

FILE No.: Z-2422-A

OWNER: MW Enterprises LLC

APPLICANT: Melissa Wyatt

ADDRESS: 1858 Wolfe Street

LEGAL DESCRIPTION: Moore & Penzel N7 1/2' OF Lot 17, 18, 19, S13 and Lot 201 of the City of Little Rock

CURRENT ZONING: C-3

PRESENT USE: Vacant

PROPOSED USE: Enclosed Retail Space

VARIANCE(S) REQUESTED: Variances are requested from the area provisions of Section 36- 301 to allow a new building with reduced front, side, and rear setbacks.

JUSTIFICATION: The applicant's justification is presented in an attached letter.

STAFF REPORT:

A. PLANNING AND DEVELOPMENT CIVIL ENGINEERING COMMENTS:

No comments required.

B. LANDSCAPE AND BUFFER COMMENTS:

Any new Landscaping shall be in compliance with Chapter 15 of the City's Zoning Ordinance.

C. BUILDING CODES COMMENTS:

No Comments.

D. ANALYSIS:

The C-3 zoned property at 1858 Wolfe Street is currently 9,240 square foot vacant lot bordering R-5 properties to the south and C-3 properties to the north, east, and west.

The applicant is proposing to construct a new (20) foot by (120) foot enclosed retail structure (4,800 square feet) comprised of six (6) 800-square foot two - level spaces.

The site plan indicates that the new structure will be located along the south portion of the property and oriented from east to west with a five (5) foot walkway along the north perimeter of the building. The site plan also indicates that the proposed structure will have a front setback of (10) feet, a rear setback of (6) feet and a rear (south) setback of (5) feet.

The site plan shows a new paved off-street parking area along the north perimeter of the site with (13) parking spaces with egress drives connecting to the existing alley to the west and Wolfe Street to the east. A dumpster enclosure area is shown at the northwest corner of the site adjacent to the existing alley.

Section 36-301(e)(1) of the City's Zoning Ordinance requires a minimum front setback of 25 feet for this C-3 zoned property.

Section 36-301(e)(2) of the City's Zoning Ordinance requires a minimum side setback of 15 feet for this C-3 zoned property that abuts a residential district.

Section 36-301(e)(3) requires a minimum rear setback of 25 feet.

Staff is supportive of the requested setback variances. Staff views the request as reasonable given the size of the lot and that the variance will have no adverse impact on the surrounding properties. The properties to the north, east, and west are zoned C-3 with similar lot sizes. The R-5 properties to the south along Wolfe Street at the rear of the property are occupied by rental housing and a church facility.

E. STAFF RECOMMENDATION:

Staff recommends approval of the requested front, side, and rear setback variances, subject to the descriptions and any conditions in the "staff analysis", and the following condition:

1. A building permit being obtained for all construction.
2. Landscaping shall be in compliance with Chapter 15 of the Zoning Ordinance.
3. Dumpster enclosure shall be in compliance with Section 36-523 of the Zoning Ordinance.