

October 9, 2025

ITEM NO.: 7

FILE NO.: Z-10209

NAME: Baptist Prep – Conditional Use Permit

LOCATION: 8401 Ranch Boulevard

OWNER/AGENT:

Brian Dale (Agent)
Joe Whie & Associates
25 Rahling Circle
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Joe White & Associates, Inc
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 4.06 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 20

CENSUS TRACT: 42.05

CURRENT ZONING: MF18

A. ROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests a conditional use permit for the 4.06-acre property at 8401 Ranch Boulevard to allow the existing building be utilized as an educational institution for elementary students, a chapel, and a small-scale private event room.

B. EXISTING CONDITIONS:

The proposed lot has an existing 37,229 square-foot one-story building and is currently being used as an assisted living facility. The property is well maintained with a natural landscape buffer on the north side of the property and the rear of the property (east). The two lots to the south are zoned C-2 and are undeveloped with mature trees along Ranch Boulevard. Surrounding the property to the west, north and east are R-2 zoned properties. The Arkansas Baptist school campus is located across Ranch Boulevard to the west. The proposed lot is zoned MF18. The Future Land Use is Residential High-Density, "RH".

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. 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.
3. Proposal of use will require a change for ADA to meet max feasibility, when you apply for a building permit this will be commented on.
4. 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.
5. 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.
6. 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.

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 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:

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 2012 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 2012 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 2012 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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Building 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 provide 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 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 2012 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 2012 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 2012 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 replaces 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.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No Comments.

G. TRANSPORTATION/PLANNING:

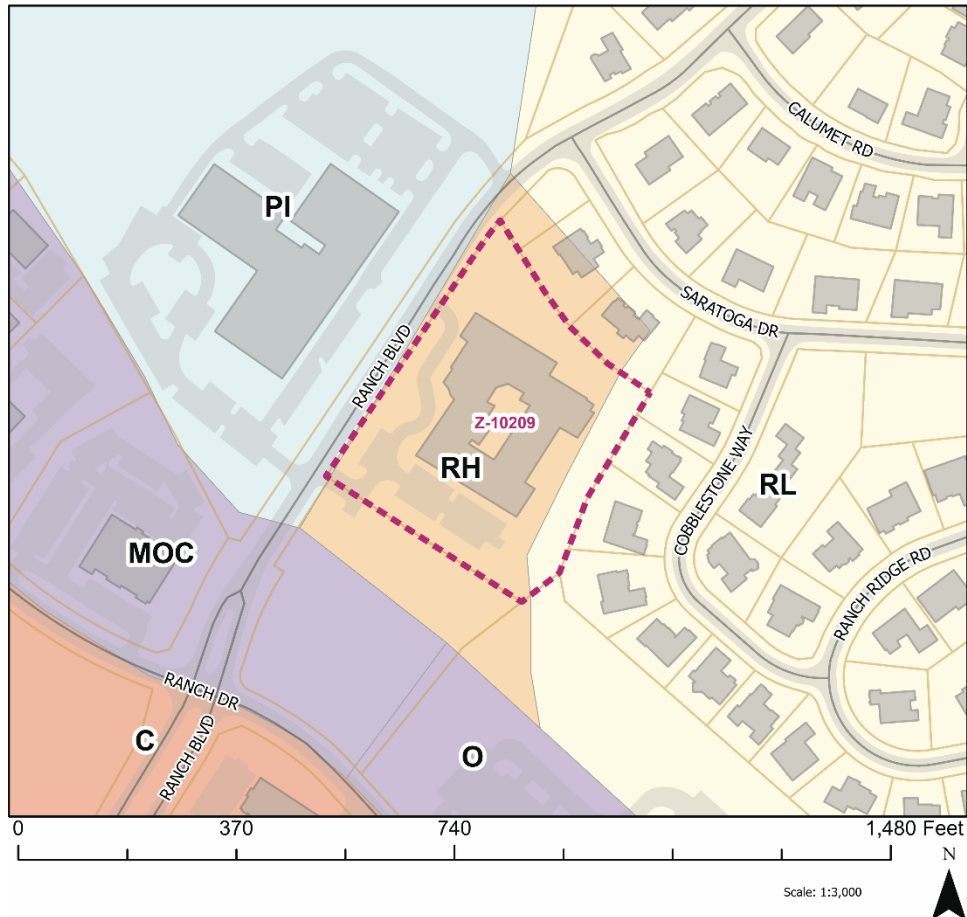
Rock Region Metro: No comments Received.

Planning Division:

Land Use Plan:

The request is in Planning District 20, the Pinnacle Planning District. The development principles of this district include developing transportation facilities for all modes of transportation, and the preservation of greenways, open spaces, and significant environmental features. The Land Use Plan shows Residential High (RH) Density use for the requested area. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. The application for a CUP for a Pre-K through 6th grade private school.

