

January 8, 2026

ITEM NO.: 12

FILE NO.: Z-7154-A

NAME: ACTS Senior Village - PCD

LOCATION: SEC of John Barrow Road and W. 40th Street

DEVELOPER:

ACTS Community Temple of Servants (Owner)
1421 Ingram Road
Conway, AR 72032

OWNER/AUTHORIZED AGENT:

Terence L. Bolden (Agent)
1421 Ingram Road
Conway, AR 72032

SURVEYOR/ENGINEER:

Robbins Professional Land Services
P.O. Box 939
Bryant, AR 72089

AREA: 3.80 acres

NUMBER OF LOTS: 25

FT. NEW STREET: 0 LF

CURRENT ZONING: POD

BACKGROUND:

On March 9, 2002, the Planning Commission approved rezoning of approximately 3.80 acres from R-3 and O-3 to POD to allow the property to be utilized as a church, and church related activities (daycare, school & library). On June 4, 2002, the Board of Directors adopted Ordinance No. 18,700 (Z-7154).

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone approximately 3.80 acres from R-2 & POD to PCD for a mixed-use development that will contain a church, single-family residences, and pop-up market spaces. A future phase of the development will contain a garden/agricultural area as part of the overall development. The western portion of subject property is located within the John Barrow Design Overlay District.

B. EXISTING CONDITIONS:

Properties in the general area contain a mixture of zoning and uses.

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):

1. Boundary street improvements are required per master street plan. Boundary street improvements shall include, but are not limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.
2. Submit traffic impact study (TIA) showing the additional projected traffic expected to be generated by the proposed development. TIA should show the following:
 1. an evaluation of the existing traffic conditions in the vicinity of the proposed site
 2. an analysis of projected traffic volumes entering and exiting the proposed development at the nearby access drives and intersections used to serve the site
 3. Identify the effects of traffic operations for the existing traffic in combination with site-generated traffic associated with the proposed development
 4. evaluate traffic operations for the study intersections and access drives that will serve the site and make recommendations for mitigative improvements which may be necessary and appropriate for safe and acceptable traffic operations
 5. Assess the adequacy of the site to accommodate projected drive-thru traffic via queueing analysis.
3. Remove old Longcoy St access shown in front of leisure park.
4. All driveways/aprons must meet municipal code and city standards.
5. Rear access to the proposed developments preferred.
6. ADA Access shall be shown to the Right-of-Way.
7. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
8. Accessibility aisle shall be on passenger side of the van stall.
9. Parking stalls must be appropriate size.
10. Accessibility path of travel from SW accessibility stalls.
11. May be subject to building permit for further review.

12. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
13. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, culverts, detention ponds, outlet structures, inlets and an analysis of downstream impact with existing infrastructure as required per City's current stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
14. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
15. Provide ADA accessible route from the public right of way to the proposed development in accordance with 36 CFR Part 1191 Section F206.2.1, "... at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, **public streets and sidewalks**, and public transportation stops to the accessible building or facility entrance they serve."
16. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
17. Any work involving one (1) or more acres of disturbed area require a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000
18. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works

- Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
19. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
 20. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
 21. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. The proposed private street east of the pop up spaces should be designed and constructed as a minor commercial street of 31 ft width, with commercial street pavement and base course thickness.
2. Right-of-way dedications and half street construction should conform with Master Street Plan for minor commercial streets on W. 40th St. and W. 42nd St. adjacent to the proposed non-residential use. City code allows the dedications and street construction to conform with the residential street standard adjacent to residential uses.
3. Future bus stop locations and designs are required to be approved by LR Public Works and Rock Region Metro prior to installation.

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

Little Rock Water Reclamation Authority: No comments received.

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:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all

buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2021 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems

installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2021 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Contact Chief Davbram Flowers at (501) 918-3780, Capt. Tony Rhodes at (501) 918-3757, Fire Marshal Derek N Ingram (501) 918-3756, or Fire Marshal Evan Johnson (501) 765-1646.

Parks and Recreation: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. The proposed development must comply with Chapter 15 of the City's Landscape Code (Landscaping and Tree Protection).

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 10, the Boyle Park Planning District. The development principles of this district include developing facilities for all modes of transportation, retaining land in environmentally sensitive areas as open space, especially along Rock Creek, and limiting commercial development along John Barrow Road to between 32nd and 37th Streets. 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. The application is for a PCD.

Surrounding the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes and duplexes.

The subject site is located in the John Barrow Road Design Overlay District (Ord. 20867). The purpose of the district is to enhance the quality of the corridor to encourage development and redevelopment.

Master Street Plan:

John Barrow Road is a minor arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

W. 40th Street and Longcoy Street are Local Streets 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. These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

John Barrow Road is on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles.

