

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 20, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Church at Rock Creek Revised Long-Form POD (Z-6886-B), located at 11500 West 36th Street.</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	The request is to amend the previously-approved POD, Planned Office District, to eliminate the previously-approved western land use buffer.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 10 ayes, 0 nays and 1 absent.
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed POD request at its December 18, 2014, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing.
BACKGROUND	Ordinance No. 18,351, adopted by the Little Rock Board of Directors on September 19, 2002, established the Church at Rock Creek – Long-Form POD allowing for the development of this forty (40)-acre tract at the northwest corner of Interstate 430 and West 36 th Street from R-2, Single-Family, to POD, Planned Office District.

**BACKGROUND
CONTINUED**

The applicant proposed a conceptual site plan for a church facility and related ancillary uses. The development plan included construction of a collector street from West 36th Street, at the southwest corner of the church property, to Bowman Road. Access to the church development would be gained by utilizing a private boulevard street, which would run from near the southwest corner of the church property to the proposed collector street near the center of the site at the west property line.

Amendments to the proposed site plan were made at the Commission Meeting. The applicant agreed the buildings would be sound-proofed, the building façades would not be constructed of metal, concrete blocks, etc., there would not be a steeple, the building elevation would not be determined until after the finished grades were in place, the maximum building heights were to range from sixty-five (65) to eighty (80) feet, depending on the finished grade, the child care center would have a maximum of twelve (12) children in the center, the church could not guarantee that the children would not be referred from the judicial system, but the center would not be a half-way house, children under the care of the church would not be allowed to drive and temporary stay would be twelve (12) months or less.

The car ministry indicated a maximum building area would be 2,500 square-feet and the facility would not grow any larger. Only minor car repair would be done, oil change, wash, wax etc., and no salvaged cars would be accepted. In addition, the building would be for storage of equipment for the entire campus. The facility would accommodate two (2) cars at a time inside the building. After repair and cleaning, the cars would be parked on the parking lot. There would be no salvaged auto parts stored on the property, and no test-driving of vehicles in the surrounding neighborhoods. The maximum number of cars for car ministry uses would be twelve (12) vehicles.

The Medical Care Center the church established the hours of operation from 9:00 AM to 9:00 PM. three (3) days per week. There was to be no clear cutting of the site. The church would remove the trees along the Interstate 430 Frontage for visibility at the time of Phase I development. There would be no A/C cooling tower on the site, and smaller package units would be utilized. The church could not agree to have no construction take place on weekends.

**BACKGROUND
CONTINUED**

Ordinance No. 19,197, adopted by the Little Rock Board of Directors on October 5, 2004, allowed a revision to the overall site plan for the Church at Rock Creek. According to the applicant the revised plan more accurately reflected the master plan for the Church, which included a sanctuary totaling 85,000 square-feet with a seating capacity of 2,500. The development was proposed in two (2) phases with the church and associated parking constructed in the first phase.

The Church's intent was to create a campus design that would blend into the wooded setting. In addition to the church, there were supporting facilities to serve the needs of a variety of church ministries which included recreation, counseling, lodging, medical and classroom space. The approved plan was proposed to blend the building construction and facilities into the environment with the smallest amount of impact on the natural features of the site as possible. Configuration of the buildings and facilities provided for preservation of a large portion of trees and land area, which existed on the site. The applicant also proposed two (2) monument signs, one (1) for each entry located on West 36th Street.

The site plan included a 100-foot buffer along the north property line and a fifty (50)-foot buffer on the east and west property lines. Parking fields were designed to preserve as many existing trees as possible within the parking areas. The site plan included the placement of 891 parking spaces, and 630 of the spaces were to be constructed in the first phase.

The current request is a revision to the previously-approved POD site plan for the Church at Rock Creek. The request is two (2) parts: 1) the elimination of the western land use buffer and to allow grading along the western boundary with the development of an adjacent multi-family development; and 2) to allow grading activities without imminent construction of any future parking areas or buildings by the church. The Planning Commission approved the grading request at their December 18, 2014, 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.