

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 6, 2025 AGENDA**

Subject: An ordinance to ask for a variance to Chapter 30-43 to allow for a driveway width of 52 ft. on the R-2 zoned property located at 2601 N. University Avenue. Submitted By: Department of Planning and Development.	Action Required: √ Ordinance Resolution	Approved By: Delphone Hubbard City Manager
SYNOPSIS	Ashlea Beene is appealing to the Administrative Official for the Planning and Development Department's action in the denial of a 52-foot-wide driveway on the R-2 zoned property located at 2601 North University Avenue and requesting a variance for the driveway.	
FISCAL IMPACT	None.	
RECOMMENDATION	Denial of the ordinance.	
BACKGROUND	<p>On April 1, 2024, a Building Permit at 2601 North University was approved. However, the 52-foot driveway requested does not meet Little Rock Municipal Code Chapter 30, Section 30-43 (a)(2), which states:</p> <p>Sec. 30-43. - Layout and design generally. (2) Driveways: a. No driveway shall be constructed within five (5) feet of a line drawn from the point of intersection of a property line with the right-of-way line of a street and perpendicular to the centerline of the street, except where property abuts an alley the minimum distance shall be ten (10) feet. The width of a residential</p>	

**BACKGROUND
CONTINUED**

driveway is to be forty (40) percent of the lot's street frontage, but shall not exceed thirty-two (32) feet in width. The maximum opening of a commercial driveway shall not exceed forty (40) feet.

The applicant is appealing this decision per Little Rock Municipal Code Chapter 30, Section 30-30, which states:

Sec. 30-30. - Appeals.

Any interested person aggrieved by a decision of any administration official of the department of planning and development in administering the provisions of this article may appeal to the board of directors.

The owner is appealing to the Board of Directors for a variance to Chapter 30, Section 30-43 to allow for a 52-foot driveway.