



City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, February 17, 2022 - 1:30 PM
Conference Room B – City Services Building – 120 Main Street, NLR, AR 72114

Call to Order -

Roll Call and finding of a Quorum -

Approval of Minutes - January 27, 2022

Public Hearing Items -

BOA 2022-04 - 1707 W 37th Place, North Little Rock, AR 72118 - A variance request from the area provisions of Section 5.11.3 to allow the placement of a fence on a currently vacant lot and to allow the placement of the fence within the front building setback and to allow the overall height of the fence within the front and side yard setbacks 7-feet in height.

BOA 2022-05 - 3900 Vail Court, North Little Rock, AR - A variance request from the area provisions of Section 4.2.6.C to allow an increased height for a proposed hotel increasing the height from the allowable 45-feet to 62-feet in total height.

Administrative –

Public Comment -

Adjournment –

Reminder -

- Turn off cell phones
- Board of Adjustment Hearing procedures on back of the Agenda
- Visitors sign-in with both name **and** address

Next Board of Zoning Adjustment Hearing Filing Deadline March 1, 2022 – Hearing March 31, 2022

For the Board to grant a variance the applicant must first establish a hardship. A hardship should not be created by the owner, it should be due to unique circumstances existing on the property. For example, it must be demonstrated a strict enforcement of the Zoning Ordinance would prohibit the development of the property or no reasonable use of the property can be made.



**NORTH LITTLE ROCK
BOARD OF ZONING ADJUSTMENT
HEARING PROCEDURES
(1/1/2019)**

Order of the Public Hearing: The regularly scheduled public hearing is generally held on the last Thursday of each month at 1:30 PM in the City Council Chambers, 300 Main Street, North Little Rock, AR. All meetings are open to the public. Typical hearings begin with roll call and finding of a quorum, approval of the previous meeting minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comment and adjournment.

Voting: There are five members of the Board. A quorum consists of three members present. "Robert's Rules of Order" apply unless the Board has outlined alternative procedures. All business must be approved by a minimum of three votes.

Procedure to allow a person to address or approach the Board:

1. No person shall address or approach the Board without first being recognized by the Chair.
2. After being recognized, each person shall state their name and address for the record.
3. All questions and remarks shall be addressed through the Chair.
4. All remarks shall be addressed to the Board as a whole and not to any individual Board member.
5. When a group of citizens are present to speak on an item, a spokesperson may be selected by the group to address the Board. If multiple individuals of the group desires to speak, the Chair may limit each presentation to three minutes.
6. No person other than members of the Board and the person having the floor shall be permitted to enter into any discussion, either directly, indirectly or through a Board member, without permission of the Chair.
7. Once the question has been called, no person in the audience shall address the Board on the matter at hand without first securing permission to do so by a majority vote of the Board.
8. At least 24-hours prior to the public hearing, anyone wishing to submit exhibits for the record shall provide staff with copies of the exhibits for each Board member, one copy of the exhibit for staff to place in the permanent file and one copy of the exhibit for the legal department.
9. At least 24-hours prior to the public hearing, anyone wishing to read a statement into the record shall provide staff with a written copy of the statement.

**North Little Rock Board of Zoning Adjustment
Minute Record – January 27, 2022**

Chairman Tom Brown called the meeting of the North Little Rock Board of Zoning Adjustment to order at 1:30 P.M. in the City Council Chambers, 300 Main Street, North Little Rock, AR. Roll call found a quorum to be present; a quorum being three members present.

Members Present

Mr. Tom Brown, Chairman
Mr. Tim Giattina, Vice-Chair
Mr. Mike Abele
Mr. Gardner Burton
Mr. Steve Sparr

Members Absent

None

Staff Present

Ms. Donna James, City Planner
Ms. Marie Bernarde-Miller, Deputy City Attorney

Others Present

Ms. Keri Stewart, Condray Signs, 1107 E Harding, Pine Bluff, AR 71601
Mr. Roger Lacy, 1 Lakewood Drive, North Little Rock, AR 72116
Mr. Jim Keet, 7 Lacelle Court, Little Rock, AR 72205
Mr. Michael McCollum, 109 Ridgeway Drive, Little Rock, AR 72205
Ms. Judy Ross, 413 W 22nd Street, Little Rock, AR 72114

Old Business

None

Approval of Minutes

Mr. Sparr formed a motion to approve the minutes from the previous meeting on December 30, 2021. Mr. Burton provided a second to the motion. All members voted in the affirmative. The motion was approved.

Public Hearing Items -

BOA#2022-01, Waldo's Chicken and Beer, located at 4221 Warden Road, North Little Rock, AR 72116, a variance request from the area provisions of Section 14.25 of the North Little Rock Zoning Ordinance (Sign Ordinance) to allow the placement of a wall sign without public street frontage. Ms. Keri Stewart addressed the Board on the merits of the request. She stated the request was to allow the placement of a wall sign on the north and south elevations of the building. She stated the signage was necessary to capture the McCain Mall traffic. She stated the southern wall would contain a larger sign tenant identification sign and the northern façade would contain a small circular logo sign.

Chairman Brown questioned the hardship. Ms. Stewart stated there were other restaurants in the mall parking lot, which had been, approved similar signage. She stated the restaurant wanted to have the same advantage as other restaurants in the shopping center in attracting customers. She stated the hardship was if this restaurant was not allowed signage as requested they would not have the same advantage as other restaurants whom had requested variances from the Board and had been granted the variance request.

Chairman Brown questioned if any of the Board members had any questions or comments. There being none, he stated he would entertained a motion on the item. Mr. Burton formed a motion to approve the request based on the unique circumstance of the location of the business being located within a shopping center and being able to attract customers in a similar fashion as other restaurants in the shopping center. Mr. Sparr provided a second to the motion. Chairman Brown requested a roll call vote. All members voted in the affirmative.

BOA#2022-02, located at 413 W 22nd Street, North Little Rock, AR 72114, a variance request from the area provision of Section 4.1.4.C to allow the placement of an accessory structure within the front yard, a proposed carport structure, of an existing single-family home. Ms. Judy Ross addressed the Board on the merits of the request. She stated she was requesting a variance to allow the placement of covered parking over her front driveway. She stated her hardship was her health. She stated on November 16, 2021, after undergoing a medical procedure at the Heart Hospital in Little Rock she was diagnosed with diastolic dysfunction, which is a type of heart failure. She stated she could no longer move as quickly as she once could due to age and her health. She stated in December after arriving home after grocery shopping and attempting to unload the car in the rain she started having heart palpitations and started to get short of breath from trying to rush and get the groceries in and herself out of the rain. She stated all she could do was stand by the car and hold onto the door handle, because with her reflexes now being slower, she could not climb back in fast enough to get out of the rain. She stated she was soaking wet by the time her heart palpitations settled down and was able to catch her breath. She states due to the fact of her ongoing heart condition and the condition not allow her to move as quickly as in the past she desperately needed some type of protection when arriving home in inclement weather.

