

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

**BOARD OF DIRECTORS COMMUNICATION  
MAY 18, 2021 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance approving a Planned Zoning Development and establishing Planned Office District titled Kustom Made Properties POD, located at 2916 West 12<sup>th</sup> Street (Z-9560).</p> <p><b>Submitted by:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The applicant is requesting that the property located at 2916 West 12<sup>th</sup> Street be rezoned from R-3, Single-Family District, to POD, Planned Office District, to allow a Neighborhood Resource Center and a Temporary Lodging Facility.</p>
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<p>Staff recommends denial of the POD rezoning. The Planning Commission voted to recommend approval by 6 ayes, 3 nays, 1 absent, and 1 open position.</p>
<p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting a POD, Planned Office Development, to allow for the re-development of the property as a Community Resource Center and Temporary Lodging Facility. On the south portion of the property, the proposed development will contain a newly-constructed building which will contain a Community Resource Center having approximately 1,050 square-foot building on the existing footprint of the old building, which will be razed. The north portion of the property will contain a temporary living facility having approximately 2,300 square-feet of building area and will contain six (6) residential facilities accommodating up to twelve (12) residents at a time.</p>

**BACKGROUND  
CONTINUED**

The applicant notes the residents will range in age from eighteen (18) – twenty-three (23) and share commonalities such as a high school diploma, of college-age student, start-up entrepreneur or re-entry with a typical stay from one (1) to seven (7) days.

The Community Resource Center will be constructed of wood materials and finished on the exterior with brick and wood lap siding. The roof will be a small frame roof with architectural asphalt shingles. The Temporary Lodging Facility will be constructed using new, welded together, steel cargo containers set on a concrete foundation finished out to current code standards. The applicant notes the exterior finish for the Temporary Lodging Facility will consist of metal roofing, wood siding, solar panels and glass windows.

The applicant notes the Community Resource Center will be open to the public from 8:00 AM to 6:00 PM, Monday through Saturday, and 9:00 AM to 3:00 PM on Sunday. Staff will include administrative positions such as receptionists and various professional positions such as Executive Director, Program Manager and Business & Event Managers. Staffing hours will be from 7:00 AM to 7:00 PM, Monday through Saturday, and 8:00 AM to 3:00 PM on Sunday.

The applicant notes three (3) meals per day will be prepared for the residents inside the Community Resource Center. Residents will share the kitchen and restroom facility. Residents will also have a kitchenette to warm meals and prepare late night snacks. A restroom is also located in each pod.

Section 36-502 (2) (g) of the City’s Zoning Ordinance requires two (2) parking spaces for the proposed Community Resource Center. Section 36-502(b) (1) (e) of the City’s Zoning Ordinance requires six (6) parking spaces for the proposed Temporary Lodging Facility (0.5-space per sleeping accommodation). The applicant is proposing eight (8) parking spaces. Access to the Community Resource Center and parking lot lies along West 12<sup>th</sup> Street near the southwest portion of the property.

Section 36-255 (c) allows for maximum building height of thirty-five (35) feet for developments in R-3, Single-Family District, zoning. The proposed one (1)-story office building and two (2)-story residential apartments will comply with maximum height standards.

**BACKGROUND  
CONTINUED**

The proposed building setback for the south building, the Community Resource Center will have a zero setback from the south and east property lines, approximately thirty-seven (37) feet from the west property line and approximately ninety-three (93) feet from the north property line.

The proposed setbacks for the north building, the temporary lodging facility, will be approximately sixty-eight (68) feet from the south property line, approximately six (6) feet from the north property line, approximately 4.7 feet from the west property line and twelve (12) feet from the east property line.

The applicant notes there will be as sign located at the driveway entrance and on the front façade of the building facing north. All signs must comply with Section 36-553 (signs allowed in office zones).

The applicant is proposing a two (2)-yard rolling bin to be located in the rear of the overall development. The dumpster area must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

All site lighting will be low level and directed away from adjacent properties.

The applicant notes the existing fence will remain in use and may be extended to include a six (6)-foot perimeter fence and gating with secured access.

The Planning Commission reviewed this request at their April 8, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.