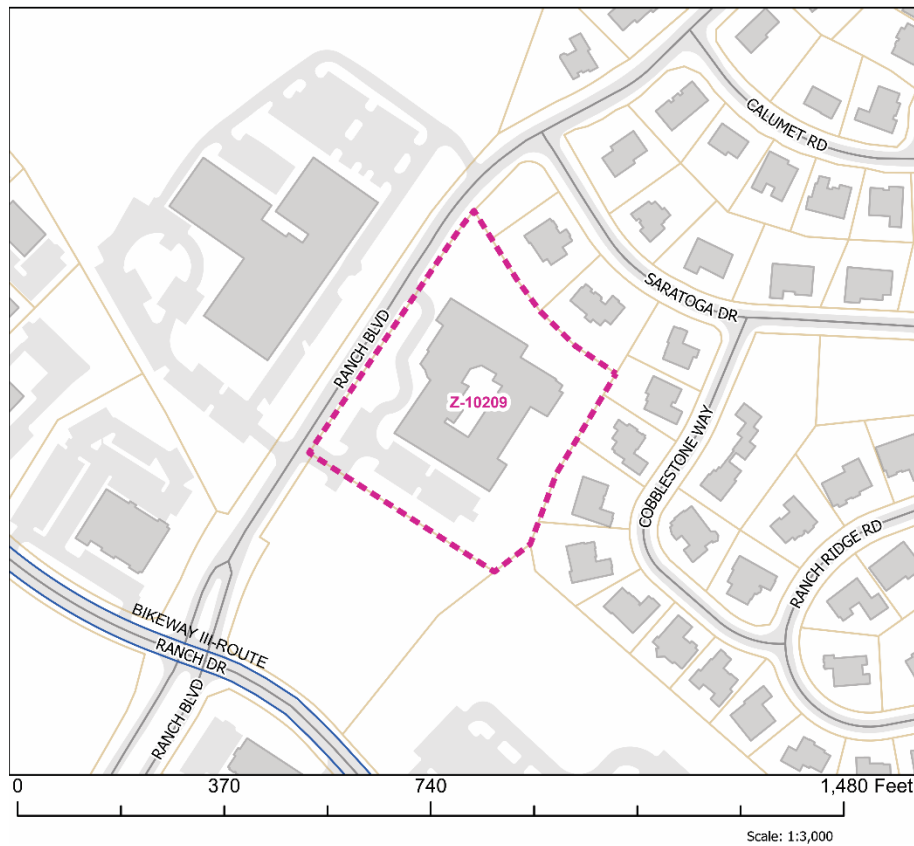
Future Land Use Plan for Z-10209



West of the application is an area designated as Public/Institutional with the Baptist Preparatory School-Upper School. North and east of the application is designated for Residential Low (RL) density uses characterized by single-family homes in developed subdivisions. Southeast of the application is designated for Office (O) uses and is the campus for a public middle school and public high school. To the southwest is Mixed Office and Commercial (MOC) and is characterized by various offices.

This site is not located in an Overlay District.

Master Street Plan for Z-10209



Master Street Plan:

Ranch Blvd is a Commercial Street on the Master Street Plan. Commercial Streets are a Local public street which is abutted by non-residential or residential use which is more intense than duplex or two-unit residential. These streets have the same design standard as a Collector. The standard Right-of-way is 60 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Ranch Blvd is not shown on the Master Bike Plan with existing or proposed bicycle facilities.

Historic Preservation Plan:

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

ANALYSIS:

The applicant requests a conditional use permit for the 4.06-acre property at 8401 Ranch Boulevard to allow the existing building be utilized as an educational institution for elementary students, a chapel, and a small-scale private event room.

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The existing building will undergo renovations to allow the use of an educational institution, a small-scale private event room, and a chapel.

The educational institution will be for elementary school children aged pre-k through 6th grade and will consist of 22 classrooms. The intermediate campus for grades 3rd through 5th will serve approximately 150 students and will have 10 teachers and an additional 6 staff members utilizing the office space for administration and business operations. The hours of operation will be Monday through Friday from 7:30 a.m. until 4 p.m.

The small-scale private event room will be used for special occasions and celebrations planned by the educational institution. Events will include small, grade-level parties and occasional class programs.

The chapel will serve up to 150 people.

A 3,500 square foot storm shelter addition will be made at the northwest corner of the existing building, in compliance with state law. The storm shelter addition is the only proposed improvement to the property.

Access to the property will be from Ranch Boulevard. Ingress and Egress will both be on Ranch Boulevard.

A drop-off/pick-up lane, with a covered drop-off/pick-up area is located in front of the building. An existing paved parking area is located on the south side of the building. Staff feels that the existing parking area, in conjunction with the parking within the existing Arkansas Baptist campus to the west, will be sufficient to serve the proposed use.

All signage will be in accordance with Section 36-553 of the City's Zoning Ordinance.

No additional exterior lighting is being proposed for the site.

Staff is supportive of the requested conditional use permit to allow for Baptist Prep's expansion to include an educational institution, chapel and small-scale private event room within the existing building. Staff feels the request conforms with the development pattern in this area. The area along Ranch Boulevard contains a mixture of commercial, office and residential uses and zoning. There are two existing schools in the neighborhood. Staff feels the proposal will not be out of character with the neighborhood and will not have an 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 paragraphs D and E, and the staff analysis of the agenda staff report.