

November 13, 2025

ITEM NO.: 4

FILE NO.: S-2002

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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  
White-Daters & Assoc. - agent

SURVEYOR/ENGINEER

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

AREA: 5 acres

NUMBER OF LOTS: 23

FT. NEW STREET: 850 LF

WARD: 5

PLANNING DISTRICT: 19

CENSUS TRACT: 42.12

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

1. Variance to allow reduced lot width (corner lots).
2. Variance to allow reduced front/street side building setbacks.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to subdivide 5 acres into 23 lots for single family residential development. The subdivision will contain 850 linear feet of new streets.

B. EXISTING CONDITIONS:

There is an existing single family residence within the west half of the property. The east half of the property is undeveloped and contains a creek.

C. NEIGHBORHOOD COMMENTS:

All owners of property abutting the site and all neighborhood associations registered with the City Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. Drives may not exceed 40% of the lot width.
2. City of Little Rock Residential Road Standard is min. 50 ft ROW, plans show only 45 ft.
3. Subdivision must provide sidewalk per City Standard.
4. Boundary street requirements for Carter Lane shall be done in accordance with city Residential Street Standards.
5. How are you going to detain in line?
6. The drainage on the east, how are you going to maintain the private responsibility of not forcing that onto your neighbors? Swale?
7. Provide Finished Floor Elevations for all lots near the creek, also show the possible extents of flooding with the show Q of 740CFS.
8. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
9. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
10. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
11. Arkansas Fire Prevention Code 2021 Volume 3 Residential Chapter 4 Foundations Section R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152mm) within the first 10 feet (3048mm).  
**Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152mm) of fall within 10 feet (3048mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048

mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. The boundary street improvements on Carter Lane should connect with the improvements to the south and at least 1 inlet is recommended to be provided with those improvements;
2. A ditch is recommended to be constructed along the north property line connecting into the creek;
3. The creek bank is recommended to be constructed with measures for bank stabilization and armoring at all change of directions to prevent erosion and scour;
4. The 18" ditch on the south is recommended to be constructed with Phase 1;
5. Ditching with steeper than 3:1 side slopes will not be accepted by the City of Little Rock for maintenance and should be noted on the final plat;
6. Due to the history of flooding, finished floor elevations should be set at least 1 ft higher than the predicted water surface elevation during 100 yr event for all lots in the subdivision;
7. Due to the lack of access to the rear of the lots 9-14 for ditch maintenance, a concrete ditch is recommended to be constructed along the east property line.
8. A pipe invert or flared end section is recommended to be installed on the existing 48 in concrete pipe located at the rear of lot 9 to direct stormwater into the pipe;
9. Roofs and front yards are recommended to drain to the street.
10. Compliance with Public Works Comments #1 thru #7 and #9;
11. Carter Lane boundary street improvements shall be constructed with Phase 1;
12. Install ditch on north property line to the creek with Phase 1;
13. No fence or other obstruction shall be placed within any drainage easement and should be noted on the final plat;
14. Since no access is provided, the drainage easements at the rear of Lots 1-8 and Lots 9-14 will not be maintained by the City of Little Rock and should be noted on the final plat and bill of assurance to be maintained by the Property Owner's Association;
15. Prior to the approval of the final plat for Phase 2, a temporary turnaround shall be provided at the end of the street, 100% of the stormwater detention capacity provided for all subdivision phases, and complete all creek channelization work;

16. The south hammerhead of Old Cottage Cove exceeds 150 ft. The fire code requires a turnaround to be provided for streets exceeding 150 ft. Obtain approval from LRFD to vary from the fire code;
17. The owner should obtain all necessary state and federal permits prior to beginning construction;
18. Provide a stormwater end treatment to direct all stormwater in the east ditch into the existing 48-inch underground drainage pipe. Provide an emergency overflow for the 100-year storm event.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority:

Please submit plans for sewer main extension.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

Provide a 10' utility Easement along Old Cottage Ln. on either side.

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water.

That work would be done at the expense of the developer.

A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges.

Fire Department:

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

**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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

**Dead Ends.**

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

**Gates**

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No Comments.

G. Transportation/Planning:

Rock Region Metro: No comments received.

