

November 13, 2025

ITEM NO.: 13

FILE NO.: Z-10219

NAME: NHBC Resource Center – Conditional Use Permit

LOCATION: 1860 S. Park Street

OWNER/AGENT:

Ruby Dean (Owner)
5 Cadron Cove
Little Rock, AR 72204

AREA: 0.12 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 11

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to utilize the .12-acre property as an educational resource center located at 1860 S. Park Street.

B. EXISTING CONDITIONS:

The property has an existing 1,661 square foot, 3-story, masonry style, single-family residence. The property sits in the middle of vacant lots to the north and the south, as well as to the east. The rest of the area is comprised of single-family homes. The home is zoned R-4. The Future Land Use Plan shows Residential Low Density "RL".

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 DIVISION):

1. ADA Access shall be shown to the Right-of-Way.

2. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.

ENGINEERING COMMENTS (PUBLIC WORKS):

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: NO OBJECTIONS; 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 an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

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 building 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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

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:

10. Minimum gate width shall be 20 feet.

11. Gates shall be of swinging or sliding type.
12. Construction of gates shall be of material that allow manual operation by one person.
13. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
14. 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.
15. 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.
16. Locking device specifications shall be submitted for approval by the fire code official
17. Electric gate operators, where provided, shall be listed in accordance with UL 325.
18. 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 building, 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:

3. 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.

4. 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.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

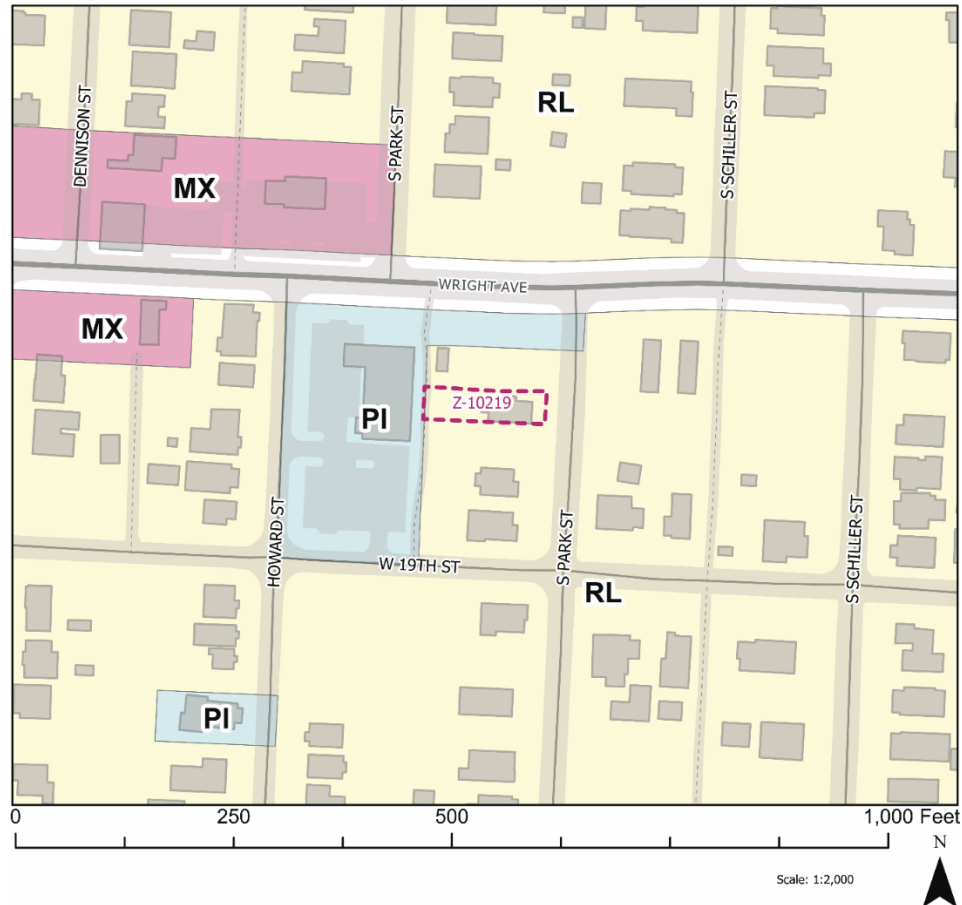
Land Use Plan

The request is in District 8, the Central City Planning District. The development principles of this district include strengthening the existing development and better defining single-family and non-residential use areas by supporting neighborhood oriented commercial uses. The Land Use Plan shows Residential Low Density (RL) use for the requested 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 Conditional Use Permit for an Education Resource Center.

To the west and north of the application is an area designated Public/Institutional use and is the site of New Hope Baptist Church. The application area and area to the east, south, and west beyond the P/I area is area designated for Residential Low Density (RL) use and are characterized by a mix of single-family residences and duplexes.

