

**BACKGROUND
CONTINUED**

The property is located south of Central High School, and within the Paul Laurence Dunbar School Neighborhood Historic District.

The site plan shows a 29.2-foot setback from the front property line, 10.2 feet from the south property line, 4.9 feet from the north property line and well over twenty-five (25) feet from the rear (west) property line.

Hours of operation will be from 9:00 AM – 5:00 PM each day of the week, with the exception of Monday. Special events and scheduled tours will be accommodated and the full-time, live-in caretaker (within the planned carriage house) shall provide the necessary security and hospitality simulating a single-family residence.

The applicant proposes to construct a new, one (1)-story 1,900 square-foot carriage house in the northwest corner of the property, with access provided by a new fourteen (14)-foot wide grass block driveway and concrete apron along West 19th Street.

A portion of the rear interior yard, located between the proposed carriage house and museum, will be secured by a new six (6)-foot wood opaque fence with finished face visible, an irrigated, master garden with stone walkways and a sitting area and the repair of an existing concrete pad, if required.

The remaining interior yard along West 19th Street will include a new four (4)-foot tall wood picket fence with sliding wood picket fence gates at the carriage house and concrete pad. The existing concrete porch and steps on the northwest corner of the building will be demolished and replaced by a new concrete porch with a built-in hydraulic wheelchair lift and railings. The ADA van parking space will be located in this area.

Staff feels the dedicated parking spaces along West 19th Street, South Cross Street and the interior yard are sufficient to serve the proposed use.

The Planning Commission reviewed this request at their January 11, 2024, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.