

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 16, 2024 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance approving a Planned Zoning Development titled Family Peace Center POD, located on the east side of Dailey Drive (9000 Block) (Z-8764-B).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting that the 5.04-acre property, located on the east side of Dailey Drive (9000 Block), be rezoned from POD, Planned Office Development/R-2, Single-Family District, to POD, to allow for the development of the Family Peace Center.</p> <p>None.</p> <p>Staff recommends approval of the POD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The applicant is requesting to rezone the 5.04-acre undeveloped property, located on the east side of Dailey Drive (9000 Block), from POD, Planned Office Development/R-2, Single-Family District, to POD, to allow for the construction of a new Family Peace Center. The western portion of the proposed site is part of an existing POD, and the eastern portion is zoned R-2. In addition, the proposal includes the removal of an existing trail system that will be re-routed around the new development.</p> <p>The undeveloped property is currently tree-covered, and properties surrounding the site contain a mixture of zoning and uses. The development will be accessed at the 9000 Block along the east side of Dailey Drive.</p>
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**BACKGROUND  
CONTINUED**

The site plans show 116 parking spaces, including eight (8) American with Disabilities Act (ADA) spaces, for a total of 124 total spaces. Most of the parking spaces are provided along the northern portion of the of the overall site, with additional parking provided on the west side of the proposed buildings. All parking areas will include newly-installed asphalt pavement. Typically, seventy-six (76) parking spaces, including four (4) ADA parking spaces, are required. Staff feels the parking is sufficient to serve the use. The site plan shows that a newly-constructed five (5)-foot sidewalk will encompass the entire areas designated for parking.

The site plan indicates four (4) newly-constructed buildings on the site. A one (1)-story, 4,200 square-foot building is in the northeastern portion of the of the site and a two (2)-story, 29,432 square-foot building in the center portion of the site, which also includes the common turf/playground area. The rear portion of the overall development includes two (2), two (2)-story buildings containing 21,572 square-feet and 20,792 square-feet, respectively.

The facility will operate twenty-four (24) hours a day, seven (7) days a week with a current staff of thirty-one (31) employees and a maximum of fifty (50) employees at any given time.

The Family Peace Center will receive and disperse donations to victims of domestic violence, while also providing temporary housing as well as an array of services:

- Twenty-Four (24)-hour Statewide Domestic Violence Hotline
- Emergency Shelter
- Sexual Assault Program
- Children's Program
- Outreach clients/legal help
- Camp Hope (refuge for children)
- Advocacy program and support (medical, housing & employment)
- Transitional housing
- Adult education
- Community Education and Outreach Program

The site plan indicates building setbacks of twenty-five (25) feet from the front (north) property line and a minimum of eight (8) feet from the rear (south) and side property lines.

**BACKGROUND  
CONTINUED**

Additional site improvements include a retaining wall located along the north property line, security fencing along the east property line and the newly configured, eight (8)-foot wide trail starting at the parking lot along Daily Drive before traversing the north property line, veering south along the east property line, and terminating along the south property line in the rear of the overall development.

A paved drive for emergency access will be installed at the southwest corner of the site.

The site plan shows a detention pond located between the primary building and security fence along the east property line.

The Planning Commission reviewed this request at their March 14, 2024, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as 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.