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Chairman Brown questioned if there was a location within the side yard where the carport could be placed which would meet the setback requirements. Staff stated they felt the side yard was not large enough to place the 12-foot wide carport. Staff stated if there were adequate, space the lot would not have enough space to place the carport and meet the side yard setback requirement.

There was a general discussion by the Board if there would be a covered walkway from the carport to the house. Ms. Ross stated she was not proposing a covered walkway only to place the covering over the driveway to allow her to exit her vehicle and gather her items before moving to the house. She stated she felt this was adequate to assist her with her health condition.

Ms. Miller stated she wanted to remind the Board the variance was to be granted for the property based on something unique to the property. She stated the variance approval should be something unique to a specific property, which did not allow the property to the same enjoyment as other properties in the area.

Chairman Brown questioned if any of the Board members had any questions or comments. There being none, he stated he would entertained a motion on the item. Mr. Sparr formed a motion to approve the request based on the unique circumstance of health and safety. Mr. Giattina provided a second to the motion. Chairman Brown requested a roll call vote. All members voted in the affirmative.

BOA# 2021-22, located at 1 Lakewood Drive, North Little Rock, AR 72116, request for a 6-month time extension of the Boards approval to secure a building permit. Mr. Roger Lacy came forward to address the Board. Chairman Brown stated he understood Mr. Lacy's request for the time extension. Chairman Brown stated due to the current market conditions, the cost of labor and lumber he felt the additional time was reasonable. He questioned Mr. Lacy on the amount of additional time necessary to secure the building permit.

Mr. Lacy stated he felt an additional 3 to 6 months should be adequate. He stated he and his wife had been working with contractors for the last 3 weeks and felt within the next month there would be a firm price for the construction. He stated at that point it would be a go or a no-go due to the cost.

Chairman Brown questioned if any of the Board members had any questions or comments. There being none, he stated he would entertained a motion on the item. Mr. Burton formed a motion to approve the request to allow a 12-month time extension to secure a building permit based on the unique circumstance of the current market conditions. Mr. Giattina provided a second to the motion. Chairman Brown requested a roll call vote. All members voted in the affirmative.

North Little Rock Board of Zoning Adjustment

Minute Record – January 27, 2022

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BOA# 2022-03, Count Porkula, located at 10840 Maumelle Boulevard, North Little Rock, AR 72113, a variance request from the area provision of Section 4.2.5.C to allow the placement of an accessory structure within the rear yard setback, a smokehouse, for a restaurant currently in renovation. Mr. Jim Keet and Mr. Michael McCollum were present representing the request.

Mr. McCollum stated the request was to allow the placement of a smoker on an existing concrete pad. He stated the history of the property was the site was originally a restaurant called the Hangout. He stated there was a smokehouse on the back of the building serving the previous restaurant. He stated the current owners began the renovations of the restaurant space for Count Porkula and when researching the location of the grease trap it was determined, the smokehouse had been constructed over the grease trap and other utilities. Mr. McCollum stated the smokehouse was located on the back of the building within the service yard. He stated there was no parking or paving located in the area just grass. He stated as the smokehouse covering was constructed one could not service the grease trap. He stated there was a concrete pad located adjacent to a cooler on which they proposed to construct the new smokehouse. He stated the hardship was the grease trap along with existing utilities and air conditioning units located within the service area did not allow the smokehouse to be placed in a location which would meet the current setback requirements. He stated the request was to allow the placement of the smokehouse over an existing concrete pad that was closer to the property line than typically allowed.

Mr. Keets addressed the Board stating his company had bought the shopping center and were currently renovating the property. He stated the shopping center had been painted. He stated a new parking lot was proposed and a new roof was going on the building. He stated the restaurant would have new canopies. He stated the hope was the restaurant would be an attraction for the City of North Little Rock. He stated this would be his company's fourth restaurant in North Little Rock.

There was a general discussion by the Board as to the abutting properties and uses. Mr. Keets stated the adjacent property was an events center and parking lot.

Chairman Brown questioned if any of the Board members had any questions or comments. There being none, he stated he would entertained a motion on the item. Mr. Sparr formed a motion to approve the request based on the unique circumstance of the shape of the property. Mr. Burton provided a second to the motion. Chairman Brown requested a roll call vote. All members voted in the affirmative.

Administrative -

There was a discussion on changing the date for the February Board of Zoning Adjustment hearing date. Chairman Brown indicated there were two potential dates for the change of meeting date. He stated Wednesday, February 23, 2022, or Thursday, February 17, 2022. Mr. Giattina stated he felt February 17, 2022, was a better date for

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him. Mr. Burton stated he had a conflict with both alternate dates. Chairman Brown questioned the other members if the 17th was acceptable to them. After a brief discussion, the members voted to change the February hearing date to February 17, 2022.

Public Comment and Adjournment

Chairman Brown called for public comment. There being none and there being no further business before the Board and on a motion of Mr. Sparr and by consent of all members present, the meeting was adjourned at 1:51 pm.

Approved on this 17th **day of** February, 2022

Tom Brown, Chairman

Variance Requested: A variance request from the area provisions of Section 5.11.3 to allow the placement of a fence on a currently vacant lot and to allow the placement of the fence within the front building setback and to allow the overall height of the fence within the front and side yard setbacks 7-feet in height.

