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3 **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**
4 **AND TO ESTABLISH A PLANNED DEVELOPMENT - COMMERCIAL**
5 **TITLED CELEBRATE! MAYA PROJECT - REVISED PD-O, LOCATED**
6 **AT 1722 WOLFE STREET (Z-9856-A), CITY OF LITTLE ROCK,**
7 **ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY**
8 **OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.**

0 **WHEREAS**, the applicant has requested to rezone a 0.17-acre property located at 1722 Wolfe Street,
1 Little Rock, Arkansas from PD-O (Planned Development – Office) to Revised PD-O to allow
2 redevelopment of the site for the Maya Angelou House and Celebrate! Maya Project Headquarters; and,

3 **WHEREAS**, the applicant proposes to demolish the existing building and construct a new facility
4 consistent with the previously approved PD-O to establish an activity hub for the Maya Angelou House and
5 Celebrate! Maya Project Headquarters, with all aspects of the previously approved PD-O remaining
6 unchanged except as revised herein; and,

7 **WHEREAS**, the property is located within the Central High Historic District and properties in the
8 general area are zoned R-3 and R-4, with residential uses in all directions; and,

9 **WHEREAS**, the proposed development includes construction of a three thousand one hundred (3,100)
10 square foot, two-story building containing space dedicated to a Maya Angelou historical museum, cross-
11 sectional education and community complex, and administrative office complex; and,

2 **WHEREAS**, the site plan shows a five (5) foot setback from the front property line, five (5) foot
3 setbacks from the north and south property lines, and a zero (0) foot setback from the rear property line
4 along the alley; and,

5 **WHEREAS**, primary pedestrian access to the building will be located near the northwest corner of
6 West 18th Street and Wolfe Street (east entry plaza), with a secondary access point along West 18th Street
7 (south entry plaza); and,

8 **WHEREAS**, the applicant proposes site improvements within the public right-of-way (“ROW”) along
9 Wolfe Street and West 18th Street, including stone-paved plaza entries, new concrete sidewalks, bollards,
10 circular planter boxes with stone bench seating, and ADA service and van parking along West 18th Street;
11 and,

2 **WHEREAS**, the facility will be staffed by approximately four (4) adults or students at any given time
3 and will host ticketed special events, live music and band performances, outdoor activity festivals, and

1 catering and catering services, with licensed servers providing alcoholic beverages for adult-themed events;
2 and,

3 **WHEREAS**, the applicant has indicated a verbal parking agreement with Arkansas Baptist College,
4 located east of the site, and staff recommends submission of a notarized parking agreement upon
5 finalization; and,

6 **WHEREAS**, the applicant intends to continue and expand youth and community services, including
7 but not limited to writing and literacy workshops, tutoring and mentoring programs, summer camps, a
8 computer lab and library, a Maya Angelou photo and archives gallery, administrative offices, and outdoor
9 public event space accommodating up to one hundred (100) guests; and,

10 **WHEREAS**, expanded programming will include summer camps, after-school tutoring and mentoring,
11 cross-generational forums, public and community partnerships, educational presentations, book talks,
12 poetry readings, history presentations, art and photographic exhibits, and community panel discussions;
13 and,

14 **WHEREAS**, any fencing or walls must comply with Section 36-516 of the City's Zoning Ordinance;
15 signage must comply with Section 36-553 of the City's Zoning Ordinance; trash facilities must comply
16 with Section 36-523; lighting must be low-level and directed away from adjacent properties; and
17 landscaping must comply with Chapter 15 of the City of Little Rock Landscaping Ordinance, with any
18 variances requiring approval by the Little Rock City Beautiful Commission; and,

19 **WHEREAS**, staff supports the proposed outdoor activities subject to specific conditions related to
20 right-of-way improvements, nuisance prevention, and maintenance responsibilities; and,

21 **WHEREAS**, on November 13, 2025, the Planning Commission, as part of its Consent Agenda, voted
22 seven (7) ayes, zero (0) noes, three (3) absent, and one (1) open position, to recommend approval of the
23 Revised PD-O rezoning, with no objectors present; and,

24 **WHEREAS**, all owners of property within three hundred (300) feet of the site and all neighborhood
25 associations registered with the City of Little Rock were duly notified of the public hearing; and,

26 **WHEREAS**, the City finds that the Revised PD-O is consistent with the Comprehensive Plan,
27 compatible with surrounding residential zoning, and appropriate within the Central High Historic District.

