

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

**BOARD OF DIRECTORS COMMUNICATION
October 21, 2025, AGENDA**

Subject	Action Required	Approved By
<p>A Resolution rescinding the Planning Commission's Action in approving a Conditional Use Permit to allow a mental health and therapeutic community facility on the O-3 zoned property located at 9621 Tall Timber Boulevard (Z-10188)</p> <p>Submitted by:</p> <p>Department of Planning and Development</p>	<p style="text-align: center;">Ordinance √Resolution</p>	<p>Delphone Hubbard City Manager</p>
SYNOPSIS	Denise White is appealing the Planning Commission's Approval of a conditional use permit to allow a mental health and therapeutic community facility on the O-3 zoned property at 9621 Tall Timber Boulevard.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends denial of the Resolution and approval of the conditional use permit.	
BACKGROUND	<p>The applicant is requesting a conditional use permit to allow the existing developed property to be utilized as a mental health and therapeutic community facility. The facility will operate twenty (24) hours a day, seven (7) days a week.</p> <p>The Gardens is a therapeutic community with current facilities in Sherwood and Texarkana. The Gardens proposes to occupy the existing developed property with a living facility for sixteen (16) individuals. There will be up to eight (8) staff employees/care givers at the facility at any given time. The Gardens provides care for adults diagnosed with a serious mental illness and/or intellectual disorder. The Gardens provided the following information regarding their clients:</p>	

**BACKGROUND
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“Our admission screening is similar to a tenant applying for residency (just like any of us would do). We run thorough background checks on each potential client. We are extremely selective & have weekly conference calls to vet applicants. We meet potential clients prior to admission. No one on the sexual registry is accepted. We do not allow any drugs or alcohol on the property & clients are subject to drug screening if use is suspected. We do not accept clients with current substance abuse issues. We accept approximately one (1) out of every five (5) applicants.”

The site is located on the east side of Stagecoach Road and contains an existing one-story building. The building was previously occupied by the Bible Doctrine Church of Little Rock (Heart’s Journey). Properties surrounding the site contain a mixture of zoning and uses.

Two (2) driveways extend south from Tall Timber Boulevard providing access to the property. The western driveway will serve as primary ingress/egress. The applicant notes that the easternmost driveway from Tall Timber Boulevard, the driveway closest to the single-family residential neighborhood, will be gated and used only for emergency access.

The existing building is 11,918 square feet in area. The applicant intends to remodel the building as needed for their use. The existing parking lot located on the north side of the building provides ample parking for staff and visitors. Staff feel the parking is sufficient to serve the proposed use.

The applicant notes that transportation is provided for all clients, and they will not be roaming the streets and neighborhood.

The applicant is not proposing additional signage at this time. Any future signage must comply with Section 36-553 of the City’s Zoning Ordinance (signs permitted in office and institutional zones).

The site plan does not show a dumpster at this time. Any dumpster placed on the property must be screened to comply with Section 36-523 of the City’s Zoning Ordinance.

The site plan does not show perimeter fencing at this time. Any fencing erected on the property must comply with Section 36-516(e)(2) of the City’s Zoning Ordinance

BACKGROUND
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(fences and walls).

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

The applicant provided responses to additional information regarding all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues.

The Planning Commission reviewed this application at their August 14, 2025 meeting. There were seven (7) objectors present. The Commission voted nine (9) ayes, one (1) nay, and one (1) absent to approve the conditional use permit. That action has been appealed to the Board of Directors. Please see the attached Planning Commission minute record for the complete staff analysis.

