

**BACKGROUND
CONTINUED**

The application is to construct a single-family residence on each lot. Each residence will have a zero (0) setback from the north property line of each lot, a two (2) foot setback from the east property lines, a ten (10) foot setback from the south property lines and a five (5) foot setback from the west property lines. Each lot will have a driveway from the common asphalt area between the lots and the townhome development to the east. The proposed homes are not to exceed a building height of thirty-five (35) feet.

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

If a dumpster is to be located on the overall site, it must be screened as per Section 36-253 of the code.

The Planning Commission reviewed this request at their March 12, 2026, meeting, and there were no 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