

File No.: Z-10169

Owner: Sherman and Aziz Farishta

Applicant: Lewis Taylor (Agent)

Address: 7520 Geyer Springs Road

Legal Description: Lot 8, Tract 7, Home Acres Addition, Pulaski County, Arkansas

Zoned: C-3

Present Use: Convenience Store / Fuel Station

Proposed Use: Convenience Store / Fuel Station

Variance(s) Requested: A variance is requested from the area provisions of Section 36-306 to allow a commercial building addition with a reduced front yard setback.

Justification: The applicant's justification is presented as per the attached letter.

STAFF REPORT

A. Planning and Development Civil Engineering:

- a. You shall have a minimum of 80inches from the ground to the bottom of the lowest sign on you handicap ADA sign.
- b. Show your actual striping for your stall.
- c. Show all grades for the stall and accessible aisle.
- d. Show a delineated path from the access aisle to the building and show all grades as well.
- e. Provide ADA accessible route from the public right of way to the proposed development in accordance with 36 CFR Part 1191 Section F206.2.1, "... at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, **public streets and sidewalks**, and public transportation stops to the accessible building or facility entrance they serve."

B. Landscape and Buffer Issues:

No Comments.

C. Building Code Comments:

- a. A Building permit will be required for any construction to take place. Coordinate at 501-371-4724 Mr. Curtis Richey or 501-371-4875 Mr. Tim Whitener.
- b. No cooking will be allowed on site with configuration proposed.
- c. A review by Littlerock Water Reclamation Authority will be done at the time of permit for possible grease trap installation.
- d. No comment on set-back request.

D. Staff Analysis:

The C-3 zoned property located at 7520 Geyer Springs Road is currently occupied by an existing 1,000 square foot convenience store fuel station with an 240 square foot accessory structure located at the northwest corner of the lot. The property has existing paved access drives connecting to Geyer Springs along the front (east) property line and a 100-foot-wide utility easement is located along the rear (northwest) portion of the property. The building follows the development pattern of the adjacent commercial lots.

As an improvement to the property the applicant proposes to construct a 168-square foot addition to the east side of the existing building for a utility service area and employee toilet. The site plan indicates the new addition will extend 8-feet eastward from the existing building five (5) feet into the front setback and have a width of approximately 21-feet with a new landscaping border on three (3) sides. Additionally, the site plan also indicates the installation of three (3) new paved parking spaces extending to the east with one (1) van accessible handicap space with access loading area being provided.

Section 36-301 (e) (1) states: (1) *Front yard*. There shall be a front yard having a depth of not less than twenty-five (25) feet to the front line of the building.

Therefore, the applicant is requesting a variance to allow the front building setback to be reduced to no less than twenty (20) feet in a C-3 zoning.

Staff is supportive of the proposed plans, including parking and building setback variance. The proposed building addition with the reduced setback will not be out of character with many other commercial buildings throughout the area. Staff believes that the building setback variance will have no adverse impact on the adjacent properties or the general area.

E. Staff Recommendation:

Staff recommends approval of the requested variance to allow the commercial setback reduction to no less than 20 feet from the front building line, per the submitted survey site plan.