

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

**BOARD OF DIRECTORS COMMUNICATION
, 2024 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance approving a Planned Zoning Development titled Our House Revised POD, located at 302 E. Roosevelt Road (Z-5239-J).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution</p> | <p>Emily Cox Acting City Manager</p> |
| <p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p> | <p>The applicant is requesting that the 6.9-acre property, located at 302 E. Roosevelt Road, be rezoned from POD, Planned Office District, to Revised POD, to include a new family housing facility and operations center for the Our House Campus.</p> <p>None.</p> <p>Staff recommends approval of the Revised POD rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, and 3 absent.</p> <p>The applicant proposes to rezone the 6.9-acre property, located at 302 E. Roosevelt Road, from POD, Planned Office District, to allow expand the campus’ existing facilities. The phase three expansion will include the construction of a new Family Housing facility, an Operations Center and additional aesthetic aspects of the campus. All remaining aspects of the previously approved POD will remain unchanged.</p> <p>The site is located north of E. Roosevelt Road (300 Block) and west of I-30. The property is currently utilized by Our House and</p> | |

**BACKGROUND
CONTINUED**

contains several buildings utilized for administrative offices, residential and storage uses. Properties surrounding the site contain a mixture of zoning uses.

The applicant proposes to demolish an existing 2,444 square foot, two story, brick veneer administration/housing structure located at the southwest portion of the campus. The new construction will include a one-story, 7,200 square foot, Family Housing building that will contain eleven (11) units. One of these units will be ADA accessible. The Family Housing facility will contain a common kitchen/dining/living area for the residents, two offices, a laundry room and storage area. The expansion will also include the construction of a new, two-story, 4,800 square foot Operations Center that will contain security and administrative offices, meeting spaces, restrooms, and a staff break room.

The applicant provided elevations for newly proposed new construction. As per Section 36-281 of the City's zoning Ordinance, structures shall not exceed forty-five (45) feet in height.

The applicant proposes to construct an outdoor walkway/plaza between the proposed Family House and the proposed Operations Center which will allow circulation, a place for egress from the Family House and proposed landscape/hardscape areas. An accessible ramp and stairs will be provided to access this area from the south. There will be a covered drop-off area at the north of the Operations Center to provide an area to drop off donations which will be temporarily stored in the proposed storage room of the Family House.

The existing temporary portable office unit will be relocated to the east of the existing Career Center to create room for the demolition and construction of the new buildings. The three existing portable storage units will also be relocated to the east of the existing Career Center.

The applicant is proposing one (1) new ADA accessible parking space for the new Family House located to the west of the new Family House. The existing parking lot along Roosevelt Road contains approximately 112 parking spaces. Staff feels the number of proposed parking spaces will be sufficient to serve the existing and proposed uses.

The access from Old Spanish Trail and the guard house to the south of the proposed Operations center will remain unchanged.

**BACKGROUND
CONTINUED**

The applicant provided additional information regarding the campus expansion:

- Our House, Inc. proposes a new covered bus stop that is approximately one hundred (100) square feet to be located to the south of the main campus entry.
- A new exterior covered porch that is approximately seven hundred (700) square feet will be an addition to the existing shelter building.

The applicant is proposing a new ground-mounted sign north of the existing access drive and is still in a conceptual phase. Any new signage must comply with Section 36-553 of the City's Zoning Ordinance (signs allowed in institutional and office zones).

The applicant is proposing one (1) new dumpster area as part of the expansion to be located north of the maintenance building along E. 24th Street. Any new dumpsters installed on the site must be screened as per Section 36-523 of the City's Zoning Ordinance.

The Planning Commission reviewed this request at their July 11, 2024, meeting, and there were no objectors present. All owners of property located within 300 feet of this site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.