

December 11, 2025

ITEM NO.: 7

FILE NO.: Z-5580-A

NAME: Youth Success Center – Conditional Use Permit

LOCATION: 25 Sheraton Drive

DEVELOPER:

Shannon Smith (Agent)
1619 S. Martin Street
Little Rock, AR 72204

OWNER/AUTHORIZED AGENT:

Little Rock School District (Owner)
810 Markham Street
Little Rock, AR 72201

SURVEYOR/ENGINEER:

Brooks Surveying, Incorporated
20820 Arch Street Pike
Hensley, AR 72065

AREA: 9.5 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: R-2

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to operate a youth success center in an existing school building. The center will serve as a community-based hub for youth prevention, intervention, and family support connected to the opioid crisis.

B. EXISTING CONDITIONS:

Subject property is located within the Meadowcliff Subdivision. Properties east of the site, along Mabelvale Pike and S. University Avenue, contain a mixture of commercial and light-industrial zoning and uses. Properties located to the west, north, and south contain single-family residential zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property 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. Provide complete Site Plan for staffs review comments below are based on aerial view provided.
2. ADA Access shall be shown to the Right-of-Way.
3. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
4. 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.
5. May be subject to building permit for further review.
6. 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.
7. 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.
8. 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 received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department:

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.

Full Plan Review & Life Safety Inspection

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in District 12, the 65th Street West Planning District. The development principles of the district include strengthening residential stability and improving infrastructure to support residential growth. The Land Use Plan shows Public/Institutional (PI) use for the application 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 is for a CUP for a youth success center.

Surrounding the application area to the north, west, and south is area designated for Residential Low Density (RL) use and is characterized by single-family homes in developed subdivisions as well as a church and funeral home. East of the application area is area designated for Commercial (C) use and is characterized by a hotel, a used car dealership, and office spaces.

This site is not located in an Overlay District.

Master Street Plan:

Sheraton Dr. is a Commercial street on the Master Street Plan. Commercial Streets are a Local public street that 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:

Sheraton Dr. 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 operate a youth success center in the existing school building. The center will serve as a community-based hub for youth prevention, intervention, and family support connected to the opioid crisis.

Subject property is located within the Meadowcliff Subdivision. Properties east of the site, along Mabelvale Pike and S. University Avenue, contain a mixture of commercial and light-industrial zoning and uses. Properties located to the west, north, and south contain single-family residential zoning and uses.

The Center will operate as a non-residential prevention and recovery support center. The center will not provide detoxification or residential treatment services. The program will offer programming designed to educate, support, and empower youth and families impacted by the opioid epidemic.

The applicant notes that a registered nurse will be available part-time, and contracted security will be present as needed during large community events.

The Center anticipates serving approximately 80-100 youth annually through structured prevention and intervention programs. In addition, the Center will reach an estimated 2,500-3,000 students annually through school-based education and outreach and engage 300-400 parents and caregivers annually through family programming.

The applicant will utilize the existing parking spaces for staff, youth drop-off/pick

up, ADA and visitor parking. The parking plan will include directional arrows for lot circulation. Staff feels the parking plan is sufficient to serve the proposed use.

General operating hours will be Monday-Friday from 8:00am to 8:00pm. The Center will employ fifteen (15) staff members, including administrative, programmatic, and support personnel. Eight (8) to ten (10) staff will be present for operations, program planning, and coordination. During after school and evenings, at least six (6) staff members will be on-site to supervise and facilitate youth activities.

The applicant provided the following information for weekend activities:

- Standard weekend programming: Saturday from 10:00am to 4:00pm and Sunday from 1:00pm to 5:00pm.
- Community events: Saturday from 10:00am to 8:00pm and Sunday from 1:00pm to 6:00pm, as needed.

The applicant notes that there will be no more than two (2) weekend events per month. There will be a maximum number of twenty (20) employees at any given time for weekend activities. There will be no outside activities. All activities will take place inside the building.

Staff is supportive of the requested conditional use permit to allow the repurposing of the existing school facility to be utilized for the proposed use. The Youth Success Center's mission is to transform the currently vacant property into a safe, educational, and supportive space for youth and families. The use may create new employment opportunities, provide essential prevention and recovery resources, and foster community collaboration in addressing the opioid epidemic. Staff feels that the proposed use will provide a benefit to the community and facilitate the need to address youth and families with a vital resource and should have no adverse impact on the surrounding properties.

STAFF RECOMMENDATION:

Staff recommends approval of the requested 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.