This site is not located in an Overlay District.

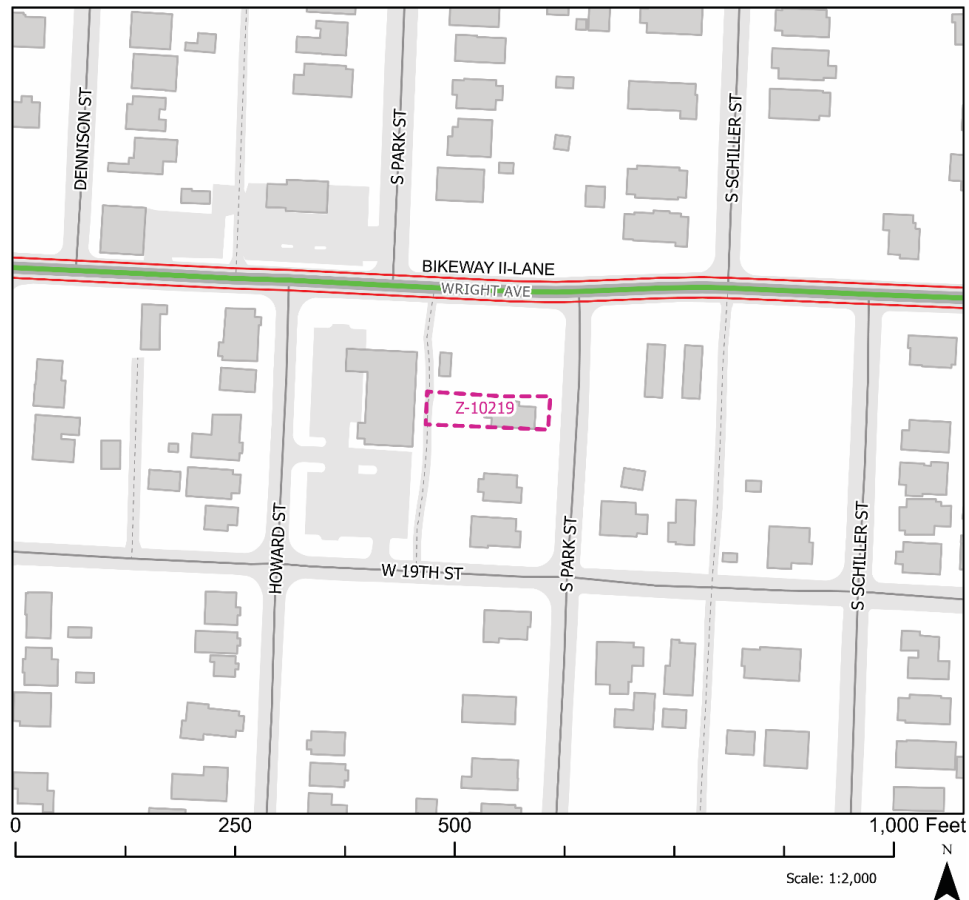
Future Land Use Plan for Z-10219



Master Street Plan:

S. Park St. is a Local Street 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. This street may require dedication of right-of-way and may require street improvements. Behind the application area is an alley.

Master Street Plan for Z-10219



Bicycle Plan:

S. Park St. is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant is requesting a conditional use permit to utilize the .12-acre property as an educational resource center located at 1860 S. Park Street.

The property has an existing 1,661 square foot, 3-story, masonry style, single-

family residence. The property sits in the middle of vacant lots to the north and the south, as well as to the east. The rest of the area is comprised of single-family homes. The home is zoned R-4. The Future Land Use Plan shows Residential Low Density "RL".

The educational resource center will include a daycare, after-school tutoring and mentoring program. The hours of operation will be Monday through Friday from 6:30 am until 6:00 pm and Saturdays from 8:00 am until 1:00 pm.

The daycare will be comprised of seven (7) staff members with a maximum of thirty (30) children at any given time. The after-school tutoring will have ten (10) children at any given time and a maximum of five (5) staff members. There will be one (1) Director.

Drop-off will be directly behind (west) the proposed educational resource center at New Hope Baptist Church located at 1851 Howard Road. Staff members, students and the director will utilize the rear (north) parking lot of the existing church facility. Handicap parking is provided within the church parking lot. A sidewalk will be constructed from the church parking lot to the resource center utilizing the backyard entrance of the proposed property. Staff feels that the proposed parking plan will adequately serve the proposed use. The existing building will need to be made handicap accessible as per ADA standards.

To staff's knowledge, there are no outstanding issues associated with this application. Staff feels that the proposed conditional use permit is an appropriate use for the subject property. Staff feels the proposed use will have minimal impact within the general area and will serve the community with a broader range of services. Staff feels the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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