

FILE NO.: Z-5276-A

NAME: Faithway Baptist Church Short-form PCD

LOCATION: Located at 7510 South University Avenue

DEVELOPER:

Faithway Baptist Church
7516 South University Avenue
Little Rock, AR 72209

SURVEYOR:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065

ENGINEER:

Phillip Lewis Engineering, Inc.
2701 Kavanaugh Boulevard, Suite 200
Little Rock, AR 72205

AREA: 0.39 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 15 – Geyer Springs West CENSUS TRACT: 20.01

CURRENT ZONING: PCD - Expired

ALLOWED USES: C-3, General Commercial District uses

PROPOSED ZONING: PCD

PROPOSED USE: Church

VARIANCE/WAIVERS: A variance to allow the drive on Wanda Lane nearer the property line and intersection than typically allowed per Sections 30-43 and 31-210.

BACKGROUND:

A request to rezone this property from R-2, Single-family to C-4, Open Display District was reviewed by the Planning Commission in early 1990. During the Planning Commission discussions it was stated the site had a C-3, General Commercial District,

non-conforming status due to the history. Staff stated small C-3 uses had utilized the property over the years. The staff analysis states several months prior to the application request being filed for rezoning to C-4, Open Display District a use was occupying the site with outdoor display for sale of boats and campers. An enforcement action was filed for the site and a rezoning request to C-4, Open Display District was filed. Staff and the Commission did not support the requested rezoning to C-4 and during the public hearing on January 2, 1990, a motion was made to recommend approval of an amended request from C-4 to PCD and to defer the item for two (2) weeks to the January 16, 1990 hearing.

The staff update provided at the January 16, 1990, hearing included conditions placed on the PCD zoning which included:

- The PCD shall be for all C-3 uses;
- Parking shall be provided in the front yard area and west of the building (the existing parking areas);
- An opaque screening fence shall be maintained along the north property line;
- No outside storage or parking shall be permitted in the yard area to the north of the building (Lot 18); and
- The structural involvement shall be limited to one single story building. If the existing structure is destroyed by fire or natural causes, a new building can be constructed with the same footprint and square footage.

The Commission approved the PCD request and the item was forwarded to the Board of Directors for final action. Ordinance No. 15,821 adopted by the Little Rock Board of Directors on February 20, 1990, rezoned this property from R-2, Single-family to PCD, Planned Commercial Development.

In September 2009, the current owners, Faithway Baptist Church, were issued a demolition permit to remove the structure. The structure has been removed and the site is currently a grass covered lot.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The Faithway Baptist 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 building will be provided with 15 parking spaces including two (2) handicap accessible spaces. The new building will be wood framed with a slab-on-grade foundation system.

B. EXISTING CONDITIONS:

The site is a vacant grass covered site. To the east of this site is Heritage House. To the west of the site is a shopping center containing a number of office uses. Faithway Baptist Church also occupies space within this center. North of

the site are single-family homes and south of the site is Interstate 30. Wanda Lane is constructed with curb and gutter and sidewalk along the west side of the street. Adjacent to this site there is not a sidewalk in place. There are no sidewalks in place along South University Avenue adjacent to this site. The street is constructed as a one-way street, the I-30 Frontage Road, and has open ditches for drainage.

C. NEIGHBORHOOD COMMENTS:

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.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that Wanda Lane for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
3. Sidewalks with appropriate handicap ramps are required in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan.
4. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
5. Remove the existing curb cut and install new curb and gutter on Wanda Lane near the I-30 Frontage Road. Also remove the existing culverts and driveways not proposed to be used on the I-30 Frontage Road.
6. All driveways shall be concrete aprons on City streets per City Ordinance.
7. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveways must be located at least 125 feet from side property lines and 250 feet from intersections and other driveways. A variance is needed to be approved for the proposed driveway location on Wanda Lane.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. A three (3) phase power line exists along the frontage road to the south of this property and on the east side of the property. Extreme caution must be used in the construction activities in the vicinity of the power lines so that proper clearances are maintained. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. 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 the Little Rock Fire Department is required.
3. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
4. Contact Central Arkansas Water regarding the size and location of water meter.
5. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water 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 Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
6. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
7. 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 back flow preventer shall be required.

