



**BACKGROUND  
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The proposed development is to consist of a one (1)-story, 3,600 square-foot office building. The applicant indicates the building will be divided into two (2) equal-sized suites with office space in the front and garage space at the rear. A fifteen (15) space parking lot is proposed to be located behind the building with access off of Morgan Cemetery Road. The approved plat included a shared driveway off of Highway 10. For this lot to use the shared driveway would require bridging a drainage way so the applicant chose to use the side street for access.

The proposed building will have a height of 22'8" to the roof ridge. The building setbacks exceed the minimum under the Highway 10 Design Overlay District (DOD). The perimeter landscape areas also exceed the minimums of the DOD. Signage will consist of wall signage on the south and east facades of the building and a single ground-mounted sign not to exceed eight (8) feet in height and sixty-four (64) square-feet in area. A small dumpster is proposed to be located behind the building. It will be screened to comply with code. The days and hours of operation are proposed as 8:00 AM - 5:00 PM, six (6) days a week. Each business suite is anticipated to have three (3) – four (4) employees. Lighting will consist of wall packs on the building and low-level directional pole lighting in the parking lot. No fencing is proposed.

The applicant has indicated right-of-way dedication as required by the Master Street Plan. Health Department approval for a septic system will be provided.

The site is wooded and the applicant indicates preserving much of the natural vegetation on the west, south and north perimeters. A fifty (50)-foot undisturbed buffer is being provided on the north perimeter.

The Planning Commission approved a variance from the Boundary Street Ordinance for Morgan Cemetery Road. The applicant will widen and repave the road to twenty (20) feet in width from Highway 10 to the north perimeter of the property. The proposed development complies with the standards of the Highway 10 DOD.

The Planning Commission reviewed this item at its March 14, 2019, meeting and there were no objectors present. Notice had been sent to all owners of properties located within 200 feet of the site and the Duquesne

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Place and Citizens of West Pulaski County Neighborhood Associations. There is no contact registered with the City for the Bronte Court or West Little Rock Neighborhood Associations. Please see the Planning Commission agenda write-up and minutes for the full Staff Analysis.