

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 7, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Office District titled St. Bartholomew’s Catholic Church Parish Hall Short-Form POD, located at 1622 Marshall Street. (Z-6408-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting that the property at 1622 Marshall Street be rezoned from R-3, Single Family District, to POD, Planned Office District, to allow for the construction of a Parish Hall Building and associated parking lot to serve an existing church facility.</p> <p>None.</p> <p>Staff recommends approval of the POD zoning. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>St. Bartholomew Catholic Church is requesting approval of a POD, Planned Office District, to allow for the construction of a Parish Hall and associated parking adjacent to the existing church and rectory. The proposed one (1)-story Parish Life Center Building will be constructed in two (2) phases. The first phase is 5,250 square-feet, and a future, 1,200 square-foot expansion is indicated. A twenty-seven (27)-space parking lot is located adjacent to and behind the proposed Parish Hall Building. The building will contain multipurpose fellowship space, a kitchen, restrooms and church offices.</p>
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**BACKGROUND
CONTINUED**

The current St. Bartholomew Church building and rectory at 1622 Marshall Street were constructed in 1931. The church itself is over 100 years old; having been previously located on 8th Street and in a building near the current site. The church building and rectory occupy the southern two (2) lots on the west side of Marshall Street, between 16th and 17th Streets. The four (4) vacant lots adjacent to the north are also owned by the church and until the 1980's had single-family homes on them.

The applicants submitted responses to most of the issues raised at Subdivision Committee, and building elevations were provided. The parking lot was modified, eliminating some of the parking spaces and increasing the land area around two (2) trees proposed to be preserved. No dumpster has been indicated on the plan; however, if one is ever added in the future, it should be located behind the building and screened to comply with code standards. Dumpster service hours should be limited to 7:00 AM– 6:00 PM, Monday – Friday. All new site lighting is to be low-level and directional, shielded downward and into the site. Signage should comply with that allowed in office and institutional zones. No new fencing is proposed. The parking will be accessed via a single driveway onto Marshall Street and from the alley behind the property. The alley will be improved from 16th Street south to the entrances to the proposed new parking.

The Planning Commission reviewed this request at their May 14, 2020, meeting and there were two (2) supporters and one (1) objector present. All owners of property located within 200 feet of the site, as well as the Central High and Wright Avenue Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.