W. 40th Street and Longcoy Street are not shown on the Master Bike Plan with existing or proposed facilities.

Historic Preservation Plan:

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

ANALYSIS:

The applicant proposes to rezone approximately 3.80 acres from R-2 & POD to PCD for a mixed-use development that will contain a church, single-family residences, and pop-up market spaces. A future phase of the development will contain a garden/agricultural area as part of the overall development. The western portion of subject property is located within the John Barrow Design Overlay District.

Properties in the general area contain a mixture of zoning and uses.

Driveways from W. 40th Street, W. 41st Street and W. 42nd Street will provide access to the overall development. Half street improvements will be constructed along these roadways.

The developer will construct a new worship center that will contain two hundred fifty (250) seats near the northwest corner of the overall development. A fourteen (14) foot high canopy is shown to extend from front entrance of the building in a southwest direction towards the parking lot.

The building will contain spaces for administrative offices, meeting rooms, senior activities, after school programs, a kitchen and restrooms. The applicant is not proposing a child daycare or health clinic at this time.

Building setbacks for the worship center are shown to be more than twenty-five (25) feet from the property lines on all sides. The worship center structure will have a building height of approximately forty (40) feet.

Typically, Section 36-502 requires sixty-three (63) parking spaces, including one (1) van accessible and two (2) standard ADA parking spaces opposite the front entrance of the building. The applicant is providing sixty-seven (67) parking spaces for the worship center. Staff feels the parking is sufficient to serve the worship center use.

The applicant also proposes to build ten (10), 1-story tiny homes for seniors along W. 40th Street near the northeast portion of the development. Each tiny home will be approximately six hundred (600) square feet in area and will contain covered front and rear porches. At no time shall the senior homes operate as Short-Term Rentals (STRs).

Building materials will consist of wood framed construction on raised brick masonry piers with a gable roof structure and clad architectural shingles. Exterior finishes will contain wall cladding, factory finished lap siding and double hung vinyl/wood windows with thermal glazing. Each tiny home will contain a four (4) foot tall opaque wood fence in the front and six (6) foot tall opaque wood fence in the rear. A driveway extending south from W. 40th Street provides access to a leisure park area shown to be near the center of the tiny home portion of the development.

Section 36-502 requires one (1) parking space per dwelling unit. Each tiny home is shown to contain a fifteen (15) foot wide driveway extending from W. 40th Street, with parking for two (2) vehicles.

The applicant proposes a freestanding mail kiosk, fixed under an open-air covered shelter located near the entrance of the proposed leisure park. The applicant notes the mail kiosk will be ADA compliant and will contain no steps or barriers. The applicant must provide documentation to staff from USPS demonstrating compliance and approval regarding the proposed mail kiosk location.

The development will also contain weather protected, ADA accessible "Pop-Up Spaces" at the southwest corner of the overall development. The applicant notes that the "Pop-Up Market Spaces" will operate as a community gathering place for the Senior Village. The spaces will contain sealed concrete floors, fully washable, modular walls and metal roof panels. All furniture is intended to be portable. The spaces will operate during the day (am) and evening (pm), seven (7) days a week with a maximum number of twenty (20) full and part time staff at any given time. At no time shall the spaces be utilized as a storage facility for the senior village.

The site plan shows eighteen (18) parking spaces dedicated for the proposed "Pop-Up Market use, including two (2) ADA compliant parking spaces. Staff feels the parking is sufficient to serve the use.

The applicant notes the at some time in the future the development will contain an agricultural center and bike/walking trail. However, those aspects of the development are not part of this application. If pursued, the applicant notes that a separate application (Revised PCD) will be required for all proposed future development.

The applicant is proposing to abandon the following rights-of-way (ROW) as part of the overall development:

1. Approximately 288 linear feet of a 10 foot wide alley extending from W. 40th Street to W. 41st Street.
2. Approximately 288 liner feet of ROW (Longcoy Street) extending from W. 41st Street to W. 40th Street.
3. Approximately 135 linear feet of W. 41st Street extending from John Barrow Road (east), between Lot 12, Block 157 and Lot 7, Block 158, John Barrow Addition.
4. Approximately 50 feet of a ten foot wide alley between Lots 6 and 7, Block 132, John Barrow Addition.

If approved by the Planning Commission, the proposed abandonment of rights of way will be forwarded to the Board of Directors as a separate application (G-23-498).

Landscaping must comply with Chapter 15 of the City's Landscape Ordinance.

The applicant is not requesting a sign with this application. All signs must conform to Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

Any fencing or walls erected must comply with Section 36-516 of the City's Zoning Ordinance for all aspects of the development.

Any dumpster placed on the site must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

Lighting for all aspects of the development must be low-level and directed away from adjacent properties.

Staff is supportive of the requested PCD zoning. The applicant provided responses to staff's concerns during the review of the application. Staff views the request as reasonable. The proposed development represents a positive investment for the undeveloped property in the general area, providing community resources and additional housing options within the area.

STAFF RECOMMENDATION:

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