

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 20, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance approving a Planned Zoning Development titled Celebrate! Maya Project – Revised PD-O, located at 1722 Wolfe Street (Z-9856-A).	✓ Ordinance Resolution	
Submitted By: Planning & Development Department		Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 0.17-acre property from PD-O to Revised PD-O to allow the Maya Angelou House and Celebrate! Maya Project headquarters.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the Revised PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, 3 absent, and 1 open position.	
BACKGROUND	The applicant proposes to demolish the existing building and construct a new facility for the previously approved PD-O to establish an activity hub for the Maya Angelou House and Celebrate! Maya Project Headquarters. All aspects of the previously approved PD-O will remain unchanged.	
	Properties in the general area contain R-3 and R-4 zoning and uses in all directions. The site is located within the Central High Historic District. The developer will construct a new three thousand one hundred (3,100) square foot, two-story building. Space will be dedicated to a Maya Angelou historical museum, cross-sectional education and community complex, and administrative office complex.	

BACKGROUND CONTINUED

The site plan shows a five (5) foot building setback from the front property line, five (5) feet from the north and south property lines, and zero (0) foot setback from the rear property line, along the alley.

The applicant provided the following operating hours for various aspects of the activity hub:

- Maya Angelou historical museum: Monday-Friday 10:00 a.m. - 2:00 p.m., Saturday-Sunday 10:00 a.m. - 12:00 p.m.
- Education and community complex: Monday-Friday 9:00 a.m. - 4:00 p.m., Saturday 10:00 a.m. -12:00 p.m.
- Administrative office space: Monday-Friday 9:00 a.m. - 5:00 p.m.
- Summer camps (June-August): Monday-Friday 9:00 a.m. - 2:00 p.m.
- After school tutoring and mentoring: Monday-Friday 3:00 p.m.- 6:00 p.m.

Access to the building will be located near the northwest corner of West 18th Street and Wolfe Street (east entry plaza). A second access point is shown along West 18th Street (south entry plaza).

The applicant proposes site improvements in the right-of-way (“ROW”) along Wolfe Steet and West 18th Street. The improvements will include a stone, paved entry to the plaza near the northwest corner of West 18th Street and Wolfe Street, new concrete sidewalks, bollards, circular planter boxes with stone benching, and ADA service and van parking along West 18th Street.

The facility will be staffed by four (4) adults or students at any given time. The applicant intends to include ticketed, special events, performance of live music and bands, outdoor activity festivals, and catering and catering services. The applicant notes licensed servers will provide alcoholic beverages for adult-themed events at the site.

The applicant notes the facility currently has a verbal parking agreement with Arkansas Baptist College, located east of the site, and the applicant is waiting on an official response from college representatives. Staff suggest the applicant provides a notarized parking agreement between the entities when finalized.

BACKGROUND CONTINUED

The applicant notes plans to continue and expand youth and community services to include:

- Youth writing, literacy, history, poetry and art workshops;
- After school tutoring, mentoring, and summer camps;
- A computer lab and library for students needing a place for afterschool studies or use of computers;
- A Dr. Maya Angelou photo and archives gallery, available to visitors and students to learn more about this global icon;
- Administrative office space for program administrators, interns, volunteers and visitors; and
- An outdoor public events space that holds up to one hundred (100) guests.

Plans for expanded and more intentional programming at the Maya House to include:

- Summer camps;
- After-school tutoring and mentoring;
- Cross-generational forums and community conversations (interactions inclusive of youth and seniors); and

Public and community partnerships.

- Presentations on Arkansas and Maya Angelou history for schools and visitors' educational partnerships (public schools, colleges and universities).
- Public forums - book talks, Poetry Readings, history presentations, art and photographic exhibits, Community Panel Discussions.

Any fence or wall erected on the site must comply with Section 36-516 of the City's Zoning Ordinance.

All signs must comply with Section 36-553 of the City's Zoning Ordinance (signs allowed in commercial zones).

A trash container is located near the southwest corner of the site along the alley. The trash container must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

All 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 in landscape ordinance must be approved by the Little Rock City Beautiful Commission.

Staff support all outdoor activities with the following conditions:

1. The applicant must obtain a Franchise Agreement from the City's Public Works Division for all aspects of the development within the ROW.
2. The height of the proposed structure at the southeast corner of the property must be approved by Public Works.
3. It will be the property owner's responsibility to maintain the improvements added within the right-of-way (ROW).
4. The outdoor use shall not create any nuisance to surrounding properties (no excessive or unusual noise, odor, vibration, etc.).
5. It will be the property owner's responsibility to maintain the improvements added within the right-of-way (ROW).
6. The outdoor use shall not create any nuisance to surrounding properties (no excessive or unusual noise, odor, vibration, etc.).

The Planning Commission reviewed this request at their November 13, 2025, 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.