

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

**BOARD OF DIRECTORS COMMUNICATION
May 20, 2025 AGENDA**

Subject	Action Required	Approved By:
<p>An ordinance granting a Special Use Permit for property located at 833 North Monroe Street, in the City of Little Rock, Arkansas. (Z-9892-B)</p> <p>Submitted by:</p> <p>Department of Planning and Development</p>	<p>√ Ordinance Resolution</p>	<p>Delphone Hubbard Acting City Manager</p>
SYNOPSIS	David and Beth Deere are appealing the Planning Commission's action from its February 13, 2025, meeting in approving a Special Use Permit to allow a group home on the R-2 zoned property at 822 N. Monroe Street.	
FISCAL IMPACT	None	
RECOMMENDATION	Staff recommends approval of the special use permit request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position.	
BACKGROUND	The applicant requested a special use permit to allow for a group home to be operated in an existing two thousand eight hundred (2,800) square foot two-story single-family residence with a maximum of eight (8) residents including 1 to 2 house managers at any given time. The majority of the properties in the area contain R-2 zoning. However, surrounding the site, there is a mixture of zoning and uses in the general area.	

**BACKGROUND
CONTINUED**

The applicant notes that the facility will provide sober living housing. The residential housing model for living will provide persons in recovery with an opportunity to pursue sobriety in a stable environment away from the playgrounds and playmates that often pressure those in sobriety back into chemical dependency.

There are no other transitional residential facilities within one thousand and five hundred (1,500) feet of the property. The single-family residence far exceeds the minimum area for a residence occupied by eight (8) people, which Section 8-4-6(a) sets at eight hundred fifty (850) square feet.

Planning staff recommended approval of the requested special use permit.