



February 13, 2024

The Department of Planning and Development  
City of Little Rock  
73 West Markham  
Little Rock, Arkansas 371-4790

**RE: *Burger King (5900 Dreher Lane)  
Variance Cover Letter***

Dear Planning and Development Staff,

Kimley-Horn and Associates, Inc., formally request a variance for Section 36-502(3)(c), Section 36-298(2), and Section 36-298(e)(3) of the City of Little Rock Code of Ordinances, pertaining to off-street parking, dumpster enclosure placement, and building awning encroachment, respectively. This request is for the redevelopment of the Burger King located at 5900 Dreher Ln, Little Rock, AR 72209. Our aim is to provide you with sufficient detail to help determine the necessity and justification for these variances.

The proposed redevelopment project involves transforming the existing Burger King into a new and improved establishment. The building's gross floor area measures 3,016 square feet, which, as per the Zoning Ordinance, would require 31 parking stalls. However, the property's size of approximately 0.61 acres is insufficient to accommodate the required parking spaces. To address this limitation, we have carefully considered the unique circumstances of the property and the operational needs of the Burger King establishment.

Our analysis indicates that a majority of the sales at this Burger King location are conducted through the drive-thru service, significantly reducing the demand for on-site parking. To optimize internal circulation and enhance the customer experience, we have modified the site plan to incorporate two drive-thru lanes. This approach allows customers to conveniently access the restaurant without requiring them to park their vehicles. It aligns with Burger King's operational requirements and our customer base preferences. Additionally, the restaurant's proximity to other commercial establishments provides alternative parking options in the vicinity.

We firmly believe that granting a variance from the required off-street parking spaces is justified and necessary for the successful redevelopment of the Burger King at 5900 Dreher Ln. Our proposed modifications to the site plan, including the incorporation of two drive-thru lanes, effectively address the unique circumstances and operational needs of the establishment. By reducing the demand for on-site parking, we can maximize the efficient use of the available land and contribute to the overall improvement of the area.

In addition to the variance for off-street parking spaces, we also require variances for two other zoning restrictions. We seek a variance from Section 36-298(2), which prohibits placing a dumpster enclosure within the front setback, as well as a variance from Section 36-298(e)(3), which restricts the encroachment of a building awning into the rear setback by 3' 3". These variances are necessary due to the limited size of the property and the introduction of a double drive-thru to improve circulation and accommodate the reduced parking requirements. The constraints posed by the limited space require the placement of the building awning within the rear setback. Additionally, the proposed dumpster enclosure location will be in the practically similar to existing conditions and aligns with the property's limitations.

We understand that these variances deviate from the current zoning restrictions, but they are essential for the successful implementation of the Burger King redevelopment project. The modifications we propose, including the double drive-thru and the positioning of the building awning and dumpster enclosure, have been carefully considered to optimize the use of the available land and ensure efficient operations. We believe that granting variances for these requests will have minimal adverse effects on the surrounding area, given the existing conditions and unique circumstances of the property.

We kindly request that the Board of Adjustment carefully consider our additional variance requests and grant the variances from the requirements of Section 36-502(3)(c), Section 36-298(2), and Section 36-298(e)(3) of the Zoning Ordinance. These variances will allow us to proceed with the Burger King redevelopment, contributing to the growth and enhancement of the area.

Thank you for your time and consideration. We look forward to the Board's decision, which will help us further contribute to the growth and development of the City of Little Rock. Please do not hesitate to contact me at 512-566-4457 or [matthew.gatto@kimley-horn.com](mailto:matthew.gatto@kimley-horn.com) should you have any questions or require additional information.

Respectfully,

**KIMLEY-HORN AND ASSOCIATES, INC.**



Matthew Gatto  
Project Manager / Kimley-Horn