

FILE NO.: Z-6051-J

NAME: Arkansas Systems Tract 4, Long-form PCD

LOCATION: Located on the East side of Chenal Parkway and South of Systems Drive

DEVELOPER:

Arkansas Systems Land Company, LLC
425 West Capitol Avenue, Suite 300
Little Rock, AR 72201

ENGINEER:

White Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 5.11 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

CURRENT ZONING:

PCD

ALLOWED USES:

C-3, General Commercial District and a specific listing of additional uses

PROPOSED ZONING:

PCD

PROPOSED USE:

C-3, General Commercial District and a specific listing of additional uses

VARIANCE/WAIVERS:

1. A variance Section 36-341 to allow parking over the box culvert and in the floodway.
2. A variance from the City's Land Alteration Ordinance to allow grading of the entire site with construction of the proposed box culvert and creek relocation, as per the approved 404 permit.
3. A variance from Sections 30-43 and 31-210 to allow the drive on Arkansas Systems Drive nearer the property line than typically allowed per ordinance.