

October 9, 2025

ITEM NO.: 5

FILE NO.: Z-10203

NAME: Pulaski Heights Baptist Church – Conditional Use Permit

LOCATION: 2200 Kavanaugh Boulevard

AUTHORIZED AGENT:

Pierre R. DeBuys (Agent)
3501 Oakwood Rd., Apt 1
Little Rock, AR 72205

OWNER:

Pulaski Heights Baptist Church
2200 Kavanaugh Boulevard
Little Rock, AR 72205

SURVEYOR/ENGINEER:

Development Consultants Incorporated
2200 N. Rodney Parham Road
Little Rock, AR 72212

AREA: 1.16 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 4

CENSUS TRACT: 15.01

CURRENT ZONING: R-5

A. ROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit to allow a preschool to occupy a portion of the existing church building within the 1.16-acre property located at 2200 Kavanaugh Boulevard.

B. EXISTING CONDITIONS:

The proposed lot has an existing 60,100 square foot building that sits on the corner of Kavanaugh Boulevard and N. Cedar Street. There are three active businesses within the structure: Pulaski Heights Baptist Church, Sidewalk Therapy and the Hillcrest Farmers Market. The rear of the structure is accessed from Cedar Hill

Road. A shared public paved parking lot, owned by the City of Little Rock, is utilized by both Church patrons and the pedestrians entering Allsopp Park. Allsopp Park's entrance is abutting the west side of the parking lot. The proposed lot is in R-5 zoning and is in the Hillcrest Design Overlay District. The Future Land Use is designated as Public/Institutional, "PI".

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): No Comments.

ENGINEERING COMMENTS (PUBLIC WORKS):

Vehicles are not allowed to stop, block, obstruct, or queue within the public right-of-way. Provide a traffic study and control plan based on the proposed # of students, proposed vehicle entrance/exit location(s) for student drop off/pick up and predicted vehicle queues. The study should consider the existing traffic on adjacent streets during those drop-off/pick up times.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Energy: 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:

All projects submitted for approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements issued by the Little Rock Fire Marshal's Office. Full Plan Review

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

G. TRANSPORTATION/PLANNING:

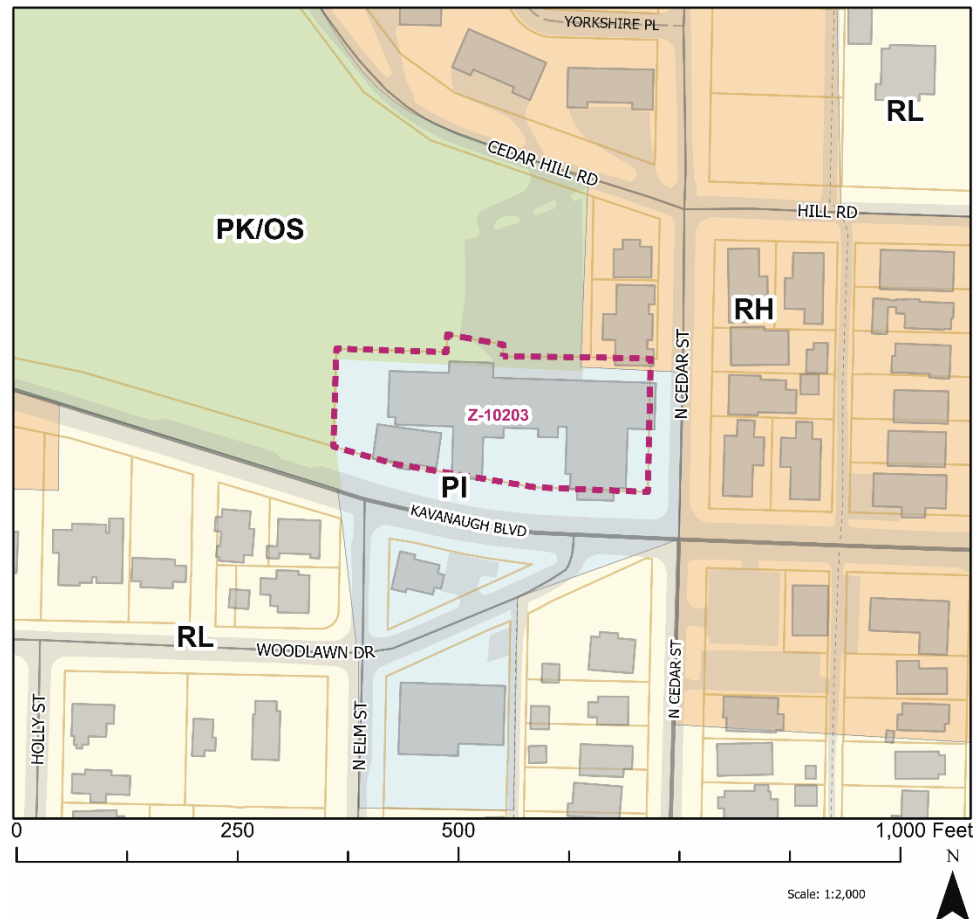
Rock Region Metro: No comments Received.

