



WOODS
GROUP ♦ ARCHITECTS, INC.

February 14, 2025

Mr. Romie Price
Planning and Development
City of Little Rock
523 Markham St.
Little Rock, AR 72201

RE: 5400 University Ave. – Retail Lease Facility

Mr. Price:

We are submitting our project to the Board of Adjustment for approval of a setback variance. We are developing a commercial retail facility that will provide lease spaces for Mercantile and Office purposes. Due to the irregular shape of the site, the building needs to be oriented parallel to University Avenue. In this alignment, a small part of the building encroaches into rear yard setback, reducing it to approximately 13 feet. If the building is not aligned parallel to University Avenue, we lose approximately 40% of the parking we could otherwise attain. This would be a serious hardship and may make the project unfeasible to develop. We hope you would favorably consider our variance request.

Sincerely,
WOODS GROUP ARCHITECTS



Ron Bene' Woods, AIA

5400 SOUTH UNIVERSITY AVENUE

GENERAL LOCATION

The west side of University Drive, between the intersections of West 53rd Street on the north and Mabelvale Pike on the north.

LEGAL DESCRIPTION

Tract 1: Part of the SE1/4 SE1/4, Section 24, T1N, R13W, now in the City of Little Rock, Pulaski County, Arkansas, more particularly described as follows: Commencing at the Southwest corner of said SE1/4 SE1/4, thence North 175.0 feet; thence East 110.0 feet; thence North 162.77 feet; thence East 120.04 feet to the point of beginning, thence North 00 degrees 40 minutes 04 seconds West 305.03 feet; thence North 89 degrees 45 minutes 31 seconds East 106.4 feet, thence South 00 degrees 13 minutes 13 seconds East 32.7 feet, thence South 00 degrees 14 minutes 28 seconds East 113.1 feet; thence South 89 degrees 54 minutes 01 seconds East 135.1 feet to a point on the West right of way line of US Highway No. 67-70, thence South 06 degrees 22 minutes 29 seconds West, and along the West right of way line of said Highway, 100.0 feet; thence North 89 degrees 25 minutes 40 seconds West 122.7 feet; thence South 00 degrees 39 minutes 51 seconds East 49.75 feet, thence South 89 degrees 20 minutes 09 seconds West 75.75 feet; thence South 00 degrees 39 minutes 51 seconds West 10.3 feet; thence South 89 degrees 20 minutes 09 seconds West 29.7 feet to the point of beginning.

Tract 2: All that part of the SE1/4 of the SE1/4 of Section 24, Township 1 North, Range 13 West, Pulaski County, Arkansas, described as follows: Commencing at a point that is 337.26 feet East and 150 feet North of the Southwest corner of the said SE1/4 SE1/4, run thence North for 25 feet; thence West for 227.26 feet; thence North for 162.77 feet; thence East for 150.04 feet; thence North 10 feet; thence East for 67.2 feet to the Point of Beginning of property herein described; thence North 0°10' West a distance of 49.85 feet; thence South 89°26'59" East a distance of 8.14 feet to a #4 rebar with cap #261 on the South line of property described in Pulaski County, Arkansas Document No. 87-65733; thence South 0°39'51" East along the South line of said property (Doc 87-65733) a distance of 49.79 feet to a #4 rebar with cap #261; thence South 89°20'09" West along the South line of said property (Doc. 87-65733) a distance of 8.62 feet to the Point of Beginning, containing 0.01 acres (417 square feet) more

VARIANCE JUSTIFICATION

The site's irregular shape constricts the property from being developed efficiently from a site planning perspective. The building has to be parallel to University Avenue to be developed to its maximum potential for vehicular circulation and parking.