

June 11, 2026

ITEM NO.: 14

FILE NO.: Z-10228-A

NAME: CKM Group Home – Special Use Permit

LOCATION: 15 Brookhaven Drive

DEVELOPER:

CKM Holdings, LLC.
5 Country Oaks Drive
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

CKM Holdings, LLC - owner
Carl Caple - applicant

AREA: .24 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

CURRENT ZONING: R-2

VARIANCES:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a special use permit to allow for a group home to operate within an existing two-story 2,312 square-foot, four (4) bedroom, single-family residence. The home, located at 15 Brookhaven Drive, will be a residence for eight (8) disabled men.

B. EXISTING CONDITIONS:

The site sits on the corner of Brooklawn Drive and Brookhaven Drive. Brooklawn Drive is a Cul De Sac. The proposed site resides within a residential neighborhood consisting of single-family residences. The Future Land Use shows Residential Low Density, "RL". The current zoning is R-2.

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):

No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: **Full Life Safety Inspection**

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

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, preserving greenways and open spaces, and maintaining residential neighborhood integrity. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. Surrounding the application area is area designated for Residential Low Density (RL) uses and is characterized by developed subdivisions with single-family homes.

This site is not located in an Overlay District.

Master Street Plan:

Brookhaven Drive 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:

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

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant is requesting a special use permit to allow for a group home to operate within an existing two-story 2,312 square foot, four (4) bedroom, single-family residence. The home, located at 15 Brookhaven Drive, will be a residence of eight (8) disabled men.

The site sits on the corner of Brooklawn Drive and Brookhaven Drive. Brooklawn Drive is a Cul De Sac. The proposed site resides within a residential neighborhood consisting of single-family residences. The Future Land Use shows Residential Low Density, "RL". The current zoning is R-2.

Section 36-54(e)(4) of the City's Zoning Ordinance provides the following provisions for Family Care Facilities, as adopted by the Board of Directors on September 6, 2005:

1. Family care facility, group care facility, group home, parolee or probationer housing facility, rooming, lodging and boarding facility.
 - a. Separation, spacing and procedural requirements for family care facilities, group care facilities, group homes, parolee or probationer housing facilities and rooming, lodging and boarding facilities will be determined by the planning commission so as not to adversely impact the surrounding properties and neighborhood. Unless the commission determines that a different area is more appropriate, a neighborhood shall be defined as an area incorporating all properties lying within one thousand five hundred (1,500) feet of the site for which the permit is requested.
 - b. There shall be a presumption that a special use permit for a group home of 5, 6, 7, or 8 handicapped persons will be granted if all ordinance requirements are met, except that individuals whose tenancy would constitute a direct threat to the health or safety of other individuals of whose tenancy would result in substantial physical damage to the property of others shall not be allowed in such a home.
 - c. Issues that the planning commission will consider during its review of a family care facility, group care facility, group home, parolee or probationer housing facility, or rooming, lodging and boarding facility include, but are not limited to:
 1. Spacing of existing similar facilities.
 2. Existing zoning and land use patterns.

3. The maximum number of individuals proposed to be served, the number of employees proposed and the type of services being proposed.
 4. The need and provision for readily accessible public or quasi-public transportation.
 5. Access to needed support services such as social services agencies, employment agencies and medical service providers.
 6. Availability of adequate on-site parking.
- d. The fire marshal must approve the use of any structure proposed as a family care facility, group care facility, group home, parolee or probation housing facility or rooming, lodging and boarding facility.
 - e. Family care facilities, group care facilities, group homes and parole or probation housing facilities shall be operated within any and all applicable licensing and procedural requirements established by the State of Arkansas.

To staff's knowledge, there are no other transitional residential facilities located within 1,500 feet of the property.

Section 8-406 (a) of the City's Buildings and Building Regulations Ordinance (minimum area per dwelling unit) requires 150 square feet for the first occupant and 100 square feet for each additional occupant. Therefore, the minimum area for a residence occupied by eight (8) persons is 850 square feet. As noted, the residence contains 2,312 square feet in area.

Section 8-406 (b) (minimum area per bedroom) requires 70 square feet for the first occupant and 50 square feet for each additional occupant. The applicant provided a statement demonstrating compliance with this section of the code as there are four bedrooms capable of housing a total of eight (8) persons.

The home will have one (1) "house dad" which will be one (1) of the eight (8) residents. Staff at Magnolia Recovery Community is available by phone Monday through Sunday at any given time and is immediately available between 7:00 am and 7:00 pm Monday through Friday, and on Saturdays from 8:00 am until 12:00 pm.

The home has a four-car driveway and a two-car garage. Most of the residents drive. For any resident that is not driving, they will carpool with the residents who drive or utilize public transportation via Rock Region Metro.

Special Use Permits are not transferable in any manner. Permits cannot be transferred from owner to owner, location to location or use to use.

It was brought to Staff's attention by a resident and confirmed by the applicant that there are 3 sex offenders (registered by the State of Arkansas) currently living in the Group Home.

In response to concerns raised by staff, the applicant is proposing the following condition for the proposed group home:

"If our group home application is approved, we will move any registered sex offenders off the site within 30 days. Also, we will not place any registered sex offenders living there after that."

Staff believes that a group home for eight (8) disabled persons at this location will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested Special Use Permit, subject to compliance with the comments and conditions outlined in paragraph E and the staff analysis of the agenda staff report.

PLANNING COMMISSION ACTION:

(June 11, 2026)

The applicant was present. There were 2 objectors and 2 persons in support present. Katia Paybian addressed the Commission in support of the application. Robert Gminski and Dewayne Bently addressed the Commission in opposition and expressed concerns of a group home in their community. Nicholas Sampson and Kyle Carpenter addressed the Commission in support of the application. The Commission discussed the proposed special use permit. A motion was made to approve the special use permit as recommended by staff. The motion was passed by a vote of 11 ayes, 0 nays, 0 absent. The application was approved.