for Approval. The vote was 8 ayes, 0 nays, 2 absent and 1 open position. The application was approved.