

FILE NO.: Z-5665-A

NAME: First Deliverance Temple Short-form PD-R

LOCATION: Located at 6213 – 6223 Lancaster Road

DEVELOPER:

First Deliverance Temple
420 Locust Street
Lonoke, AR 72086

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.50 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: PD-R

ALLOWED USES: Single-family

PROPOSED ZONING: Revised PD-R

PROPOSED USE: Single-family – Add a church as an allowable use

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

On May 18, 1993 a PD-R was approved by the Board of Directors (Ordinance No. 16,418) for this site to allow multiple residences on a single lot. The applicant is proposing to amend the previously approved PD-R (Planned Development Residential) to allow the use of one of the buildings for church services. The applicant has indicated the services are from 8 am to 9 am on Sunday morning and from 6:30 pm to 8:30 pm on Sunday evenings. The applicant has indicated the congregation will not exceed 30 persons.

B. EXISTING CONDITIONS:

There are three (3) structures located on the site. The rear building, which was previously a cabinet shop, is currently being used by the church for services. The other two (2) are residential homes but are currently vacant. After leaving the businesses located along West 65th Street the remainder of the area are single-family homes located in R-2, Single-family zoning.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the Wakefield Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that Lancaster Road for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. With future site development beyond this application, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Lancaster Road including 5-foot sidewalks with the planned development.
3. Show proposed parking areas and vehicle access areas on site.
4. The proposed driveway should be constructed with a concrete apron.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: No objection.

Entergy: Entergy does not object to this proposal as service is already being provided to the location. Contact Entergy in advance if there is a need to alter the existing electrical service.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No objection.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

CATA: The site is not located on a dedicated CATA bus route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.org or
Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the 65th Street East Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The applicant has applied for a rezoning from PRD (Planned Residential District) to PDR (Planned District Residential) to allow the structures on the site to be used for church related uses.

Master Street Plan: Lancaster Road is a Collector on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class III Bike Route shown along Lancaster Road. Bike Routes require no additional right-of-way or pavement markings, but only a sign to identify and direct the route.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (May 13, 2015)

The applicants were present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff questioned the proposed parking plan. Staff also questioned the proposed signage plan.

Public Works comments were addressed. Staff sated a dedication of right of way was required along Lancaster Road. Staff also requested the applicant provide the proposed parking areas and vehicle access areas to the site.

Landscaping comments were addressed. Staff stated any future redevelopment or paving would potentially require improvements to the site landscaping.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues associated with the request in need of addressing via a revised site plan. The applicant has provided the proposed signage plan and the proposed parking plan for the site.

The request is to amend the previously approved Planned Development Residential (PD-R) to allow the use of the rear building for church services. According to the applicant the building was previously used as a cabinet shop.

The applicant has indicated no ground signage is proposed for the church. Building signage will be limited to a maximum of ten (10) percent of the front façade which has public street frontage.

There is an existing gravel base located in front of the building to be used for the church. The applicant has indicated new gravel will be added to this area to allow for parking. The number of parking spaces for a church is typically based on the number of seats. The applicant has indicated there will be a maximum of 30 persons served by the church. The ordinance states there is to be one (1) space per every four (4) seats. Based on this calculation seven (7) parking spaces would be required. Staff feels there is adequate area for parking on the site.

The hours of services are from 8 am to 9 am on Sunday morning and from 6:30 pm to 8:30 pm on Sunday evenings. The applicant has indicated prayer services will be conducted at various time during the day. According to the applicant few persons attend the prayer services.

Staff is supportive of the request. The applicant is seeking approval to allow the use of one of the three (3) structures located on the site for church service. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff does not feel the use as a small church with a maximum of 30 parishioners will have a significant impact on the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(JUNE 4, 2015)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval subject to the conditions outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes and 3 absent.