

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

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**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 21, 2021 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Natural State Concrete Supply PD-I/OS, located at 8806 Mabelvale Pike (Z-6815-B).</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>Submitted By:</b>		
<p>Planning &amp; Development Department</p>		
<b>SYNOPSIS</b>	<p>The applicant is requesting that the 2.84-acre property located at 17500 Kanis Road be rezoned from O-2, Office and Institutional District, to POD, Planned Office District, to allow a transitional living facility for youth ages twelve (12) to eighteen (18).</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the POD zoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.</p>	
<b>BACKGROUND</b>	<p>The applicant proposes to rezone the 2.84-acre property located at 17500 Kanis Road from O-2, Office and Institutional District, to POD, Planned Office District, to allow for the use of the existing single-family residential structure as a transitional living facility. The property is located on the north side of Kanis Road, between Chenal Parkway and Rahling Road. The property is located outside the City Limits, but within the City’s extraterritorial zoning jurisdiction.</p>	

**BACKGROUND  
CONTINUED**

The property contains a one (1)-story 2,191 square-foot single-family residential structure. According to the property survey, a ten (10)-foot wide gravel driveway from Kanis Road is located near the southeast corner of the property. The driveway extends along the east property line to the residential structure.

The applicant proposes to use the existing residential structure as a transitional living facility for up to ten (10) youth residents, ages twelve (12) to eighteen (18). The residents will come from the State's Foster Care System and can be emergency placement for a few days up to several months. The facility will have four (4) direct Care Staff, an Administrator, a Social Service Director, a Caseworker, a Therapist and one (1) Night Monitor. A more detailed description of the proposed transitional living facility can be found in the attachment as provided by the applicant.

The residential structure contains three (3) bedrooms. The applicant proposes to occupy the bedrooms as follows:

- Bedroom 1 – 225 square-feet – four (4) beds
- Bedroom 2 – 196 square-feet – three (3) beds
- Bedroom 3 – 196 square-feet – three (3) beds

Section 8-406(a) of the City's Buildings and Building Regulations Ordinance (minimum area per dwelling unit) requires 150 square-feet for the first occupant and 100 square-feet for each additional occupant. Therefore, the minimum area for a residence occupied by ten (10) persons is 1,050 square-feet. As noted earlier the residential structure contains 2,191 square-feet.

Section 8-406(b) (minimum area per bedroom) requires seventy (70) square-feet for the first occupant and fifty (50) square-feet for each additional occupant. The bedroom accommodations as proposed comply with this ordinance standard.

The applicant is proposing an asphalt driveway from Kanis Road, at the same location as the existing driveway, to serve the transitional living facility. Thirteen (13) parking spaces are shown on the proposed site plan on the east side of the residence. The parking should be sufficient to serve staff and visitors.

**BACKGROUND  
CONTINUED**

The applicant notes that there will be no dumpster on the site. The applicant also notes that there will be no signage and no new site lighting. There will be no use on the site other than the proposed transitional living facility.

The Planning Commission reviewed this request at their November 18, 2021, meeting and there were objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.