

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 17, 2024 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance approving a Planned Zoning Development titled Access Village – POD, located at 7814 “T” Street (Z-10083).</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 2-acre property, located at 7814 “T” Street, be rezoned from PCD, Planned Commercial Development, to POD, Planned Office Development, to allow a multi-use residential facility to serve persons with developmental disabilities.</p> | |
| FISCAL IMPACT | <p>None.</p> | |
| RECOMMENDATION | <p>Staff recommends approval of the POD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.</p> | |
| BACKGROUND | <p>The applicant is requesting to rezone the property from PCD to POD to develop an on-campus facility to serve persons with developmental disabilities.</p> <p>The property was formerly operated by Miss Selma’s School. The site contains several existing buildings located throughout the campus that were utilized for various purposes. Properties surrounding the site contain a mixture of zoning and uses.</p> <p>Access to the Village will be located at the western intersection of “T” Street and Watt Street that opens up to a cul-de-sac containing that contains approximately eleven</p> | |

**BACKGROUND
CONTINUED**

(11) parking spaces for visitors and staff. To staff's knowledge, none of the residents will drive their own vehicles. Staff feels the proposed parking is sufficient to serve the use.

The contractor proposes to construct all access ramps and paving to City and/or ADA standards. The entire campus will contain a network of paved walking paths connecting the entire campus with the exception of the activity hub.

The applicant notes the development will serve a greater mission of offering long-term rental solutions for adults with disabilities who seek to live independently and engage fully within their community. Community residents will be regularly supported by staff, including a property manager living onsite and available 24/7, as well as various direct support professionals providing additional support throughout the day to create an independent and productive living environment.

The site plan shows front building setbacks ranging from ten (10) to fifteen (15) feet, a rear yard setback of twenty (20) feet, fifteen (15) feet from the north property line, and eight (8) feet from the south property line. Staff feels all proposed building setbacks are sufficient for the proposed use.

The development will begin with demolishing all of the existing vacant homes previously used as classrooms and cleaning the site.

The existing 5,600 square foot gymnasium, and classroom building will be retained and repurposed as a central facility for vocational education and recreational activities. The applicant notes the building contains large exterior overhead doors that open allowing for a seamless blend between outdoor and indoor spaces that will facilitate perfect space for vocational education and recreational activities encouraging skill development, independence, and personal growth.

The development will include a maximum number of thirty-four (34), single-family, detached and duplex residential units ranging in size from 450 square feet to 1,500 square feet in area. The applicant notes that multi-bedroom units may have more than one resident.

The maximum building height will not exceed thirty-five (35) feet.

**BACKGROUND
CONTINUED**

The applicant proposes constructing a one-story, 3,000 square foot café that will allow the residents to further their cooking, cleaning, and serving skills and providing meals for other residents with the goal being to establish a common place to serve meals in a communal setting, thus enhancing the sense of community.

Amenities built into the campus will feature an integrated community, landscaped outdoor spaces, including walking paths, a dog park, a pavilion, and areas dedicated to games and leisure activities. The spaces will encourage residents to enjoy time outdoors, fostering social interaction and a connection to nature. The applicant notes the campus will be designed to be a walkable community, with convenient access to shopping, dining and public transportation.

The development will also contain over forty-three thousand (43,000) square feet of landscaping to be installed throughout the campus.

The applicant also addressed additional aspects of the campus and will provide:

1. Safety and security with on-site staff available 24 hours a day.
2. Low-voltage, non-intrusive outdoor lighting.
3. Noise levels adhering to all city noise ordinances.
4. The allowance of pets that are owned by residents living on the campus.
5. Community contributions that aim to add value to the surrounding neighborhoods and businesses.
6. The convenience of the location of the campus and addressing the need for families searching for an inclusive, supportive living environment for their loved ones.

The Planning Commission reviewed this request at their November 14, 2024, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as 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.