

NAME: Celebrate! Maya Project – PD-O

LOCATION: 1722 Wolfe Street

DEVELOPER:

Janis Kearney (Owner)
2 Rosier Court
Little Rock, AR 72211

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: 45

CURRENT ZONING: PD-O

VARIANCE/WAIVERS:

None requested.

BACKGROUND:

On November 9, 2023, the Planning Commission approved the rezoning from R-3 to PD-O to operate the Maya Angelou House and Celebrate! Maya Project Headquarters. The mixed-office use contains youth education and literacy programs, administrative office space, a Maya Angelou Museum and a site for community conversations and forums. On January 24, 2024, application was approved by the Board of Directors (Ordinance No. 22,360).

The applicant notes the existing structure proposed to house the Headquarters cannot be occupied due to environmental concerns that prevented the project moving forward.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant now 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.

B. EXISTING CONDITIONS:

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.

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 (PLANNING):

1. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, ADA and ordinances are met.
2. All streets, sidewalks and drainage shall comply with City of Little Rock Standards and Specifications.
3. Handicap Parking shall include one van stall 11ft wide with a 5ft minimum aisle.
4. 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.
5. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
6. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
7. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, culverts, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a).

Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.

8. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a).

Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.

9. Provide ADA accessible route from the public right of way to the proposed development in accordance with 36 CFR Part 1191 Section F206.2.1, "... at least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, **public streets and sidewalks**, and public transportation stops to the accessible building or facility entrance they serve."
10. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Due to the proposed use of the property, the Master Street Plan specifies that 18th St. for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. Due to the proposed use of the property, the Master Street Plan specifies that Wolfe St. for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
3. A 20 feet radial dedication of right-of-way is required at the intersection of 18th St. and Wolfe St.
4. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
5. Sidewalks with appropriate handicap ramps are required to be constructed adjacent to 18th St. in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.
6. ADA access ramps should be installed at the intersection of 18th St. and Wolfe St.

7. Striping and signage plans which conform with AASHTO and MUTCD standards should be forwarded to Public Works, Traffic Engineering for approval with the site development package.
8. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
9. A franchise permit is required to be obtained for all private improvements within the public right-of-way such as LED bollards, stone bollards, stained concrete, sculpture, etc....
10. In accordance with Section 32-8, no obstruction to visibility shall be located within a triangular area 50' back from the intersecting right-of-way line (or intersecting tangent lines for radial dedications) at the intersection of 18th St. and Wolfe St.
11. Obtain permits prior to making any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Traffic Engineering at (501) 379-1805 (Travis Herbner) for more information.
12. Provide a more detailed, dimensioned drawing showing the existing/proposed street curb and proposed van parking spaces.

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

Little Rock Water Reclamation Authority: No comments received.

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.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required
4. If there are facilities that need to be adjusted and/or relocated, contact Central

- Arkansas Water. That work would be done at the expense of the developer.
5. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 6. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
 7. Sculpture's/ permanent structures shall not be placed on top of existing watermains, there is currently a 2" PVC main and 8" DI main on the South and East side of the property respectively, these mains intersect in roughly the same location as the planned sculpture.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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 2021 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 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 2021 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Buildings 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 provided 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 buildings 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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.

9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Parks and Recreation: 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:

