

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 19, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Honeysuckle Place – Phase 2 – Revised PD-R, located on the east side of Honeysuckle Lane (6800 Block) (Z-9121-B).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Delphone Hubbard City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The applicant requests to rezone the one (1) acre property from PD-R to Revised PD-R to allow an eight (8) lot single-family residential development.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>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, and 3 absent.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>The applicant is proposing to revise the previously approved planned development by subdividing the one (1) acre lot, Lot 9, to create three (3) separate lots to be developed as single-family residences similar to Phase 1. The development represents a continuation of the existing PD-R to the south of the proposed site. The three (3) newly created lots will be for sale. All remaining aspects of the previously approved planned development will remain unchanged.</p> <p>The subject property is surrounded by residential zoning and uses in all directions. The proposed dimensions for each newly created</p>	

**BACKGROUND
CONTINUED**

The lot will be similar to Phases 1 & 2, utilize the same access, contain similar elevations, setbacks, and construction materials approved for Phases 1 & 2.

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. All signage 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 June 13, 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.