

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 23, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An Ordinance approving a Planned Zoning Development titled Celebrate! Maya Project PD-O located north of 1722 Wolfe Street (Z-9856).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	<p>The applicant is requesting that the 0.17-acre property, located north of 1722 Wolfe Street, be rezoned from R-2, Single-Family District, to PD-O, Planned Development – Office, to allow for the operation of the Maya Angelou House and Celebrate! Maya Project Headquarters.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the PD-O rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, 3 absent and 1 open position.</p>
BACKGROUND	<p>The applicant proposes to rezone a 0.17-acre property located north of 1722 Wolfe Street, from R-2, Single-Family District, to PD-O, Planned Development – Office, to occupy the existing two (2)-story residence to operate the Maya Angelou House and Celebrate! Maya Project Headquarters.</p> <p>The property contains an existing 2,788 square-foot, two (2)-story, wood-framed residential building. R-3, Single-Family District, and R-4, Two-Family District, zoning and uses are contained in all directions. The site is located southeast of Arkansas Baptist College and within the Central High Historic District.</p>

**BACKGROUND
CONTINUED**

The site plan shows 18.5-foot setback from the front property line, 7.4 feet from the south property line, 8.3 feet from the north property line and well over twenty-five (25) feet from the rear (west) property line and conforms with ordinance requirements.

The applicant provided the following operating hours:

- Office Operations: Monday – Friday; 9:00 AM – 2:00 PM.
- After/Out-of-School: Saturdays; 10:00 AM – 2:00 PM.
- Public Forums (Once Monthly): Thursday evenings from 5:00 PM - to 9:00 PM.

The applicant notes plans to continue and expand youth and community services to include:

- Youth writing, literacy, history, poetry and art Workshops
- After school tutoring, mentoring and summer camps
- A computer lab/library for students needing a place for afterschool studies or use of computers.
- A Dr. Maya Angelou photo and archives gallery, available to visitors and students to learn more about this global icon.
- Administrative office space for program administrators, interns, volunteers and visitors
- Outdoor public events space that hold up to 100 guests.

Plans for expanded and more intentional programing at the Maya House to include:

- Summer Camps
- After-School Tutoring and Mentoring.
- Cross-generational forums and community conversations (interactions inclusive of youth and seniors).
- public/community partnerships
- Presentations on Arkansas and Maya Angelou history for schools and visitors Educational partnerships (public schools, colleges and universities).
- Public forums - book talks, Poetry Readings, history presentations, art and photographic exhibits, Community Panel Discussions.

**BACKGROUND
CONTINUED**

Staff supports all outdoor activities with the following conditions:

1. The applicant shall not violate the City's Noise Ordinance.
2. The outdoor use shall not create any nuisance to surrounding properties (no excessive or unusual noise, odor, vibration, etc.).

The applicant proposes to construct a new five (5)-foot concrete walkway extending from Wolfe Street to provide access to the site. In addition, the applicant will construct a new five (5)-foot sidewalks along Wolfe Street and a new concrete sidewalk along West 18th Street, which includes a concrete, curbside apron for school bus parking with wheelchair accessibility.

The front of the building fronting Wolfe Street will be remodeled to include a new front covered front porch and steps. In the back of the building, the applicant will construct new raised concrete landing with metal railing serving egress door opening and to accommodate wheel chair bound guests, new steel-framed egress stairway from the upper level and new concrete steps and railing.

The center portion of the site will serve as an outdoor activity space and will include a raised portable stage covered by a portable stretched-fabric canopy. The outdoor activity space area will be used for partially enclosed events, movies, plays and recitals. The outdoor activity space area will contain an artificial grass turf surface and perimeter landscaping.

In the rear portion the site plan shows a new twelve (12)-foot x twenty-one (21)-foot framed metal building, new tent covered activity workshop area, two (2) parking spaces with one designated for handicap parking. Access to the parking area is provided from an existing alley in the rear of the site. The applicant will construct a new thirty (30)-foot x thirty-six (36)-foot concrete slab with solar paneled roof, which will serve as an alternate use as a covered shelter for outdoor activities.

The applicant provide the following parking plan for events:

1. Bus parking: on the east side of the building along West 18th Street-between Battery Street and Wolfe Street for bus dislodging, two (2) space in the rear of the building for the duration of events.

**BACKGROUND
CONTINUED**

2. Parent/student parking: along Wolfe Street between Wright Avenue and West 16th Street.
3. Tentative parking for buses and cars: the applicant notes the facility is in conversation with Arkansas Baptist College to utilize the parking lot for extended parking.

The Planning Commission reviewed this request at their November 9, 2023, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.