

January 11, 2024

ITEM NO.: 25

FILE NO.: Z-9909

NAME: Scipio A. Jones Museum – PD-O

LOCATION: 1872 S. Cross Street

DEVELOPER:

Kwendeche (Agent)  
2124 Rice Street  
Little Rock, AR 72208

OWNER/AUTHORIZED AGENT:

Dunbar/Horace Mann Archives & Building Project  
PO Box 166863  
Little Rock AR 72216

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.17 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 47

CURRENT ZONING: R-4

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.17 acre site from R-4 to PD-O to allow an existing 2-story residence to be utilized as an office and museum for the Dunbar/Horace Mann Archives Building Project Foundation. The mixed-office use will house a diverse collection of historic documents related to the legacies of Little Rock's Dunbar High School and Horace Mann High School.

B. EXISTING CONDITIONS:

The property contains an existing 2-story, 2,824 square foot, wood-framed residential building. The majority of the properties surrounding the site contain

R-4 zoning and uses in all directions. Several properties in the area contain a mixture of zoning and uses. The property is located south of Central High School and within the Paul Laurence Dunbar School Neighborhood Historic District.

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:

1. A building permit from the Department of Planning and Development is required if any renovations to the existing structure or if a new structure is desired before construction can commence for proposed museum.
2. The new proposed driveway will require a permit and inspections from Department engineering staff. 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.

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

Little Rock Water Reclamation Authority:

1. LRWRA has a sewer line in the alley. We will need an easement if the alleyway is abandoned. Separate structures must have separate sewer service lines.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

**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.

**Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office

(Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

**If you have any additional questions please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501-918-3756).**

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No Comments Received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Central City Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is to rezone from R-4 to PD-O for a Museum.

Surrounding the application area is Residential Low Density (RL) use. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

This site is not in an Overlay District.

Master Street Plan:

South Cross Street is a Local Street on the Master Street Plan Map. Local public streets are designed to provide access to adjacent property with the movement of traffic being a secondary purpose. Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan:

There are no proposed or existing bicycle facilities in this area.

Historic Preservation Plan:

This property is located in the Paul Laurence Dunbar School Neighborhood Historic District and is a listed structure.

H. ANALYSIS:

The applicant proposes to rezone a 0.17 acre site from R-4 to PD-O to allow an existing 2-story residence to be utilized as an office and museum for the Dunbar/Horace Mann Archives Building Project Foundation. The mixed-office use will house a diverse collection of historic documents related to the legacies of Little Rock's Dunbar High School and Horace Mann High School.

The property contains an existing 2-story, 2,824 square foot, wood-framed residential building. The majority of the properties surrounding the site contain R-4 zoning and uses in all directions. Several properties in the area contain a mixture of zoning and uses. The property is located south of Central High School and within the Paul Laurence Dunbar School Neighborhood Historic District.

The site plan shows 29.2 foot setback from the front property line, 10.2 feet from the south property line, 4.9 feet from the north property line and well over 25 feet from the rear (west) property line.

Hours of operation will be from 9am to 5pm each day of the week except for Monday. Special events and scheduled tours shall be accommodated and the full-time, live in caretaker (within the planned carriage house) shall provide the necessary security and hospitality simulating a single-family residence.

The applicant proposes to construct a new, one-story 1,900 square foot carriage house in the northwest corner of the property with access provided by a new 14 foot wide grass block driveway and concrete apron along W. 19<sup>th</sup> Street.

A portion of the rear interior yard, located between the proposed carriage house and museum, will be secured by a new six (6) foot wood opaque fence with finished face visible, an irrigated, master garden with stone walkways, and sitting area and the repair of an existing concrete pad, if required.

The remaining interior yard along W. 19<sup>th</sup> Street will include a new four (4) foot tall wood picket fence with sliding wood picket fence gates at the carriage house and concrete pad. The existing concrete porch and steps on the northwest corner of the building will be demolished and replaced by a new concrete porch with a built-in hydraulic wheelchair lift and railings. The ADA van parking space will be located in this area.

Staff feels the dedicated parking spaces along W. 19<sup>th</sup> Street, S. Cross Street and the interior yard are sufficient to serve the proposed use.

The applicant is not proposing signage at this time. All signs must comply with Section 36-553 of the City's Zoning Ordinance (signs permitted in institutional and office zones).

The site plan does not show a dumpster at this time. Any dumpster installed on the site shall be screened as per Section 36-523 of the City's Zoning Ordinance.

The applicant is not proposing any lighting at this time. Any new lighting must be low-level and directed away from adjacent properties.

All landscaping shall comply with Chapter 15 of the City of Little Rock Landscaping Ordinance. Any variance from the landscape ordinance must be approved by the Little Rock City Beautiful Commission.

Staff is supportive of the requested PD-O rezoning. To staff's knowledge there are no outstanding issues with this application. The applicant's proposed use of the site is similar to the intensity of other developments in the general area. Staff feels the proposed use will have no adverse impact on the surrounding properties. Staff is supportive of the overall concept and agrees that this type of development will provide a positive boost to the overall neighborhood and be beneficial to the area at large.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-O rezoning, subject to compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis, of the agenda and staff report.