Planning Division:

Land Use Plan:

The request is in Planning District 4, the Heights/Hillcrest Planning District. The Land Use Plan shows PI for the requested area. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The application for a CUP for expanded use and hours

Future Land Use Plan for Z-10203

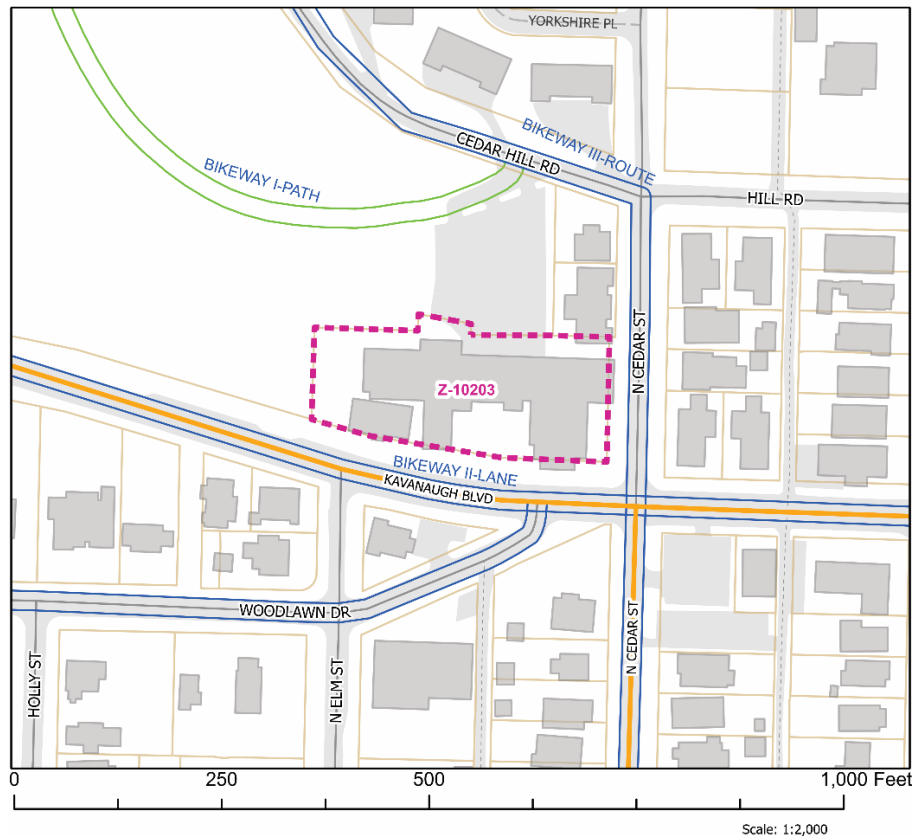


Surrounding the application to the north and west is Allsopp Park which is designated Park/Open Space. North, east and southeast is designated for Residential High (RH) Density use characterized by mixed single-family homes, duplexes and apartments. South across Kavanagh Blvd is an area of Public/Institutional use which is part of the Church campus and areas of Residential Low (RL) Density characterized by mostly single-family homes with a few duplexes.