Fire Department:

1. Maintain access.
2. Fire Hydrants. Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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.

3. Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is currently served by METRO on route 17 at Wanda Ln. and Forbing Rd. Some sidewalks are available to access transit in this location. Pedestrian infrastructure must be included for transit rider and disability community access, except where prohibited by highway regulation.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. 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 Geyer Springs West Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for revision of a PCD (Planned Commercial District) to allow the construction of a new church on this vacant lot.

Master Street Plan: South side of the property is Interstate 30 and it is a Freeway on the Master Street Plan. West part of the property is Wanda Lane and it is a Local Street on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. A land use buffer six (6) percent of the average width/depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The property to the north is zoned R-2, Single-family. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the landscape ordinance of the City, Section 15-102. The buffer adjacent to the northern residential property is deficient. A minimum nine (9) foot perimeter planting strip will be required in this area.
3. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
4. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. Trees and shrubs are required planted adjacent to street right-of-way. Plant material is to be provided at one (1) tree and three (3) shrubs for every 30 linear feet. A nine (9) foot street buffer will be required along the I-30 Frontage Road.
5. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
6. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one half ($7 \frac{1}{2}$) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
7. Building landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building. These shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.

8. An irrigation system shall be required for developments of one (1) acre or larger.
9. For developments of less than one (1) acre there shall be a water source within seventy-five (75) feet of the plants to be irrigated.
10. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (April 27, 2016)

The applicant was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff stated parking for a church was based on the number of seats. Staff questioned the seating capacity of the proposed church. Staff requested information concerning the proposed signage plan, the activities proposed for the site and the proposed lighting plan. Staff questioned the days and hours of activities on the site and the days and hours of dumpster service.

Public Works comments were addressed. Staff stated dedication of right of way on Wanda Lane was required with the development of the site. Staff also stated a radial dedication of right of way was required to the intersection of Wanda Lane and South University Avenue. Staff stated driveway permits from AHTD were required for the proposed development. Staff requested the existing curb cut on South University be removed.

Landscaping comments were addressed. Staff stated the site was to come into full compliance with the City's Landscape and Buffer ordinances. Staff stated a perimeter planting strip was required along any side of a vehicular use area. Staff stated street buffers were required along South University Avenue and Wanda Lane. Staff stated the parking lot was to be landscaped with a minimum of eight (8) percent interior landscaping including the placement of islands.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing most of the technical issues associated with the request. The plan includes the seating capacity of the church, the proposed signage plan and the days and hours of activities to take place on the site. The applicant has indicated there will not be a dumpster located on the site.

The request is to revise a previously approved PCD 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 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.

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 a.m. to 10 p.m. and Wednesday from 5 p.m. to 10 p.m. The church does not offer a mother's day out program or daycare service.

The request includes a variance to allow the drive on Wanda Lane nearer the property line and intersection than typically allowed per Sections 30-43 and 31-210. The drive is located approximately 9-feet from the northern property line. Staff is supportive of the driveway placement.

Staff is supportive of the applicant's request subject to the two (2) southern-most parking spaces, adjacent to South University Avenue, being removed to provide the required landscape strip and street buffer. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the revision to the previously approved PCD zoning to establish a site plan for the church is appropriate.

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.

Staff recommends approval of the variance request from Sections 30-43 and 31-210 to allow the drives as indicated on the site plan.

Staff recommends the two (2) southern-most parking spaces be removed to provide the proper landscape and street buffering.

PLANNING COMMISSION ACTION:

(MAY 19, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of 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. Staff presented a recommendation of approval of the variance request from Sections 30-43 and 31-210 to allow the drives as indicated on the site plan. Staff presented a recommendation the two (2) southern-most parking spaces be removed to provide the proper landscape and street buffering. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.