Location of the Request: 1707 W 37th Place, North Little Rock, AR 72118

Legal Description of the Property: Lot 1 Block 0, Shilcott's Commercial Land Annex to the City of North Little Rock, Pulaski County, AR

Applicant: Myriam Miranda

Owner: Mr. Sergio Atilano

Present Use of the Property: Vacant lot

Present Zoning of the Property: C4, Service Trades District

Site Characteristics: The site is an undeveloped lot located on the north side of West 37th Place. There are office/office warehouse uses located within this area. To the north of the site are also office warehouse uses accessed from Phyllis Street. There are single-family homes located to the south of this site along Crutcher Street and West 36th Street.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4, Service Trades District	Manufacturing
South	C4, Service Trades District	Residential and Warehousing
East	C4, Service Trades District	Warehousing
West	C4, Service Trades District	Warehousing and Manufacturing

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

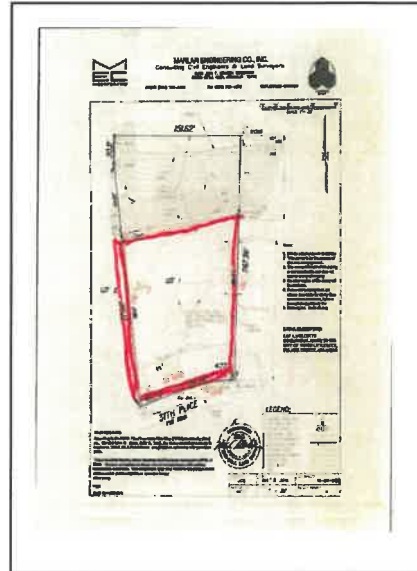
Staff Analysis:

The applicant is seeking a variance to allow the placement of a fence on the currently vacant lot. Section 5.11.3 of the North Little Rock Zoning Ordinance outlines the requirements for placement of fences within the various zoning districts. The fence as proposed is a 6-foot chain-link fence with 3-strands of barbed wire (7-foot total height) placed on the eastern and western property lines and along West 37th Place, within the

front building setback, extending to the rear of the property approximately 190-feet leaving the rear 100-feet of the property unfenced.

The applicant has indicated in their letter of hardship the primary objective for placement of the fence as proposed is to secure the lot. The applicant states the fencing is desired to create a secure perimeter in order to prevent trespassing, vandalization, theft or damage to the property now and during future construction and/or improvements to the site.

The North Little Rock Zoning Ordinance establishes the perimeters for the placement of fences on developed and undeveloped lots. Section 5.11.2, Commercial Zoning Districts and Public/Institutional Zoning District Requirements, Side Yard fences shall not exceed 6-feet in height, rear yard fences shall not exceed 8-feet in height, front yard fences are not allowed and fences in commercial and/or public/institutional zoning districts shall require commercial plan review. Section 5.11.3 states fences placed on a vacant lot or a lot without a primary structure shall require approval from the Board of Zoning Adjustment.



Staff does not feel the placement of the fence as proposed is appropriate for this site. As noted, the applicant is seeking a variance to allow the placement of the fence within the front building setback with a total height of 7-feet and within the side yard setback also 7-feet in height and to allow the fencing of a currently vacant lot. Staff does not support the placement of the fence within the front building setback nor the placement of barbed wire within the front building setback on this property.

Board to Consider:

1. Is the variance for which the variance is sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? No, the applicant is seeking approval of the fence variance to secure the property to limit unwanted dumping and trespassing.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? Possibly, if the fence is placed as proposed within the front setback and with barbed wire along the street side there could potentially be a negative impact on the abutting properties.
3. Will approval of the variance alter the essential character of the district? Possibly, the area currently does not have fences located within the front yard with the exception of the property located at the end of the cul-de-sac previously owned by Phillips Brothers Towing.

4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, there is no change to the land use or zoning plan for the area.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the applicant is requesting to place the fence within the front setback and to allow the placement of barbed wire creating a fence 7-foot in height along West 37th Place.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on the public health, safety and general welfare of the area residents with the placement of the fence.

Approval Allows:

1. Approval will allow the placement of a 6-foot chain link fence with three strands of barbed wire (7-feet total height) within the front and side yard setbacks and to allow the placement of a fence on a currently vacant lot.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

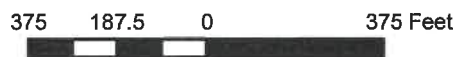
North Little Rock Board of Zoning Adjustment

BOA Case # 2022-04



To allow the placement of a fence within the front building setback and to allow the placement of a fence on a vacant lot

