

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 5, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Faithway Baptist Church Short-Form PCD, located at 7510 South University Avenue. (Z-5276-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is proposing to revise the previously-approved PCD, Planned Commercial Development, for this site to allow for the construction of a new church on the site.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 11 ayes, 0 nays and 0 absent.</p>	
BACKGROUND	<p>The request is to revise a previously-approved PCD, Planned Commercial Development, for the property currently owned by Faithway Baptist Church. The church is proposing to develop this site (0.39 acres) to provide a new church and meeting space. The building is proposed containing 1,600 square-feet. The site plan indicates the placement of fifteen (15) parking spaces including two (2) handicap accessible spaces. The new building will be wood framed with a slab-on-grade foundation system. There is no parking lot lighting proposed with the new construction. All accent lighting will be low level, directional, directed downward and into the site.</p>	

**BACKGROUND
CONTINUED**

The applicant has indicated there will be a single ground sign located on the site not to exceed six (6) feet in height and sixty-four (64) square-feet in area. Building signage will be limited to the facades with public street frontage. The signage will be limited to thirty-two (32) square-feet in sign area.

The seating capacity for the church is indicated at 44 persons. Parking for a church is typically based on one (1) space per every four (4) seats. The parking typically required for the church would be eleven (11) spaces.

The site plan currently does not comply with the minimum landscape requirements per the zoning or landscape ordinances along South University Avenue. Staff recommends the two (2) spaces on either side of the driveway located along South University Avenue be removed to provide the proper landscape strip. With the removal of the two (2) spaces the typical parking for the use can still be met. All other perimeter landscaping appears to comply with the typical minimum requirements of the landscape and buffer ordinances. The site plan includes the placement of a six (6)-foot fence along the northern perimeter of the site, adjacent to the residentially zoned and used property.

The applicant has indicated the services are currently scheduled for Sunday, 8:00 AM to 10:00 PM, and Wednesday from 5:00 PM to 10:00 PM. The church does not offer a mother's day out program or daycare service.

The Planning Commission reviewed the proposed PCD request at its May 19, 2016, meeting and there were no registered objector present. All property owners located within 200 feet of the site along with the South Brookwood Pondersosa Neighborhood Association and Southwest Little Rock United for Progress were notified of the Public Hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.