

FILE NO.: Z-9891-B

NAME: Tinnin Group Home 1 – Special Use Permit

LOCATION: 205 N. Woodrow Street

DEVELOPER:

Hillcrest Homes, LLC (Owner)
401 W. 18th Street
Little Rock, AR 72206

OWNER/AUTHORIZED AGENT:

Steve Giles (Agent)
200 W. Capitol Avenue
Little Rock, AR 72201

SURVEYOR/ENGINEER:

N/A

AREA: 0.30 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 4

CENSUS TRACT: 15.02

CURRENT ZONING: R-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a special use permit to allow for a group home facility to be operated in an existing 2-story, single-family residence. The proposed group home will have a maximum of eleven (11) residents including 1- to 2 house managers at any given time. The site is located within the Hillcrest Overlay District.

B. EXISTING CONDITIONS:

The site located in the Midland Hills Subdivision along N. Woodrow Street and contains a 4,650 square foot, 2-story, single-family residence. The Arkansas Schools for the Blind and Deaf are located to the east. There is a mixture of zoning and uses in all directions.

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: 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:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

1. Life Safety Inspection

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code:

1. Group Homes that are classified as an ambulatory occupancy are required to have fire sprinkler and fire alarm installations when greater than 4 occupants are present. This facility is 5729 sf and will be rated for occupant numbers that raise this to an Institutional facility with 16 or more occupants as well.
2. Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.gov or Tim Whitener at 501-371-4875 twhitener@littlerock.gov.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: No comments.

H. ANALYSIS:

The applicant is requesting a special use permit to allow for a group home facility to be operated in an existing 2-story, single-family residence. The proposed group home will have a maximum of eleven (11) residents including 1- to 2 house managers at any given time. The site is located within the Hillcrest Overlay District.

The site located in the Midland Hills Subdivision along N. Woodrow Street and contains a 4,650 square foot, 2-story, single-family residence. The Arkansas Schools for the Blind and Deaf are located to the east. There is a mixture of zoning and uses in all directions.

No signage beyond that allowed in single-family and two-family zones will be permitted.

The applicant notes the facility will provide sober living housing to the ever-growing number of Arkansans with substance abuse issues. 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.

The facility will provide housing only through a group home setting. The owner will not provide counseling, rehabilitative or any other services to residents.

The applicant provided a parking plan showing two (2) parking spaces for staff and eight (8) parking spaces for residents. Five (5) of the parking spaces proposed are located off-site, along N. Woodrow Street and in the alley behind the residence.

The applicant provided a bill assurance for this property, Pulaski Heights Addition, dated April 1908.

Section 36-54(e)(4) of the City's Zoning Ordinance provides the following provisions for Group Home 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 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 this residence occupied by fourteen (11) persons is 1,150 square feet. As noted earlier the residence is 4,650 square feet in total 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 information demonstrating compliance with this section of the code.

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

Staff is supportive of the special use permit as requested. Staff believes that the total number of 11 proposed residents is appropriate for this location.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested special use permit, subject to compliance with the comments and conditions outlined in paragraphs E and F and the staff analysis of the agenda staff report.

PLANNING COMMISSION ACTION:

(OCTOBER 10, 2024)

The item was deferred to the January 9, 2025, agenda at the request of the applicant.

PLANNING COMMISSION ACTION:

(FEBRUARY 13, 2025)

The applicant was present. There were nine (9) persons in opposition. Tim Eubanks, Theresa Ketcher, Daniel Bryant, Kathlene Lu, Ashley Cunningham, Elana Wills, Jay Wills, David Parker and Bob Keltner voiced concerns about traffic, density, and parking issues. After considerable discussion there was a motion and a second to approve the application as recommended by staff. The vote was 7 ayes, 0 nays, 2 recusals (McDonald and Hodges), 1 absent and 1 open position. The motion passed.