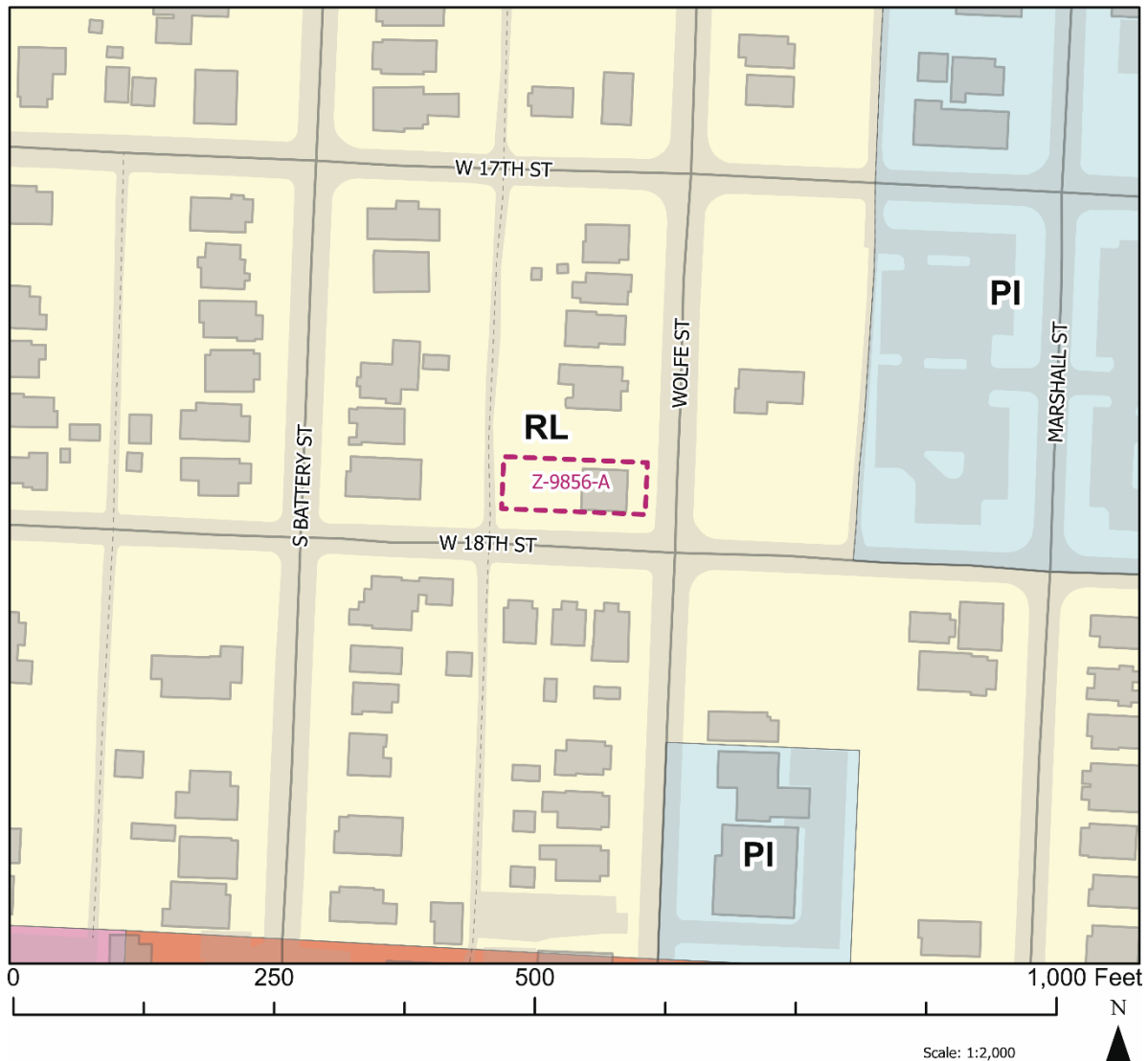
Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in District 8, the Central City Planning District. The development principles of this district include strengthening the existing development and better defining single-family and non-residential use areas by supporting neighborhood

Future Land Use Plan for Z-9856-A



oriented commercial uses. 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 for a Revised PD-O for a museum, multi-generational community complex, and office space.