1707 W 37th Place



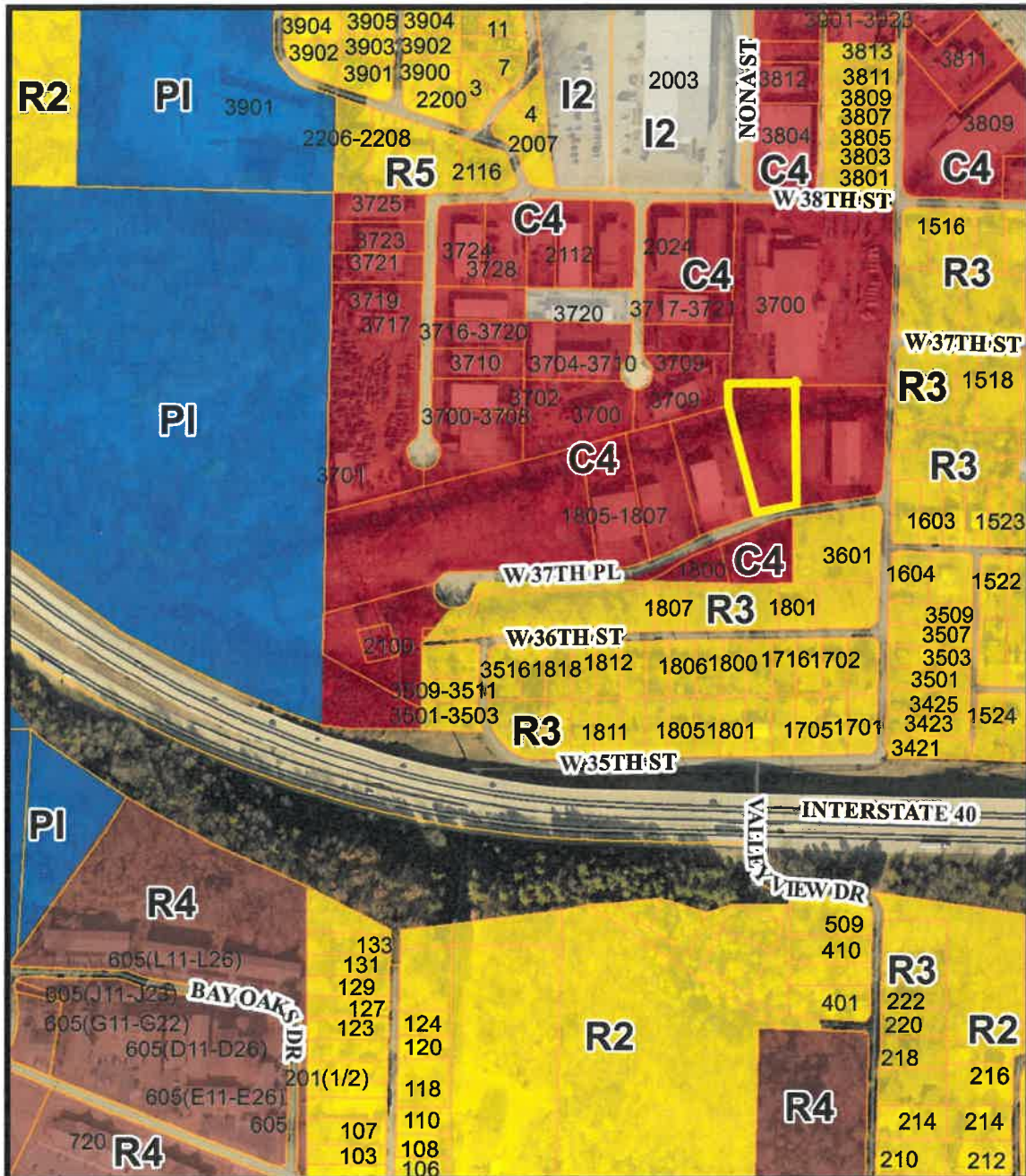
Map Created 02/08/2022

Hearing Date 02/17/2022



North Little Rock Board of Zoning Adjustment

BOA Case # 2022-04



To allow the placement of a fence within the front building setback and to allow the placement of a fence on a vacant lot

1707 W 37th Place



Map Created 02/08/2022

Hearing Date 02/17/2022



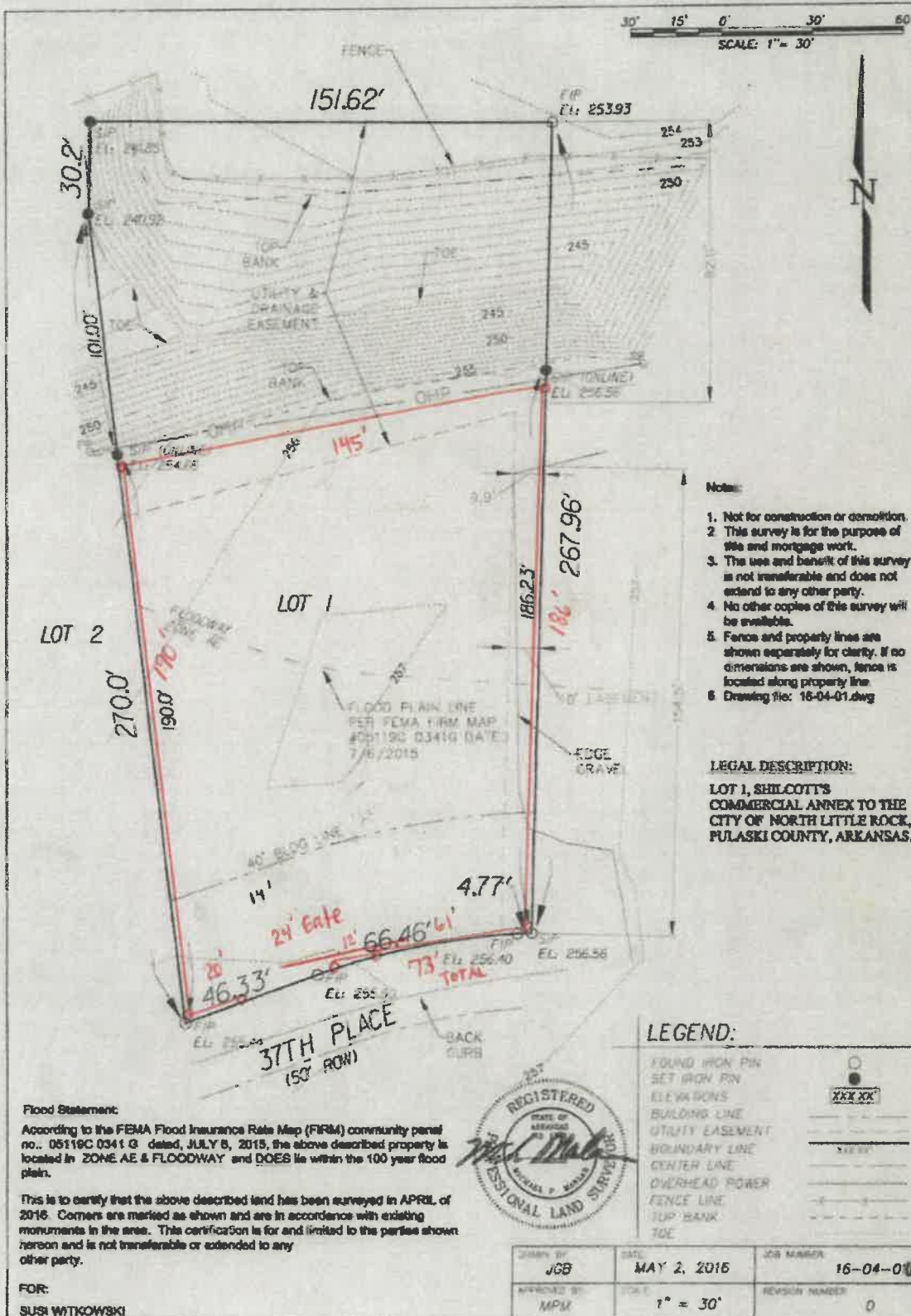
MARLAR ENGINEERING CO., INC.
 Consulting Civil Engineers & Land Surveyors

5318 JOHN F. KENNEDY BOULEVARD
 NORTH LITTLE ROCK, ARKANSAS 72116

PHONE (501) 753-1887

FAX (501) 753-1893

WWW.MARLAR-ENG.COM



- Notes:**
1. Not for construction or demolition.
 2. This survey is for the purpose of title and mortgage work.
 3. The use and benefit of this survey is not transferable and does not extend to any other party.
 4. No other copies of this survey will be available.
 5. Fence and property lines are shown separately for clarity. If no dimensions are shown, fence is located along property line.
 6. Drawing file: 16-04-01.dwg

LEGAL DESCRIPTION:
 LOT 1, SHILCOTT'S
 COMMERCIAL ANNEX TO THE
 CITY OF NORTH LITTLE ROCK,
 PULASKI COUNTY, ARKANSAS.

LEGEND:

FOUND IRON PIN	
SET IRON PIN	
ELEVATIONS	
BUILDING LINE	
UTILITY EASEMENT	
BOUNDARY LINE	
CENTER LINE	
OVERHEAD POWER	
FENCE LINE	
TOP BANK	
TOE	

Flood Statement:
 According to the FEMA Flood Insurance Rate Map (FIRM) community panel no. 05119C 0341 G dated, JULY 6, 2015, the above described property is located in ZONE AE & FLOODWAY and DOES lie within the 100 year flood plain.
 This is to certify that the above described land has been surveyed in APRIL of 2016. Corners are marked as shown and are in accordance with existing monuments in the area. This certification is for and limited to the parties shown hereon and is not transferable or extended to any other party.



FOR:
 SUSH WITKOWSKI

DRAWN BY JCB	DATE MAY 2, 2016	JOB NUMBER 16-04-01(A)
APPROVED BY MPM	SCALE 1" = 30'	REVISION NUMBER 0

MG Masonry
2101 Airborn Drive
Jacksonville, AR 72076

The City of North Little Rock – Planning Department
120 Main Street
North Little Rock, AR 72114

Address of Proposed Improvements: 1707 W. 37th Place, North Little Rock, AR 72118

This request for approval is for fencing to be installed at the address referenced above. The purpose of this fencing is to create a secure perimeter in order to prevent trespassing, vandalization, theft, or damage of property during future construction and site improvements.

Best regards,



Myriam Miranda

501-563-7521

Myriam1717@yahoo.com

BOA #2022-05
February 17, 2022

Variance Requested: A variance request from the area provisions of Section 4.2.6.C to allow an increased height for a proposed hotel increasing the height from the allowable 45-feet to 62-feet in total height.

Location of the Request: 3900 Vail Court, North Little Rock, AR

Legal Description of the Property: Lot 2R Springhill Plaza Addition to the City of North Little Rock, Pulaski County, AR

Owner: Makan Hospitality Inc. Kal Makan

Applicant: RK Patel Design and Planning LLC, Chetan Patel

Present Use of the Property: Undeveloped Property

Present Zoning of the Property: C3, General Commercial District

Site Characteristics: The site is an undeveloped property located south of McCain Boulevard on Vail Court. The properties along Vail Court are primarily developed with office uses. There is a restaurant located on the northeast corner of Vail Court and East McCain Boulevard. There is a US Post office and distribution facility located to the east of the site and further east are a mix of commercial and industrial uses. West of the site are commercial uses including a Wal-Mart and two home improvement stores.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3, General Commercial District	Hotel, Restaurant
South	R4, Multi-family District	Assisted Living/Nursing Home
East	I2, Light Industrial District	US Postal Facility
West	C3, General Commercial District	State of Arkansas Offices AR Liquid Petroleum Gas & AR Activities Association

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

Staff Analysis: The applicant is seeking a variance to allow the construction of a new hotel on this currently vacant lot. The applicant is seeking to allow the placement of a hotel with a total height of 62-feet in-lieu of the 45-foot total height typically allowed within

the C3, General Commercial Zoning District. The hotel is proposed 4-stories in height with architectural elements, which extend above the 45-foot height allowance. The height of the building to the flat roof is 51-feet 9-inches. The highest point of the building is 62-feet. The applicant has indicated the design/height of the building is predominately established by the franchisee and hotel brand.



The applicant states in their letter of hardship the developer desires to construct a Towne Place and Suites on the property. Per the franchise requirements, the minimum number of guest rooms required for this franchise is 80 plus guest rooms. The applicant states based on the size and configuration of the lot and the City of North Little Rocks parking requirements the developer cannot achieve the required number of rooms with just 3-stories. The applicant states they are seeking a variance to allow an increase in building height to accommodate a 4-story hotel with which the developer can achieve the required guest room count and meet the minimum development requirements of the City. The applicant also notes the project is not financially viable if the owner cannot building the minimum room count, 80 guest rooms, on the property.

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.



Variations should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property, and is not due to or the result of general conditions in the zoning district in which the property is located. The development or use of the property for which the variance is sought, if limited

by a literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

Board to Consider:

