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File No.: Z-10140

Owner: Christ Community Church of Little Rock

Applicant: Josh Peabody (Agent)  
Kinco Contractors LLCC

Address: 28214 Chenal Valley Drive

Description: East side of Chenal Parkway, north of Chenal Valley Drive

Zoned: R-2 / C-2

Variance(s) Requested: A variance is requested area provisions of Section 29-190 to allow land alteration and a retaining wall accessory structure to exceed the permitted heights.

Justification: The applicant's justification is presented in an attached letter.

Present Use: Vacant

Proposed Use: Religious Facility

#### STAFF REPORT

A. Planning and Development Civil Engineering Comments:

No comments required.

B. Landscape and Buffer Comments:

No comments required.

C. Building Codes Comments:

No comments required.

D. Staff Analysis:

The R-2 / C-4 zoned property located at the northeast corner of Chenal Parkway and Chenal Valley Drive is currently vacant, but the developer has submitted plans to construct an religious facility at the site (Christ Community Church). The surrounding area is a mix of residential developments and commercial uses.

The applicant is proposing to place a retaining wall structure along the west perimeter of the parking area. The site plan indicates that the wall is proposed to exceed the allowed height of fifteen (15) feet. The proposed parking area extends from north to south in a circular shape around the proposed structure with paved access drives extending to the south. The applicant states that the extreme slope of the site does allow for a more feasible solution to support the needs of the project.

If the applicant was to conform with the height requirement as per city code, this would hinder the ability of the developer to provide adequate parking at the facility. At the site, there are also substantial grade changes needed to provide safe parking lot slopes for pedestrian and vehicular travel.

Section 29-190 1 (d) states that "Cuts or fills shall be limited to ten (10) feet in height or to fifteen (15) feet if architectural stone is included to protect the vertical face. A series of smaller cuts or fills with terraces, preserving portions of natural vegetation and providing areas for planting, shall be used in situations where more than ten (10) feet of cut or fill is needed." Therefore, the applicant is requesting a variance to allow a "cut" land alteration to exceed ten (10) feet in height with a retaining wall.

Section 29-190 1 (e) states that "Terracing width shall be at a ratio of at least one (1) foot of horizontal terrace for every one (1) foot of vertical height, up to a maximum of ten (10) feet. Terraces shall be landscaped with dense evergreen plantings sufficient to screen the cut or fill slope. The terrace may be sloped to drain up to one (1) foot in ten (10) feet of width." Therefore, the applicant is requesting a variance to allow a terrace to exceed ten (10) feet in height.

Staff is supportive of the requested accessory retaining wall structure height variance to install a retaining wall at the site which exceeds fifteen (15) feet. Staff views the request as reasonable. The wall will be located mainly along the northern perimeter of the property adjacent to an undeveloped and staff believes this request will have no adverse impact on the surrounding properties.

E. Staff Recommendation:

Staff recommends approval of the requested land alteration, terrace height, and retaining wall height variance, subject to the descriptions and any conditions in the "staff analysis," and the following conditions:

1. A building permit being obtained for all construction.
2. Abide by all site development requirements for C-2 zoned properties and for all of the Chenal Overlay District requirements.