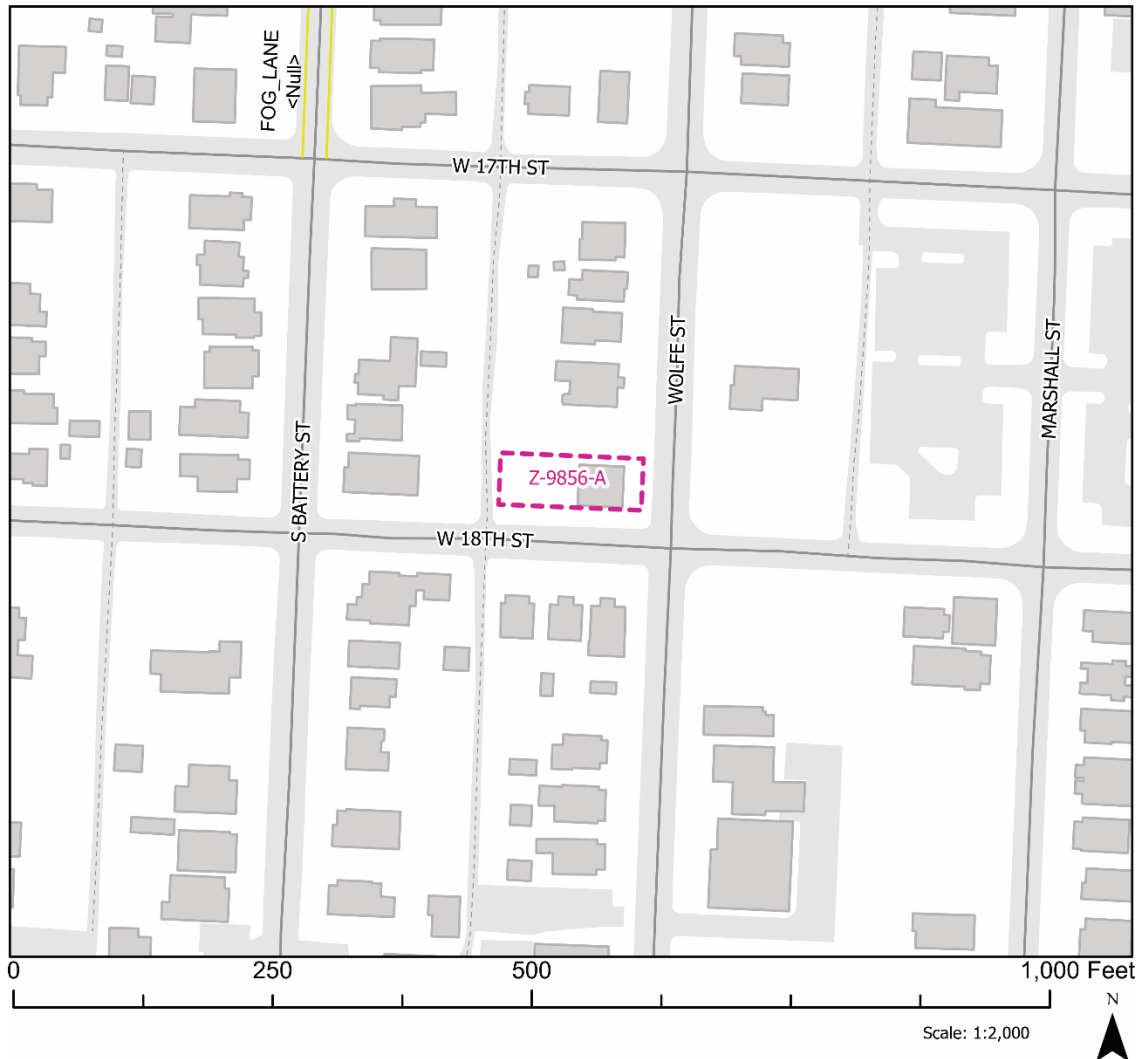
Surrounding the application area is area dedicated Residential Low Density (RL) use and is characterized by primarily single-family homes and interspersed with duplexes and small apartment complexes. Surrounding the application area and interspersed in the Residential Low Density (RL) use is area designated for Public/Institutional (P/I) use and is the site of Arkansas Baptist College to the east and Pilgrim Valley Baptist Church to the south. ,

This site is not located in an Overlay District.

Master Street Plan:

Wolfe St. and W. 18th St. are Local Streets on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard 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. Behind the structure is a platted alley.

Master Street Plan for Z-9856-A



Bicycle Plan:

Wolfe St. and W. 18th St. are not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is located in the Central High National Register Historic District. The current structure is considered non-contributing to the Central High National Register Historic District. Sanborn Fire Insurance Maps indicate that the current

structure was converted from a single-family home to a quadplex and that the rear porch was removed sometime between 1913 and 1939.

The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. Staff advocates that the proposed rehabilitation of the site to accommodate a new use consider its potential adverse impacts to the site and adjacent historic sites. Staff finds the proposed use will not adversely affect the existing historic fabric and context of the area if changes are sensitively implemented and follow national preservation standards. The application, as shown, should have no effect on identified historic resources beyond the alterations already performed.

H. ANALYSIS:

The applicant now 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 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.

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:

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

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

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

The facility will be staffed by four (4) adults/students at any given time. The applicant intends to include ticketed, special events, performance of live music and bands, outdoor activity festivals, 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 (ABC), located east of the site, and they are waiting on an official response from college representatives. Staff suggests the applicant provides a notarized parking agreement between the entities when finalized.

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/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.
- Outdoor public events space that holds up to 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).
- public/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 from the landscape ordinance must be approved by the Little Rock City Beautiful Commission.

Staff supports 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.).

Staff is supportive of the revised 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 and 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 be beneficial to the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested revised 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.

PLANNING COMMISSION ACTION:

(NOVEMBER 13, 2025)

The applicant was present. There were no persons registered in opposition. Staff presented the item, and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval.

The vote was (7) ayes, (0) nays, (3) absent, and (1) open position. The motion passed. The application was approved.