

File No.: Z-8257-D

Owners: Valet Properties

Applicant: McClelland Consulting Engineers (Agent)

Address: 5701 Kavanaugh Boulevard

Legal Description: Lots 1 and 2, Block 6, Mountain Park Addition to the City of Little Rock, Pulaski County, Arkansas

Zoned: C-3

Present Use: Vacant lot

Proposed Use: Restaurant

Variance(s) Requested: A variance is requested from the area regulations of Section 36-301(e) to allow zero (0) **front and side** yard setbacks in the C-3 zoning district along the north, east, and west lot lines.

A variance is requested from the parking regulations of Section 36-502(b)(3)(c) to allow a reduction of parking spaces in the C-3 zoning district.

A variance is requested from the buffer regulations of Section 36-522(b)(3) to allow a reduced **front** yard buffer to zero (0) in the C-3 zoning district.

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

STAFF REPORT

- A. Planning and Development Civil Engineering Comments:
No Comments.
- B. Buffering and Landscape Comments:
No Comments.
- C. Building Codes Comments:
No Comments.

D. Staff Analysis:

The C-3 zoned property is located at 5701 Kavanaugh Boulevard on the corner of Kavanaugh Boulevard and Fillmore Street. The site is currently vacant and the applicant proposes to build a new building on the property with the requested variances.

Section 36-301(e) 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. Where the two (2) adjacent buildings are closer than twenty-five (25) feet to the property line, said established setback line will prevail on subject property.

(2) *Side yard*. No side yard shall be required except where abutting a residential district; then there shall be a side yard width of not less than fifteen (15) feet. On a corner lot, the side yard on the street side or exterior side shall be equal to the front yard setback.” Therefore, the applicant is requesting a variance to allow zero (0) **front and side** yard setbacks along the north, east, and west lot lines.

Section 36-502(b)(3)(c) states “Restaurants (and similar establishments serving food and beverages), 1.0 space for each one hundred (100) square feet of gross floor area.” Therefore, the applicant is requesting a variance to allow a reduction of parking spaces on site.

Section 36-522(b)(3) states “*Street buffer*. All sites developed, modified or enlarged shall provide street buffers as follows:

- 1.All street property lines at six (6) percent of the average depth of the lot;
- 2.Street buffers shall not be required for alley frontage;
- 3.The minimum dimension shall be one-half the full width requirement but in no case less than nine (9) feet.
- 4.The maximum dimension required shall be fifty (50) feet.” Therefore, the applicant is requesting a variance to allow zero (0) street buffer yards on site.

Staff is supportive of the requested variances. Staff views the requests as reasonable. The requests are similar to development patterns in the area. Staff believes that the requested variance will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested variance, subject to the descriptions and any conditions in the “staff analysis”.