

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

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**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 18, 2026 AGENDA**

| <b>Subject:</b>                                                                                                                                                                                                                                                                                             | <b>Action Required:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Approved By:</b>                                                  |
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| <p>An Ordinance To Approve a Planned Zoning Development titled Arkansas Baptist College - POD, located on the north side of W. 17th Street (1400 block), between Dr. Martin Luther King Drive and S. Pulaski Street (Z-10318).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p style="text-align: center;">√ <b>Ordinance</b><br/>Resolution</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p style="text-align: center;">Delphone Hubbard<br/>City Manager</p> |
| <hr/> <p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>                                                                              | <hr/> <p>An ordinance to rezone the 0.82-acre property from R-4/C-3 to POD to establish the Booker T. Washinton Workforce Village.</p> <p>None.</p> <p>Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 1 nay, and 1 absent.</p> <p>The applicant is requesting to rezone a 0.82-acre site from C-3/R-4 to POD to establish the Booker T. Washinton Workforce Village, expanding the current thriving university campus. The Village will contain trade schools, administrative offices and support faculty and staff to enhance student learning on the campus.</p> <p>Subject property is located between W. 16<sup>th</sup> (north) and W. 17<sup>th</sup> (south) Streets, and between Dr. Martin Luther King Drive (west) and S. Pulaski Street (east). Properties in the general area contain C-3 and R-4 zoning and uses.</p> |                                                                      |

**BACKGROUND  
CONTINUED**

Arkansas Baptist College (ABC) Booker T. Washington Workforce Village will contain training classrooms and faculty offices. The facility will operate Monday-Friday (varying hours, night classes will be available), weekend hours/classes are possible (staff hours vary, but similar to most college campuses).

The applicant states the mission goal is *“Providing exceptional, next-level education and training for the local and surrounding communities for various construction trades.”*

The Workforce Village amenities will include student walking paths & greenspace courtyard in the northern portion of the site.

The applicant provided the following site specifications regarding campus development:

Building Footprints: Classroom Pod Area (Each) = (+/-) 2310 square feet.

Classroom Pod Uses: Welding, HVAC, Plumbing, Carpentry, Electrical.

Other Building uses on site: Faculty Offices, Storage, META24 (“Make, Enterprise, Teach, Achieve”) – Curriculum that emphasizes practical, technology-driven instruction.

Building setbacks for the Workforce Village will vary, but will be typical of those that exist throughout the overall campus.

Access to the site is located near the southwest corner of the campus, near W. 17<sup>th</sup> Street.

The site plan shows internal sidewalks will connect campus buildings for internal maneuvering throughout the campus, as depicted on the plan.

The applicant proposes to develop a new parking lot containing fourteen (14) parking spaces, including two (2) ADA-compliant parking spaces.

Additional parking is shown near the northwest corner of the campus along W. 16<sup>th</sup> Street. Staff feels existing and new parking, as shown on the plan, is sufficient to serve the

**BACKGROUND  
CONTINUED**

proposed use.

Any new signs must comply with Section 36-553 of the City's Zoning Ordinance (signs permitted in institutional and office zones).

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

Any new fences and walls erected on the site must comply with Section 36-512 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.

The Planning Commission reviewed this request at their July 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.