

October 9, 2025

ITEM NO.: 2

FILE NO.: S-2002

NAME: Cottage at Carter Lane – Preliminary Plat

LOCATION: 4209 Carter Lane

DEVELOPER:

Carter Lane, LLP
24 Rahling Circle
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Carter Lane, LLP (Owner)

Tim Daters (Agent)

SURVEYOR/ENGINEER:

White-Daters & Associat
24 Rahling Circle
Little Rock, AR 72223

AREA: 5 acres

NUMBER OF LOTS: 23

FT. NEW STREET: 800 LF

WARD: 5

PLANNING DISTRICT: 19

CENSUS TRACT: 42.12

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

1. Variance to allow reduced lot width for corner lots.
 2. Variance to allow reduced street side building setbacks.
-

STAFF UPDATE:

Staff recommends this application be deferred to the November 13, 2025 agenda to allow the applicant additional time to meet with the Fire Department regarding the issue of secondary access. The deferral will not be charged to the applicant.