The subject site is located in the Hillcrest Design Overlay District (Ord. 20,223). The purpose of the Hillcrest design overlay district is to help maintain the built environment in a neighborhood that is rich in history and architectural character and consists of both a vital residential area and a thriving commercial sector. In order to preserve and enhance those qualities, compatible design and scale of buildings, parking areas, signage, landscaping, streetscapes, and street

furnishings are required such that the friendly, pedestrian-oriented, "small-town" nature of the neighborhood is continued.

Master Street Plan for Z-10203



Master Street Plan:

Kavanaugh Blvd. is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. N. Cedar St. and Cedar Hill Rd are a 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.

The proposal includes the requested use of the City-owned parking area at the rear of the site to be used for pick-up and drop-off, taking access from Cedar Hill Road.

Bicycle Plan:

Kavanaugh Blvd is on the Master Bike Plan as an Existing Class II Bike Lane. Class II Bike Lanes provides a portion of the pavement for the sole use of bicycles. N. Cedar Street and Cedar Hill Rd are on the Master Bike Plan as an Existing Class III Bike Lane. Class III Bike Lanes require no additional right-of-way, but require either a sign or pavement marking to identify and direct the route. A Class I Bike Path connects to the parking area, providing trail access to Allsopp Park. Class I Bike Path is a route designated for the sole use of bicycles that is physically separated from vehicular lanes.

Historic Preservation Plan:

This property is the site of the Pulaski Heights Baptist Church at 2200 Kavanaugh Blvd located in the Hillcrest National Register Historic District. The church was constructed c. 1912 in the Colonia Revival style. The structure is identified as a Contributing structure to the historic district.

The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. Staff advocates that the proposed rehabilitation of the site to accommodate a new use consider its potential adverse impacts to the site and adjacent historic sites. Staff finds the proposed conditional use will not adversely affect the existing historic fabric and context of the area if changes are sensitively implemented and follow national preservation standards. The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant requests a conditional use permit to allow a preschool to occupy a space within the existing building on the 1.16-acre property located at 2200 Kavanaugh Boulevard. The Pulaski Heights Baptist Church will continue to occupy the building and hold services at this location.

The proposed lot has an existing 60,100 square foot building that sits on the corner of Kavanaugh Boulevard and N. Cedar Street. There are three active businesses within the structure: Pulaski Heights Baptist Church, Sidewalk Therapy and the Hillcrest Farmers Market. The rear of the structure is accessed from Cedar Hill Road. A shared public paved parking lot, owned by the City of Little Rock's Parks

and Recreation Department, is utilized by both Church patrons and the pedestrians entering Allsopp Park. Allsopp Park's entrance is abutting the west side of the parking lot. The proposed lot is in R-5 zoning and is in the Hillcrest Design Overlay District. The Future Land Use is designated as Public/Institutional, "PI".

The proposed use for the conditional use permit is a preschool that will have a maximum enrollment of 44 students, serving children aged 18 months through 5 years old.

Access to the preschool will be through the rear of the building. The proposed drop-off and pick-up plan will utilize the rear parking lot with access from Cedar Hill Road. Drop off is expected to occur between 7:30 am until 8:30 am and pick up will occur at 11:30 am, 3:30 pm and 4:30 pm.

A compatible signage application meeting the standards of the Hillcrest Design Overlay District and complying with the City's Codes and Ordinances, will be submitted separately from this proposal.

No additional lighting is being proposed for the site.

Staff is supportive of the requested conditional use permit to allow the use of a preschool within the existing property. Staff feels the request conforms with the development pattern in this area. The area along Kavanaugh Boulevards contains a mixture of commercial and residential uses and zoning. There are two existing Montessori schools in the neighborhood. Staff feels the proposal will not be out of character with the neighborhood and will have no adverse impact on the area.

STAFF RECOMMENDATION:

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