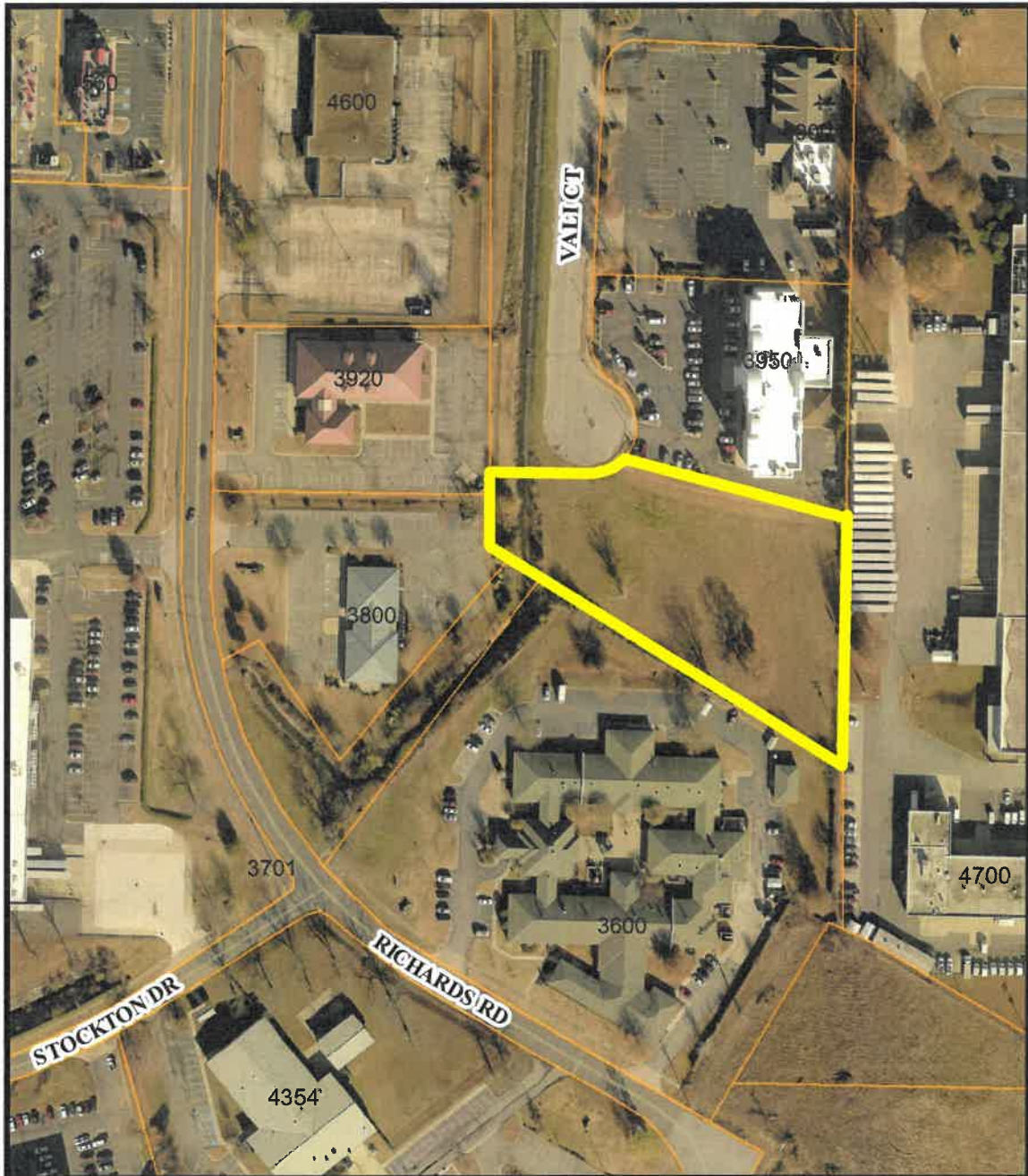
1. Is the variance for which the variance is sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? No, the applicant is seeking a variance to allow an increased building height to allow for construction of a new hotel of a specific brand, which has development criteria regarding design and minimum room count.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, a similar variance was approved for the hotel located to the north of this site.
3. Will approval of the variance alter the essential character of the district? No, the applicant is seeking to allow the increase height to allow additional floors thus additional guest rooms as required by the franchisee. The area is predominately-commercial uses and zoning which will remain.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, the zoning and land use for the area will remain the same.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the heights of the ordinance were established to protect adjacent properties and uses.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact to the public health, safety or general welfare of the area.

Approval Allows:

1. Approval will allow the construction of new hotel 4-stories in height with an increase height resulting in a total building height of 62-feet.
2. Approval of this variance request is valid for 275-days from date of approval. If a building permit is not secured within the 275-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

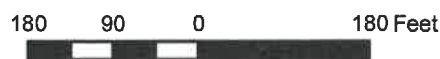
North Little Rock Board of Zoning Adjustment

BOA Case # 2022-05



To allow an increase in
the overall building height
for a proposed 4-story hotel

3900 Vali Court



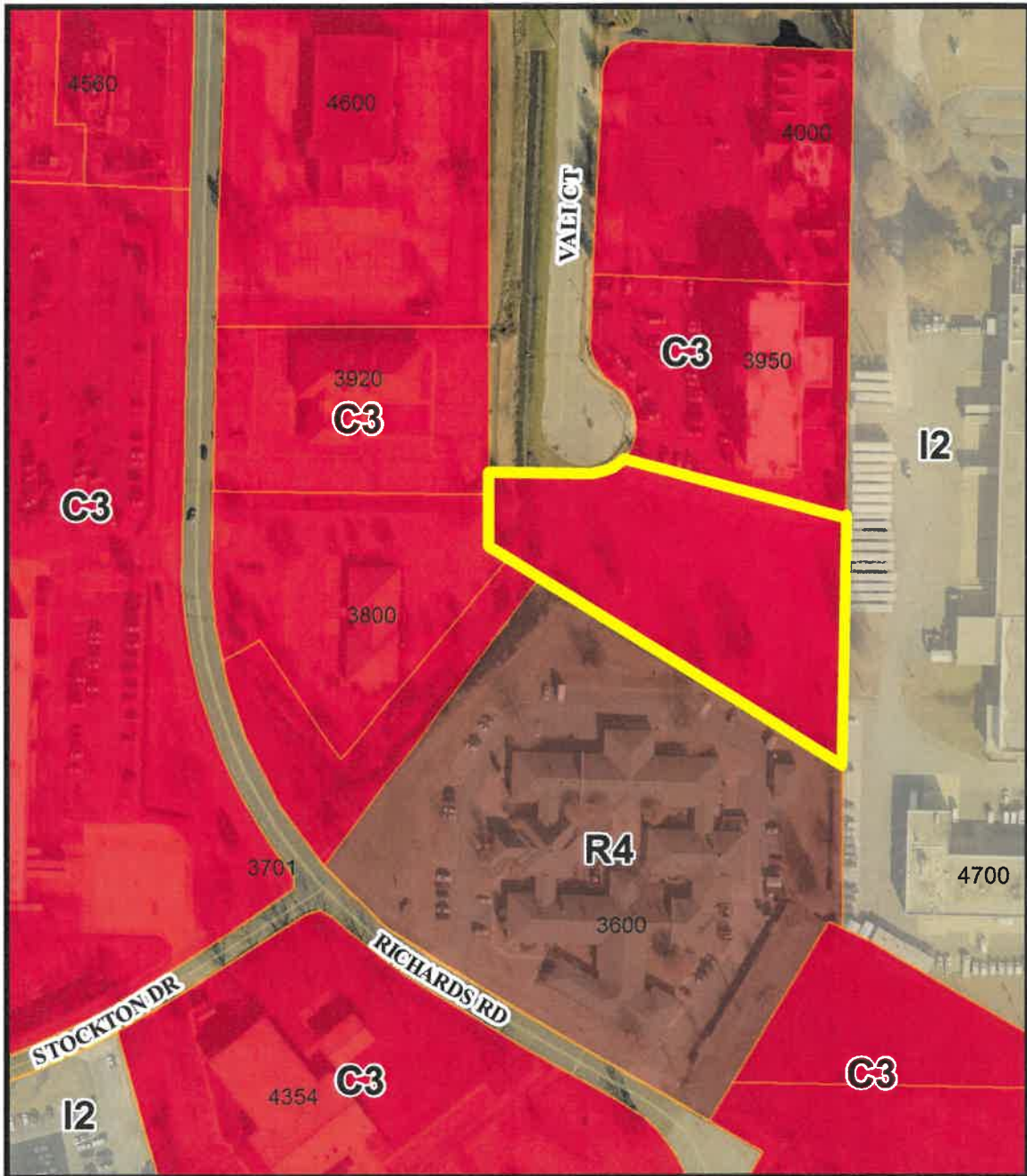
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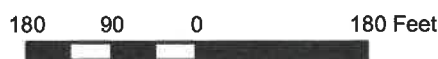
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To allow an increase in
the overall building height
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3900 Vali Court



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**RK Patel Design and Planning, LLC.
& Ben Cortez, Architect of Record**

Towne Place Inn & Suites

Lot 2R, Springhill Plaza
Pulaski County,
North Little Rock, AR

February 1, 2022

To, Zoning Adjustment Board,
City of North Little Rock, AR

Re: Building Height Variance

Dear Officials,

We are requesting a building height variance for a proposed 4 story Towne Place Inn & Suites on a 2.04 acres lot located at Springhill Plaza, Lot 2A. The current zoning for this property is C3.

