

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 5, 2026 AGENDA**

Subject:	Action Required:	Approved By:
<p>An Ordinance to Approve a Planned Zoning Development titled Access Village - Revised POD, located at 7814 "T" Street (Z-10083-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Delphone Hubbard City Manager</p>

SYNOPSIS	An ordinance to rezone the 2.7-acre property from POD to Revised POD to add property to a previously approved POD and to make site plan modifications.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the Rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position.
BACKGROUND	<p>The applicant requests to revise the previously approved POD zoning. The applicant has acquired additional property at the northeast corner of the overall site and is revising the overall site to include the additional property.</p> <p>As part of this application, the applicant proposes to abandon a residual sixty (60) foot wide portion of the right-of-way of "T" Street, west of Watt Street. The proposed ROW abandonment is approximately 0.143 acres in area.</p> <p>Since approval of the previous application, the applicant has obtained additional acreage, reconfigured the site plan/layout, and is now requesting to revise the existing POD to develop the site as per the newly proposed site plan, as submitted.</p>

**BACKGROUND
CONTINUED**

The applicant provided the following information with respect to the project:

“The concept for this community provides residential units, either detached or attached, that benefit from shared, common open space rather than private yards. This shared open space would provide opportunities for socialization and enjoyment that is more beneficial for the residents.

The residential units are being intentionally designed and sited to provide a transition from public space (shared common open space) to semi-public (porches) to semi-private (living and dining areas) to private (bedrooms and bathrooms).

The arrangement of buildings, pedestrian circulation, vehicular circulation, parking, essential services, and support facilities creates an efficient but innovative use of the land. It is expected that the project could have multiple phases, and the project phasing will ensure the balanced and coordinated development of varied land uses, facilities, and services needed to support them.

Allowed Residential Land Uses:

Single Family Detached Dwellings: These dwellings could range from small residential units (similar to what is commonly referred to as a Studio Unit) without separate bedroom spaces, One Bedroom Units, and Two Bedroom Units. There will be approximately 14 to 20 detached units; there is no minimum or maximum number of these unit types.

Single Family Attached Dwellings: These dwellings could include both horizontally attached and/or stacked units. This could include duplexes, triplexes, quadplexes, and units located within the Café Building. There will be approximately six (6) to ten (10) attached units, however there is no minimum or maximum number of these unit types.

Primary and Ancillary Staff Residential Units: The Café Building may include Primary Staff Units (two to three Bedrooms) as well as Ancillary Staff Units, similar to a hotel room, for the use of staff and visitors. There will be approximately three (3) to five (5) staff units in the Café Building.

Maximum Number of All Residential Units Allowed: 41 (gross density of 16 du/ac).

**BACKGROUND
CONTINUED**

Allowed Non-Residential Land Uses:

Café Building: The Café Building could have a commercial kitchen and both indoor and outdoor dining areas on the main floor as well as mail and package areas, meeting spaces, therapy spaces, art studio spaces, and offices. While the primary purpose of the

Café is to support the residents and their guests (by providing a meal service), it could also serve a limited commercial or retail use. The upper floor could have offices and support spaces, as well as Primary and Ancillary Staff Residential Units. A partial basement could have space for storage as well as an inclement weather space for residents. The basement level is not included in parking calculations. The Café Building also plays an important role in anchoring the “corner” at the entrance to the Village and providing an iconic presence on the street.

Ancillary Uses:

The property could also have other facilities for the use and enjoyment of the staff, residents, and their guests. This may include outdoor activity areas, picnic areas, community gardens, a dog run area, sitting areas, pedestrian walkways, parking, and landscaped areas.”

The applicant provided additional information with respect to the type of buildings and square footage as part of the overall project:

“Residential Structures (including porches): approximately 21,524 s.f. (19.23% of total site)

Café Building: Approximately 3,819 s.f. (approximately 3.41% of total site)

Existing Vocational Building: Approximately 5,600 s.f. (approximately 5.90% of total site)

TOTAL: Approximately 30,943 s.f. (approximately 27.64% of the total site)

The maximum building coverage allowed, including porches, shall not exceed 30% of the total site (33,585 s.f.).

**BACKGROUND
CONTINUED**

Area for Vehicular Circulation and Parking (including walks directly associated with parking and emergency access areas): approximately 22,060 s.f. (19.71% of total site)

Open Space:

Approximately 1.35 acres (52.65% of the total site) is shown on the Conceptual Site Plan. For the purposes of this POD, Open Space shall be a minimum of 50% of the total site. Open Space may include lawn areas (both natural and synthetic grass), landscaped areas, pedestrian walkways and sidewalks, decks, terraces, sitting areas, dog runs, community gardens, and buffers. Open Space shall not include porches that are part of a residential unit. A minimum of 20% of the provided open space (approximately 0.27 acres on the Conceptual Site Plan) shall be useable open space for the enjoyment of residents and their guests. Minimum Open Space = 50% of the total site (1.29 ac.) and Minimum Useable Open Space = 20% of Open Space (0.26 ac.)”

The building setbacks for the proposed development are as follows:

1. Front – a minimum of ten (10) foot building setback from Watt Street (front) property line.
2. Rear – a minimum of fifteen (15) foot building setback from the western (rear) property line.
3. Sides – a minimum of eight (8) foot building setbacks from the north and south property lines, with the exception of the existing Vocational Building, which is approximately 3'-0” from the property line and adjacent alley.

The applicant notes that building overhangs, including but not limited to sills, cornices, ornamental projections, or eaves, may extend into the required setbacks, provided that stormwater runoff is sufficiently collected or diverted so that it does not create a hazard or detriment to adjacent property.

No building overhang or building feature may extend beyond the property boundary.

The applicant notes that the maximum building height for any structure shall not exceed thirty-six (36) feet. The existing Café Building has a height of approximately thirty (30) feet.

**BACKGROUND
CONTINUED**

The development will include a six (6) foot privacy fence along all property lines, except the property line along Watt Street which will have a non-opaque fence with a minimum height of five (5) feet. There will be both vehicular and pedestrian gates for ingress and egress at appropriate locations. The peripheral fences along the northern, southern, and western edges may be predominantly opaque and are for privacy as well as safety and security.

The vast majority of the residents will not drive. The applicant notes that the entire site, including all residential units, will be accessible by vehicle or pedestrian facilities and designed to meet or exceed parking requirements, including ADA parking spaces.

The applicant provided the following information with respect to parking:

“The current Conceptual Site Plan show a total of 33 on-site spaces, not including 9 parallel spaces on Watt Street, subject to approval by the City of Little Rock. According to the parking requirements shown below, 26 spaces would be required.

The plan shows 17 spaces on-site but outside the gates. These spaces primarily serve staff and guests. Of these spaces, 2 are ADA-compliant spaces. In addition, the plan shows 16 spaces inside the gates. These spaces primarily serve residents, staff, and guests. Of these spaces, 2 are ADA-compliant spaces.

All ADA spaces may be “Universal Spaces” so that “Van Accessible Spaces” do not need to be identified. Due to the mixed-use nature of this project, the applicant may also use the ULI Shared Parking calculations when documenting the parking required and the parking provided.

The applicant provided the following information with respect to the proposed pedestrian circulation system, emergency access, service and delivery vehicles, and utility easements:

**BACKGROUND
CONTINUED**

“The entire site will be served by a network of sidewalks and pedestrian connections, the majority of which will be ADA-compliant. Due to the existing topography of the site, some steps and ramps (slopes exceeding 5%) may be necessary, but alternative routes will be provided where possible. Along these walkways, there will be a series of sitting areas, activity lawns with artificial turf, picnic tables, benches, trash receptacles, and other site amenities.

Emergency Access: The entire site, including all residential units, will be accessible by emergency vehicles and personnel. That access aisle will be a minimum of 20’-0” wide. The access aisle may consist of any combination of asphalt drives, reinforced lawn areas, and heavy-duty concrete or paver sidewalks. Where sidewalks that are part of an access aisle are next to a vehicular way, they shall be installed flush with the driving surface. If String Lights or other overhead features are used to span across an emergency access way, they shall provide a minimum clearance of 13’-6”. The site will be secured with fences and both vehicle and pedestrian gates, providing a higher level of safety and security for the residents while allowing them to come and go at will. All Emergency Access areas will be clearly marked and identified with appropriate signage.

Service Vehicles and Delivery Vehicles: Access will be either from Watt Street or the adjacent alley, as appropriate. Deliveries will primarily be from Watt Street.”

The applicant does not request any signage or provide a sign plan with this application. Any signs placed on the property must comply with Section 36-553 of the City’s Zoning Ordinance (signs permitted in institutional and office zones).

Any fencing or wall erected must comply with Section 36-516 of the City’s Zoning Ordinance.

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

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

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their April 9, 2026, meeting, and there were no 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