

May 9, 2024

ITEM NO.: 13

FILE NO.: Z-9945

NAME: Little Rock Compassion Center – Conditional Use Permit

LOCATION: 3815 West Roosevelt Road

AGENT:

Hope, O'Dwyer, Wilson & Arnold, P.A.
Ralph "Win" Wilson
211 Spring St
Little Rock, AR 72201
(501) 744-2817

OWNER:

William Holloway
3815 West Roosevelt Rd
Little Rock, AR 72205
(501) 372-4144

AREA: 3.59-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 9

CENSUS TRACT: 12

CURRENT ZONING: R-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow for a homeless shelter to provide transitional housing for homeless, transient, displaced, and disadvantaged persons in the Little Rock area. The Little Rock Compassion Center currently owns shelters and facilities adjacent to this property at 3618 W Roosevelt Road and 3821 W. Roosevelt Road.

B. EXISTING CONDITIONS:

The site contains an 18,789 square foot building that recently housed the Arkansas Geological Survey Department. The request is in the I-630 Planning District. The Land Use Plan shows Public/Institutional (PI) for the requested area.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department: Need Life Safety Inspection.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-630 Planning District. The Land Use Plan shows Public/Institutional (PI) for the requested area. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The application is to rezone from R-3 to CUP Social Services.

Surrounding the application area government and institutional uses.

This site is not located in an Overlay District.

Master Street Plan:

W Roosevelt Rd is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

W Roosevelt Rd is not shown on the Master Bike Plan Map with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant is requesting a conditional use permit to allow for a homeless shelter to provide transitional housing for homeless, transient, displaced, and disadvantaged persons in the Little Rock area. The Little Rock Compassion Center currently owns shelters and facilities adjacent to this property at 3618 W Roosevelt Road and 3821 W. Roosevelt Road.

The site contains an 18,789 square foot building that recently housed the Arkansas Geological Survey Department. The request is in the I-630 Planning District. The Land Use Plan shows Public/Institutional (PI) for the requested area. The Little Rock Compassion Center is a faith-based non-profit organization and has provided services in the Little Rock area for over twenty-five (25) years. The property is to be used as transitional housing as well as to provide meals. Little Rock Compassion Center will offer classes on life skills such as home economics, job skills, budgeting, parenting, and bible studies on the premises. It is estimated to house 75 beds in approximately 30 rooms. The building will be staffed twenty-four hours a day and all doors in the building will have locking systems in place as well as a metal detector and camera system for security.

The existing outbuildings on the site will be used for warehouse and storage.

All Signage must comply with Section 36-553 (signs permitted in institutional and office zones).

Any dumpsters on site must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

Any site lighting must be low-level and directed away from adjacent properties.

Ample parking exists on the site to serve the proposed facility.

The applicant notes that Pulaski County Public Records yielded no bill of assurance for this property.

Staff is in support the requested Conditional Use Permit. Staff believes the request is reasonable and that the proposed use is appropriate for this location.

I. STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit request, subject to compliance with comments and conditions noted in paragraph E and the staff analysis of the agenda staff report.