

NAME: Access Village – Revised POD

LOCATION: 7814 “T” Street

DEVELOPER:

Access Group Inc. (Owner)
10618 Breckenridge Square
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Holloway Engineering (Owner)
200 Casey Drive
Maumelle, AR 72113

AREA: 2.7 acres

NUMBER OF LOTS: 3

FT. NEW STREET: 0 LF

WARD: 4

CURRENT ZONING: POD

BACKGROUND:

On November 14, 2024, the Planning Commission approved an application to rezone subject property from PCD to POD. On December 17, 2024, the Board Directors passed Ordinance 22,563 (Z-10083), to allow the site to be developed for a multi-use residential facility to serve persons with developmental disabilities. The proposed development has not yet been initiated.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant now 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. As part of this application the applicant proposes to abandon the northern portion of the “T” Street right-of-way (ROW). The proposed ROW abandonment extends north, from the eastern property line and is approximately 0.143 acre in area.

B. EXISTING CONDITIONS:

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.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
2. All streets to meet the current City of Little Rock Master Street Plan.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. If right-of-way exists, an application should be filed to abandon the T St. right-of-way west of Watt Street.
2. Due to the proposed use of the property, the Master Street Plan specifies that Watt Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
3. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to these streets including 5-foot sidewalks with planned development. With parking allowed on both sides of Watt St. Street widening will be required with this development for on-street parking. Vehicle backing into Watt St. is not permissible.
4. Storm water detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
5. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
5. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
6. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
7. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

1. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 3, the West Little Rock Planning District. The development principles of this district include developing facilities for all modes of transportation, the preservation of greenways, open spaces, and maintaining residential neighborhood integrity. The Land Use Plan shows Public/Institutional (PI) for the application area. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The application is for a Planned Office District.

The application site is the former campus of Miss Selma's School. To the west and south of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes and two duplexes in developed subdivisions. North and east of the application area are areas designated for Office (O) and Commercial (C) uses and are characterized by office buildings, retailers, and McDonald's.

This site is not located in an Overlay District.

Master Street Plan:

T Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

T Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application area is approximately 256 feet southeast of the Robinson-Gay House at 2207 Biscayne Drive. The Robinson-Gay House was identified as having undetermined eligibility for the National Register of Historic places. The subject

site is approximately 330 feet southwest of the McDonald's Store No. 1263 Sign. The sign was identified as having undetermined eligibility for the National Register of Historic places. The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant now 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.

As part of this application, the applicant proposes to abandon a residual sixty (60) foot wide portion of right-of-way of "T" Street, west of Watt Street. The proposed ROW abandonment is approximately 0.143 acre in area.

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.

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, however 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).*

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.).

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 ten (10) foot building setback from Watt Street (front) property line.*
- 2. Rear – a minimum fifteen (15) foot building setback from the western (rear) property line.*
- 3. Sides – a minimum 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 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.

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 the proposed pedestrian circulation system, emergency access, service and delivery vehicles, and utility easements:

“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 is not requesting 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.

Staff is supportive of the requested revised POD. The proposed campus represents an opportunity for many families to provide their loved ones with an inclusive, supportive living environment that will not only foster the development of individuals with disabilities to thrive but also empower them to contribute meaningfully to the broader community. Staff feels that the campus will benefit the community and the City as it provides vital resources to address the need to provide a facility for individuals with developmental disabilities. Staff feels the Access Village campus will have a positive impact within the community.

I. STAFF RECOMMENDATION:

Staff recommends approval of the revised POD, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(April 9, 2026)

The applicant was present. There were no objectors present. The application was placed on the Consent Agenda for approval as recommended by staff. There was a motion to approve the Consent Agenda. The motion passed by a vote of 8 ayes, 0 nays, 2 absent and 1 open position. The application was approved.