28 **NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY**
29 **OF LITTLE ROCK, ARKANSAS:**

30 **Section 1. Rezoning.** The property legally described in Exhibit A and depicted in Exhibit B is hereby
31 rezoned from PD-O (Planned Development – Office) to Revised PD-O (Planned Development – Office):
32

**Z-9856-A - DESCRIBED AS LOT 7, BLOCK 35, CENTENNIAL
ADDITION TO THE CITY OF LITTLE ROCK, PULASKI
COUNTY, ARKANSAS.**

Section 2. Approval of Revised Planned Development. The Revised PD-O is approved for the Maya Angelou House and Celebrate! Maya Project Headquarters, subject to the conditions, limitations, and development standards contained herein.

Section 3. Permitted Uses.

Permitted uses within the Revised PD-O shall include:

1. Maya Angelou historical museum;
2. Education and community complex, including youth, cross-generational, and community programming;
3. Administrative and office uses;
4. Ticketed special events, live music and band performances, outdoor festivals, and catering and catering services, with alcohol service limited to licensed servers for adult-themed events;
5. Outdoor public event space accommodating up to one hundred (100) guests.

Section 4. Development Standards.

A. Building Size and Height: Development shall be limited to a two-story structure containing approximately three thousand one hundred (3,100) square feet, subject to approval by Public Works for height at the southeast corner of the property.

B. Setbacks.

1. Front yard: five (5) feet;
2. North side yard: five (5) feet;
3. South side yard: five (5) feet;
4. Rear yard: zero (0) feet along the alley.

C. Access Points: Primary and secondary access shall be provided as shown on the approved site plan.

Section 5. Operating Rates.

Operating hours shall be limited as follows:

1. Maya Angelou Historical Museum
 - a. Monday–Friday: 10:00 a.m. – 2:00 p.m.
 - b. Saturday-Sunday: 10:00 a.m. – 12:00 p.m.
2. Education and Community Complex
 - a. Monday–Friday: 9:00 a.m. – 4:00 p.m.

- b. Saturday: 10:00 a.m. – 12:00 p.m.
3. Administrative Office Space
 - a. Monday–Friday: 9:00 a.m. – 5:00 p.m.
4. Summer Camps (June–August)
 - a. Monday–Friday: 9:00 a.m. – 2:00 p.m.
5. After-School Tutoring and Mentoring
 - a. Monday–Friday: 3:00 p.m. – 6:00 p.m.

Section 6. Right-of-Way Improvements and Conditions. Approval of outdoor activities and ROW improvements is subject to the following conditions:

1. The applicant shall obtain a Franchise Agreement from the City’s Public Works Division for all improvements within the ROW.
2. The property owner shall be responsible for ongoing maintenance of all improvements within the ROW.
3. Outdoor use shall not create a nuisance to surrounding properties, including excessive noise, odor, vibration, or similar impacts.

Section 7. Parking. Upon finalization, the applicant shall provide a notarized parking agreement with Arkansas Baptist College or other approved entity to document shared parking arrangements.

Section 8. Prior PD-O Conditions. All conditions, limitations, and requirements of the previously approved PD-O not expressly modified by this Ordinance shall remain in full force and effect.

Section 9. *Severability.* In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the resolution.

Section 10. *Repealer.* All laws, ordinances, resolutions, or parts of the same, that are inconsistent with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

PASSED: January 20, 2026

ATTEST:

APPROVED:

Allison Segars, City Clerk

Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney