

September 11, 2025

ITEM NO.: 4

FILE NO.: S-2002

NAME: Cottages 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 & Associates
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 a reduced front setback for two (2) corner lots.
2. Variance to allow a reduced right-of-way width for a residential street.

STAFF UPDATE:

The applicant submitted a letter to staff on August 27, 2025 requesting this application be deferred to the October 9, 2025 agenda. Staff supports the deferral request.