

File No.: Z-10057

Owners: Deltic Real Estate, LLC

Applicant: Timothy Daters, White-Daters & Associates

Address: 2701 Rahling Road

Legal Description: Lot D-4, Tract 201 (Unrecorded) Chenal Valley

Current Zoning: O-3 and C-1

Present Use: Undeveloped

Proposed Use: Church Structure

Variance(s) Requested: Variances are requested from the development provisions and the area provisions of Section 36-299 to allow a new development with an increased lot size, a new structure with an increased building height and increased floor area.

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

STAFF REPORT:

A. Planning and Development Civil Engineering Comments:

No comments.

B. Landscape and Buffer Comments:

All landscaping and buffer areas for the new development must comply with Chapters 15 and 36 of the City of Little Rock Code of Ordinances.

C. Building Codes Comments:

No comments required.

D. Analysis:

The 13.26-acre property is located along the east side of Rahling Road, just south of the intersection of Rahling Road and Pebble Beach Road. The property is currently undeveloped and mostly open with a wooded area located at the northeast corner.

The property generally slopes downward from north to south with a utility easement along the western perimeter and a centrally located drainage easement running from

east to west. The property has an area along the north perimeter zoned O-3 with the remainder of the site zoned C-1.

The applicant proposes to construct a large religious structure on the property. The new structure will be located within the C-1 zoned portion of the site to the south.

The proposed structure is anticipated to exceed twenty-five (25) feet in height, with a total floor area over 10,000 square feet. The proposed site will have a lot size exceeding five (5) acres.

The applicant is requesting a variance to allow a height to exceed (25)-feet with a single occupant structure exceeding (10,000) square feet and to plat a lot with an area greater than (5) acres in a C-1 (commercial) zone.

Sect 36-299(a) states, "The C-1 neighborhood commercial district shall generally be located at arterial or collector intersections and within walking distance of residential areas. Such developments shall be designed to accommodate between one (1) and fifteen (15) stores on a site not more than five (5) acres in size. Therefore, the applicant is requesting a variance to allow a lot to exceed five (5) acres in size.

Sect 36-299(b)(2) states, "There shall be a maximum gross leasable area of five thousand (5,000) square feet per establishment, except that one (1) establishment may have not more than ten thousand (10,000) square feet. Therefore, the applicant is requesting a variance for a proposed single use structure with a floor area exceeding (10,000) square feet.

Sect 36-299(d) states, "No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet. Therefore, the applicant is requesting a variance to allow a new structure with an increased building height to exceed twenty-five (25) feet.

E. Staff Recommendation:

Staff recommends approval of the requested lot size, building height, and building square footage variances, 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 O-3 and C-1 zoned properties.
3. Compliance with the Landscape and Buffer requirements of Chapters 15 and 36 of the City's code