

File No.: Z-10144

Owner: Ayyel Saleh and U Trade, LLC

Applicant: Ron Woods Architect (Agent)

Address: 5400 South University Avenue

Legal Description: Tract 1: Part of the SE ¼, Se ¼, Section 24, T 1 N, R13W, now in the City of Little Rock, Pulaski County, Arkansas

Tract 2: All that part of the SE ¼, of the Se ¼, of Section 24, Township 1 North, Range 13 West, Pulaski County, Arkansas

Current Zoning: C-4

Present Use: Car Wash / Dealership Facility

Proposed Use: New Commercial Retail Construction

Variance(s) Requested: A variance is requested from the area provisions of Section 36-302 to allow a building with a reduced rear yard setback in a C-4 District.

Justification: The applicant's justification is presented in an attached letter.

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:
No Comment

B. Landscape and Buffer Comments:

All landscape and buffer areas for the new development must comply with Chapters 15 and 36 of the City of Little Rock Code of Ordinances.

C. Building Codes Comments:

All new construction projects are required to have full plan submittal and permits issued. Coordinate with Curtis Richey at 501-371-4724 crichey@littlerock.gov or Tim Whitener at 501-371-4875 twhitener@littlerock.gov Rezoning or a variance does not allow construction to begin.

D. Analysis:

The C-4 zoned property located at 5400 South University Avenue is comprised of 0.01-acres and is currently occupied by a car dealership/ car wash facility. The property is mostly paved with some open grass area to the southwest and generally slopes downward from north to south.

The property is bordered to east by University Avenue, to the north and south by C-4 zoned uses, and C-3 zoned properties to the west across 63rd Avenue.

The applicant proposes to remove the existing structure and construct a new 18,164 square foot commercial retail structure located at the central portion of the site with a new paved parking area along the east side of the property bordering University Avenue.

The site plan indicates the proposed structure will be located one-hundred twenty (120) feet from the south (side) property line, fifteen (15) feet from the north (side) property line, forty-five (45) feet from the east (front) property line, and fifteen (15) feet from the west (side) property line with a 50 space parking area bordering the east perimeter of the new structure.

The proposed site will utilize the existing two (2) access drives connecting to South University Avenue at the northeast corner and east central portion of the site. The location of the structure is proposed to allow for economic construction, gain of expanded parking, and utilization of existing paved entry points.

Section 36-302(e)(3) *Rear yard*, states, "There shall be a rear yard having a depth of not less than twenty-five (25) feet. In the case of a corner lot, however, and when providing an exterior side yard of forty-five (45) feet, the rear yard may be reduced to not less than fifteen (15) feet.

Staff is supportive of the requested variances. Staff views the requests as reasonable. The proposed location of the new structure will be situated on the site in a manner similar to other developments in the immediate area. Staff believes that the variances will have no adverse impact on the adjacent properties or the general area.

E. Staff Recommendation:

Staff recommends approval of the requested rear yard setback reduction, subject to the descriptions and any conditions in the "staff analysis," and the following conditions:

1. A building permit being obtained for all construction.
2. Abide by all site development requirements for C-4 zoned properties.
3. Compliance with the Landscape and Buffer requirements of Chapters 15 and 36 of the City's code.