Planning Division:

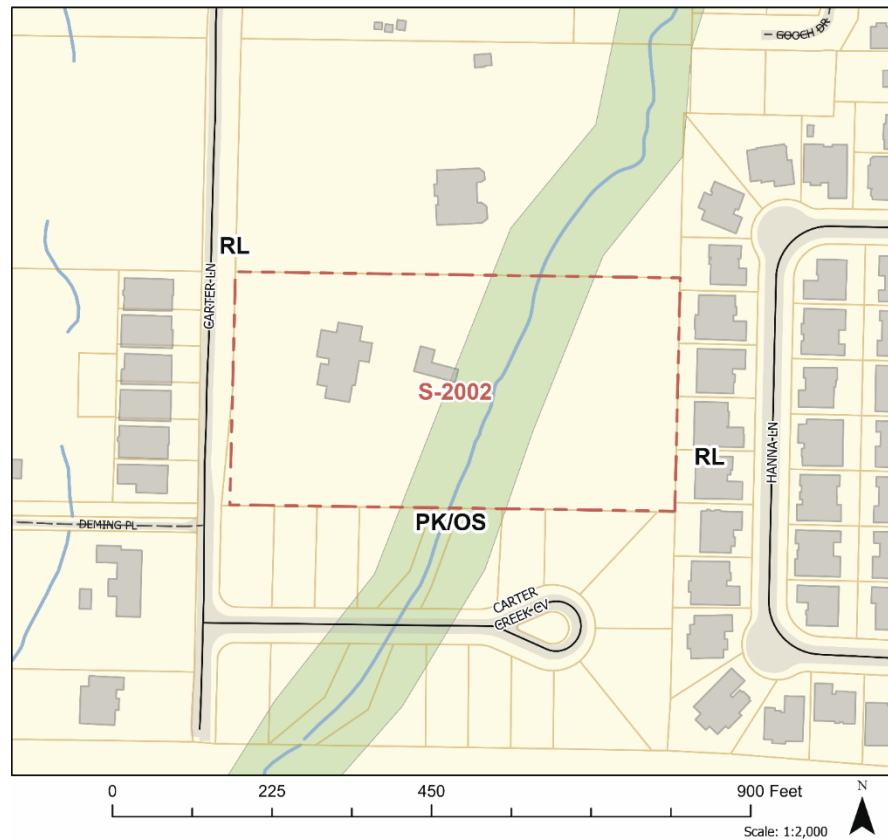
Land Use Plan:

The request is in the Chenal Planning District, District 19. The Land Use Plan shows Residential Low Density (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 for a Preliminary Plat.

Surrounding the application area is designated for Residential Low (RL) uses and is characterized by single-family homes. An area designated for Park and Open Space uses is shown bisecting the application from north to south along a creek which encompasses the riparian areas abutting the creek.

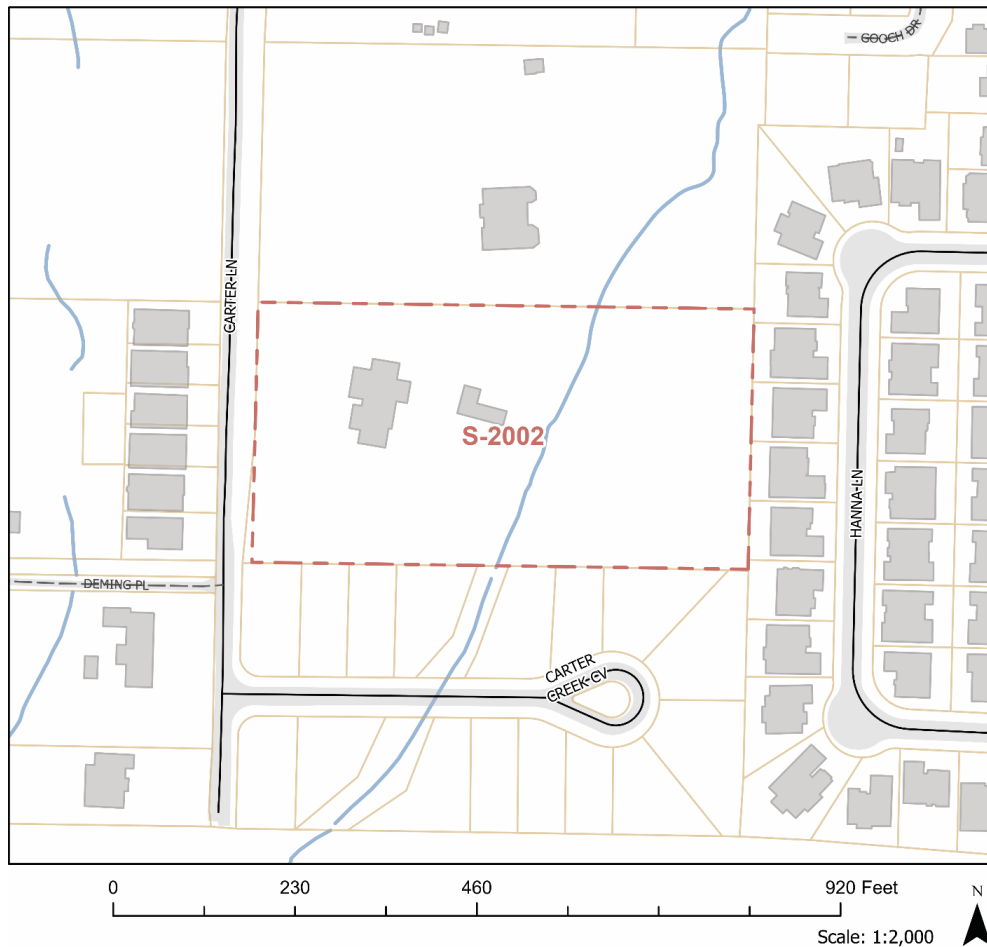
This site is not located in an Overlay District.