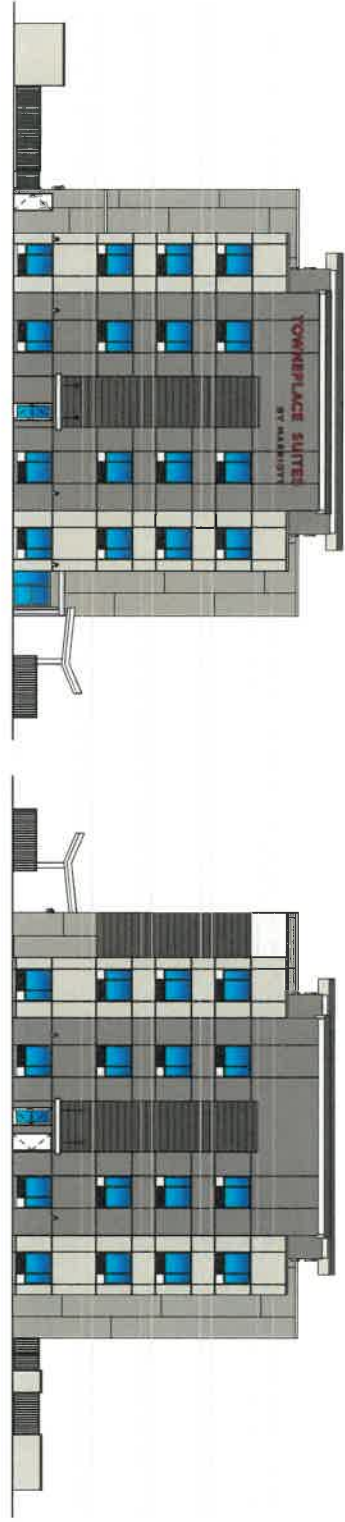
Per the Zoning Ordinance for the City of North Little Rock, Springhill Plaza has a building height limit of 45'-0". We are asking for a variance to increase the building height to 62'-0" in lieu of the 45'-0" allowed per the current zoning.

The owner wants to construct a Towne Place and Suites on this property. Per franchise requirements the minimum number of rooms required is 80 plus guest rooms. Based on the size of the lot and with parking requirement we cannot achieve this number with just 3 stories and hence, are asking for an increase in height to accommodate 4 stories with which we will be able to achieve the required guest room count.

Moreover, this project is not financially viable if the owner cannot build a minimum of 80 rooms on this property.

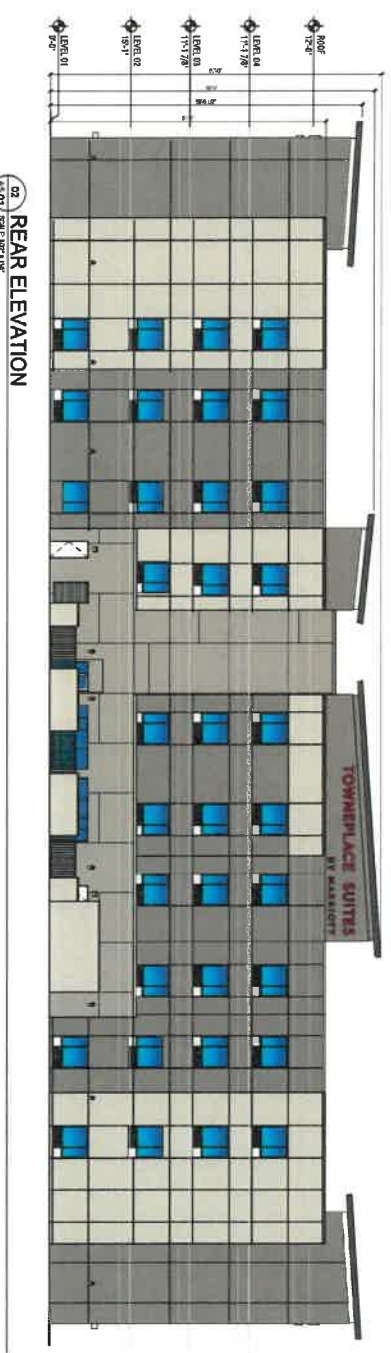
We humbly request the zoning commission to grant us a variance for this property.

Sincerely,
Chetan Patel

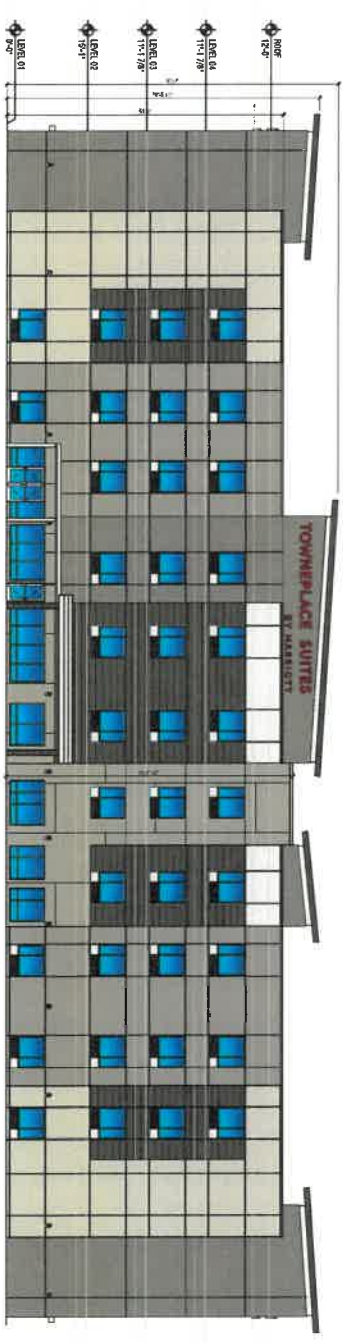


A211 SIDE ELEVATION
SCALE: 3/8" = 1'-0"

