

FILE NO.: Z-6782-C

NAME: Second Baptist Church Short-form PD-O

LOCATION: Located at 1709 John Barrow Road

DEVELOPER:

Second Baptist Church
Dr. Kevin A. Kelly
1709 John Barrow Road
Little Rock, AR 72204

SURVEYOR:

Rasburry Surveying
308 West South Street
Benton, AR 72015

AREA: 4.62 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: R-2, Single-family with a Conditional Use Permit

ALLOWED USES: Church

PROPOSED ZONING: PD-O

PROPOSED USE: Church, Printing service, Bookstore

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On July 26, 2001, the Planning Commission approved a conditional use permit allowing for construction of a Family Life Center building and reconstruction of the existing parking lots on this R-2 zoned church site. Subsequent to construction of the new facility, the church filled and paved an area behind (east) the rear parking lot. This parking lot expansion was not included in the approved C.U.P. The parking lot was constructed without an approved grading permit, unsuitable fill materials may have been used and the slope of the fill already showed signs of failure. The parking area was constructed without concern for the City's landscape and buffer regulations. No interior landscaping, screening, irrigation or curbs had been installed. Much of the

required 36 foot wide land use buffer along the east perimeter of the site was been destroyed or would be due to compaction and proposed benching and grading. On February 12, 2004, the Little Rock Planning Commission approved a revision to the Conditional Use Permit to allow the additional parking behind the church after it was determined the area was stable.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is to rezone the site from R-2, Single-family with a CUP for a church to PD-O (Planned Development Office) to allow the use of the church facilities located at 1709 John Barrow Road for a Print Shop and Bookstore to be formally named Vision Print Media and Bookstore Services. Vision Print Media and Bookstore Services will allow space to be utilized by the parishioners and individuals from the community to have their printing needs met as well as purchase religious materials for their own spiritual growth. Vision Print Media and Bookstore Services will operate during the daytime hours of 9 am to 3 pm. The office space will face the exterior with easy access entrance. There is adequate parking and the use will certainly not add any stress on the current use of the building. The Church also operates "A Taste of Glory" Café in the newest building. That portion of the church property is zoned O-3, General Office District and the use is permitted as an ancillary use.

B. EXISTING CONDITIONS:

The church sanctuary is located north of this site on O-3, General Office zoned property. This site, the former sanctuary site, is currently being used for church activities including the bookstore and print shop. South of the site are single-family homes. To the east and west are multi-family developments. Other uses in the area include office, commercial and there is a branch library located to the southwest.

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 John Barrow Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

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: No comment.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Building modifications may be required for the change in use requested. If so Project is subject to full commercial plan review 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 Boyle Park Planning District. The Land Use Plan shows Public Institutional (PI) for this property. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The applicant has applied for a rezoning from R-2 (Single Family District) to PDO (Planned District Office) to add bookstore, café and printing to the Church uses on this site. The site is within the area John Barrow Design Overlay District.

Master Street Plan: John Barrow Road is a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on John Barrow Road. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along John Barrow Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape: No comment.

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

The applicant was not present. Staff presented an overview of the item. Staff stated there were no outstanding technical issues associated with the request in need of addressing via a revised site plan. 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 technical issues raised at the May 13, 2015, Subdivision Committee meeting in need of addressing via a revised site plan. The request is to allow the rezoning of the site from R-2, Single-family with a Conditional Use Permit for a church to PD-O to allow the church to operate a bookstore and printing service.

The church proposes to operate *Vision Print Media Services* and *Bookstore* which allows parishioners and individuals from the community to have their printing needs met through the church's printing service. The bookstore will allow the purchase of religious materials spiritual growth by the membership as well as the community as a whole. Both will operate during the hours of 9 am to 3 pm. The office faces the exterior of the building with easy access entrance to the building from the existing parking area.

The request is to rezone the site from R-2, Single-family with a CUP for a church to PD-O (Planned Development Office) to allow the use of the church facilities for printing services and a bookstore to serve the community. The services will be offered during hours the church is not holding worship service. Staff is supportive of the request. Staff does not feel the allowance of the printing service and the bookstore will significantly impact the development or 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.