

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 3, 2026 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance to approve a Planned Zoning Development titled ACTS Senior Village-PCD, located at the Southeast corner of John Barrow Road and West 40th Street (Z-7154-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Delphone Hubbard City Manager</p>
SYNOPSIS	The applicant requests to rezone the 3.80-acre property from POD and R-2 to PCD to allow a mixed-use development.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, and 1 open position.	
BACKGROUND	<p>The applicant proposes to rezone approximately 3.80 acres from R-2 & POD to PCD for a mixed-use development that will contain a church, single-family residences, and pop-up market spaces. A future phase of the development will contain a garden/agricultural area as part of the overall development. The western portion of subject property is located within the John Barrow Design Overlay District.</p> <p>Properties in the general area contain a mixture of zoning and uses.</p> <p>Driveways from W. 40th Street, W. 41st Street, and W. 42nd Street will provide access to the overall development. Half street improvements will be constructed along these roadways.</p>	

**BACKGROUND
CONTINUED**

The developer will construct a new worship center that will contain two hundred fifty (250) seats near the northwest corner of the overall development. A fourteen (14) foot high canopy is shown to extend from front entrance of the building in a southwest direction towards the parking lot.

The building will contain spaces for administrative offices, meeting rooms, senior activities, after school programs, a kitchen and restrooms. The applicant is not proposing a child daycare or health clinic at this time.

Building setbacks for the worship center are shown to be more than twenty-five (25) feet from the property lines on all sides. The worship center structure will have a building height of approximately forty (40) feet.

Typically, Section 36-502 requires sixty-three (63) parking spaces, including one (1) van accessible and two (2) standard ADA parking spaces opposite the front entrance of the building. The applicant is providing sixty-seven (67) parking spaces for the worship center. Staff feel the parking is sufficient to serve the worship center use.

The applicant also proposes building ten (10), 1-story tiny homes for seniors along W. 40th Street near the northeast portion of the development. Each tiny home will be approximately six hundred (600) square feet in area and will contain covered front and rear porches. At no time shall the senior homes operate as Short-Term Rentals (STRs).

Building materials will consist of wood-framed construction on raised brick masonry piers with a gable roof structure and clad architectural shingles. Exterior finishes will contain wall cladding, factory-finished lap siding, and double-hung vinyl/wood windows with thermal glazing.

Each tiny home will contain a four (4) foot tall opaque wood fence in the front and six (6) foot tall opaque wood fence in the rear. A driveway extending south from W. 40th Street provides access to a leisure park area shown to be near the center of the tiny home portion of the development.

Section 36-502 requires one (1) parking space per dwelling unit. Each tiny home is shown to contain a fifteen (15) foot wide driveway extending from W. 40th Street, with parking for two (2) vehicles.

**BACKGROUND
CONTINUED**

The applicant proposes a freestanding mail kiosk, fixed under an open-air covered shelter located near the entrance of the proposed leisure park. The applicant notes the mail kiosk will be ADA compliant and will contain no steps or barriers. The applicant must provide documentation to staff from USPS demonstrating compliance and approval regarding the proposed mail kiosk location.

The development will also contain weather-protected, ADA accessible “Pop-Up Spaces” at the southwest corner of the overall development. The applicant notes that the “Pop-Up Market Spaces” will operate as a community gathering place for the Senior Village. The spaces will contain sealed concrete floors, fully washable, modular walls, and metal roof panels. All furniture is intended to be portable. The spaces will operate during the day (am) and evening (pm), seven (7) days a week, with a maximum number of twenty (20) full and part-time staff at any given time. At no time shall the spaces be utilized as a storage facility for the senior village.

The site plan shows eighteen (18) parking spaces dedicated for the proposed “Pop-Up Market use, including two (2) ADA-compliant parking spaces. Staff feel the parking is sufficient to serve the use.

The applicant notes that at some time in the future, the development will contain an agricultural center and bike/walking trail. However, those aspects of the development are not part of this application. If pursued, the applicant notes that a separate application (Revised PCD) will be required for all proposed future development.

The applicant is proposing to abandon the following rights-of-way (ROW) as part of the overall development:

1. Approximately 288 linear feet of a 10-foot-wide alley extending from W. 40th Street to W. 41st Street.
2. Approximately 288 linear feet of ROW (Longcoy Street) extending from W. 41st Street to W. 40th Street.
3. Approximately 135 linear feet of W. 41st Street extending from John Barrow Road (east), between Lot 12, Block 157, and Lot 7, Block 158, John Barrow Addition.

**BACKGROUND
CONTINUED**

4. Approximately 50 feet of a ten-foot-wide alley between Lots 6 and 7, Block 132, John Barrow Addition.

If approved by the Planning Commission, the proposed abandonment of rights of way will be forwarded to the Board of Directors as a separate application.

Landscaping must comply with Chapter 15 of the City's Landscape Ordinance.

The applicant is not requesting a sign with this application. All signs must conform to Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

Any fencing or walls erected must comply with Section 36-516 of the City's Zoning Ordinance for all aspects of the development.

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

Lighting for all aspects of the development must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their January 8, 2026, meeting, and there were three (3) objectors present. All owners of property located within 300 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