## Future Land Use Plan for S-2002

Master Street Plan:

Carter 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. Carter Lane is a dead-end road and currently serves more than 30 residences as the sole route for ingress and egress.

## Master Street Plan for S-2002



### Bicycle Plan:

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

### Historic Preservation Plan:

This property is located in the Central High National Register Historic District.

## H. ANALYSIS:

The applicant requests to subdivide five (5) acres into 23 lots for single family residential development. The subdivision will contain 850 linear feet of new street.

The property contains an existing single-family residence located within the west half of the property. The east half of the property is undeveloped and mostly tree covered. A creek is located in the east half of the overall property. A driveway from Carter Lane is located at the southeast portion of the property.



The applicant proposes to develop the subdivision in three (3) phases as follows:

Phase 1 - Lots 1-2 and Lots 21-23

Phase 2 - Lots 3-7 and Lots 16-20

Phase 3 - Lots 8-15

Lots 1 thru 8 and Lots 15 thru 22 will front on Old Cottage Lane which will run east/west from Carter Lane, through the center of the overall property. Lots 9 thru 14 will take access from Old Cottage Cove, which runs north/south at the east end of Old Cottage Lane. Lot 23 will take access from Carter Lane. The new streets within this subdivision will have 45 feet of right-of-way and be constructed to minor residential standards as per to the City's Master Street Plan.

The applicant is requesting two (2) variances with the proposed preliminary plat. Section 36-254 (d)(1) of the City's Zoning Ordinance requires a minimum 25-foot front building setback for R-2 zoned lots. Section 31-256 of the City's Subdivision Ordinance requires minimum street setbacks of 25 feet for corner lots. Therefore, the applicant is requesting a variance to allow Lot 23 with a 15-foot front setback and Lots 1 and 22 with 15-foot street side setbacks, all along the Carter Lane frontage. Staff supports the variance request.

Section 31-232 (e) requires a minimum lot width of 75 feet for residential corner lots. Lots 1 and 22 have lot widths of 67.5 feet. Therefore, the applicant is requesting a variance to allow the reduced lot width. Staff supports the variance request.

Stormwater detention areas will be located south of Lots 15-20 and east of Lots 8 and 15, between these lots and Old Cottage Cove. As of this writing, the applicant is working to submit Engineering Analysis for Stormwater Drainage as required by Section 31-90 of the code to the engineering divisions. Any issues with drainage must be resolved prior to a Grading Permit being issued for the property.

The applicant has proposed two (2) possible future secondary access points for the Carter Lane area. The first is located between Carter Lane and LaMarche Drive through property owned by this same developer, via Derring Place located just south of this property. The other possible secondary access will be extending the proposed Old Cottage Cove roadway to the north and tying into Gooch Drive to the northeast.

The Staff's knowledge, there are no outstanding issues associated with the proposed preliminary plat. Staff supports the preliminary plat with variances.

I. STAFF RECOMMENDATION:

Staff recommends approval of the preliminary plat, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis of the agenda staff report.

November 13, 2025

ITEM NO.: 4 (CONT.)

FILE NO.: S-2002

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PLANNING COMMISSION ACTION:

(SEPTEMBER 11, 2025)

This item was deferred to the October 9, 2025 agenda at the request of the applicant.

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PLANNING COMMISSION ACTION:

(OCTOBER 9, 2025)

Item was deferred to the November 13, 2025, agenda to allow the applicant additional time to meet with the Fire Department. The deferral will not be charged to the applicant as it is staff's request.