A212 SIDE ELEVATION
SCALE: 3/8" = 1'-0"



A207 REAR ELEVATION
SCALE: 3/8" = 1'-0"



A211 FRONT ELEVATION
SCALE: 3/8" = 1'-0"

<p>Revisions:</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																																		<p>TOWNEPLACE SUITES MARKET</p> <p>Lot 2R, Springhill Plaza North Little Rock, Arkansas Pulaski County</p>	<p>Owner: Makan Hospitality, Inc. 3950 Vali Ct, North Little Rock, AR 72117</p>	<p>PROJECT ARCHITECT Ben Cortez, AIA & Project Coordinator RK PATEL DESIGN</p>	<p>TOWNEPLACE SUITES MARKET North Little Rock, AR Proj. No. 20-000</p>

Sheet No. **A211**

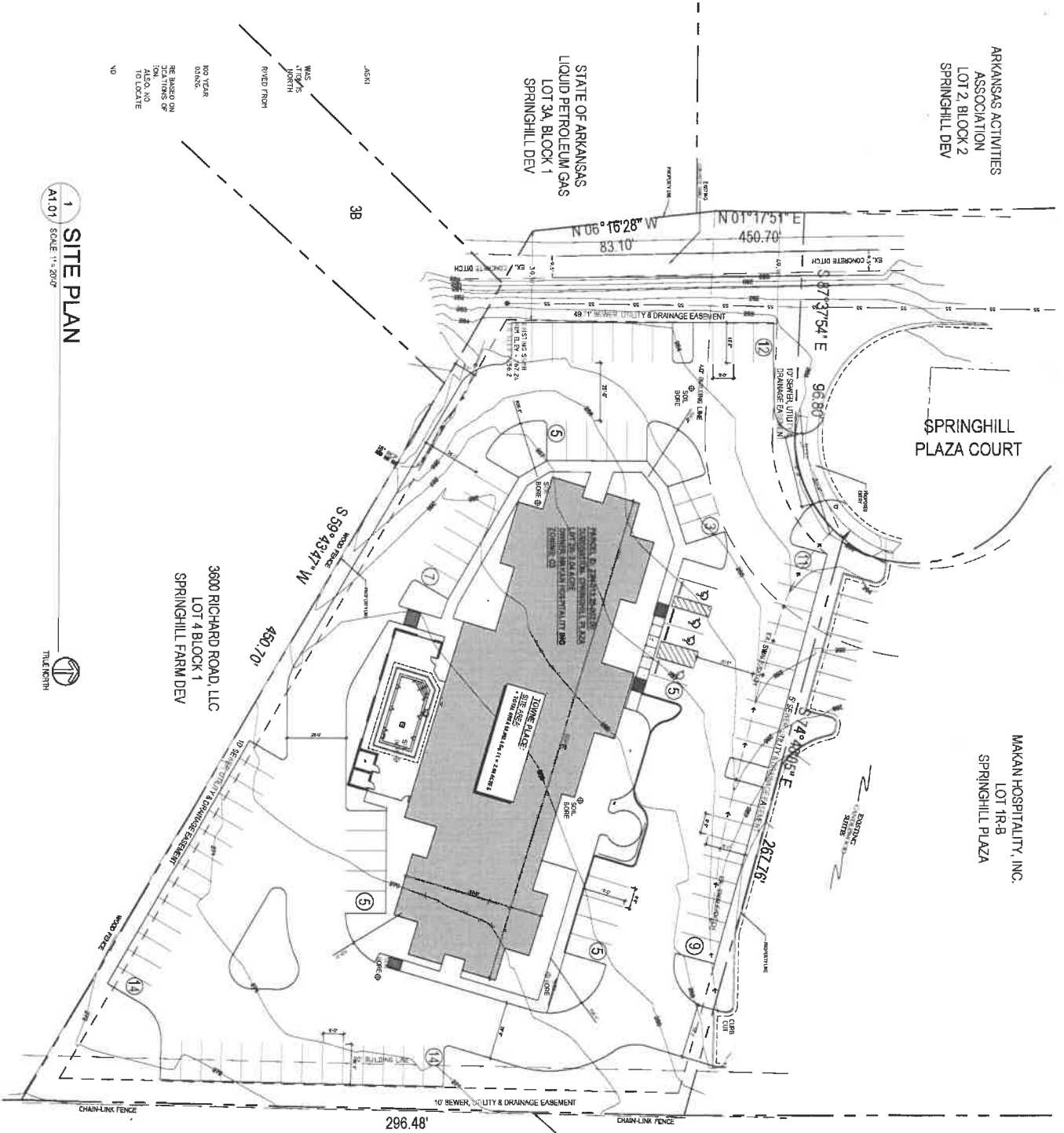
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Drawn by: CD
Checked by: RW
Issue Date: 11/11/2020

Sheet Title:
**TOWNEPLACE SUITES
MARKET
ELEVATIONS**

ARKANSAS ACTIVITIES
ASSOCIATION
LOT 2, BLOCK 2
SPRINGHILL DEV

MAKAN HOSPITALITY, INC.
LOT 1R-B
SPRINGHILL PLAZA



1 SITE PLAN
A1.01 SCALE: 1"=20'



APPLICANT:
RK Patel Design & Planning, LLC
4909 Carmel Place
Colleyville, TX 75034
Phone: (682) 385-0300
Email: rkpatel@rkpatel.com
Contact: Chet Patel

Revised:	
Drawn By:	CP
Checked By:	SM
Scale:	1"=20'
Sheet No.:	A1.01
Project Name:	Towneplace Suites - 1R-B
Site Plan:	

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TOWNEPLACE SUITES - 1R-B
Lot 2R, Springhill Plaza
North Little Rock, Arkansas
Pulaski County

Owner:
Makan Hospitality, Inc.
3950 Vail Ct,
North Little Rock,
AR 72117

PROJECT ARCHITECT
Ben Cortez, AIA
&
Project Coordinator
RK PATEL DESIGN

TOWNEPLACE SUITES - 1R-B
North Little Rock, AR
Proj. No.: 202

