

FILE NO.: Z-8751-A

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NAME: Mosaic Church of Little Rock Revised Long-form PCD

LOCATION: Located at 6221 Colonel Glenn Road

DEVELOPER:

Mosaic Church of Central Arkansas  
c/o Harry Li  
6221 Colonel Glenn Road, Suite A  
Little Rock, AR 72204

SURVEYOR:

Thomas Engineering  
3810 Lookout Road  
North Little Rock, AR 72216

AREA: 10+ acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 10 – Boyle Park

CENSUS TRACT: 21.02

CURRENT ZONING: PCD

ALLOWED USE: Food truck court, Church, Office, Retail – Mixed use utilizing the existing building on the site

PROPOSED ZONING: Revised PCD

PROPOSED USE: Add outdoor carnival as an allowable event

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

On May 1, 2012, the Little Rock Board of Directors approved Ordinance No. 20,583 rezoning this property from C-3, General Commercial District PCD, Planned Commercial Development District. The approval was to detail the future development plans for the site. The Mosaic Church purchased the 100,000 square foot building and approximately 10-acres and was remodeling the site for the church and church activities. The short term

plan for the PCD, Planned Commercial Development District zoning included the placement of a food truck court, University Market @ 4 Corners, the request included the allowance of outdoor seating (tables and chairs), extend water and electricity and allow the participating trucks to remain on site overnight.

The food truck court was proposed within a defined area of the parking lot. The applicant indicated there would be one to twelve (1 to 12) food truck vendors in the court at any given time. The food trucks were to operate from 6:00 am to 10:00 pm daily. The plan included providing each truck access to 110v or 220v power, water access shared by two (2) trucks and each truck a maximum of two (2) picnic tables which would remain on the site when the vehicles were not on site. The applicant requested semi-permanent signage for the Food Truck Court and vendors and allowance of temporary signage for each truck to post a temporary sign and/or menu within the Food Truck Court area.

The long term plans for the site included space for the church, a non-profit office park, an indoor children's playground, that was intended for public use, further development of the food truck court and 10,000 to 15,000 square feet of retail space. The site plan also included the placement of a defined walking path within the parking lot.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting to amend the previously approved PCD, Planned Commercial Development, to allow the church to host a carnival in the parking lot along Colonel Glenn Road. The applicant indicates the carnival will last for ten (10) days. The applicant notes the setup time is two (2) to three (3) days. The carnival is proposed twice annually, once in the spring and once in the fall. The applicant notes the rides consist of various adult and kiddie type carnival rides. The actual rides vary depending on the availability and company operating the carnival. The applicant notes there are three (3) to five (5) food vendors. The setup also includes various adult and children's carnival typical games. The hours are from noon to 10 pm during the carnival setup. The applicant notes approximately 200 parking spaces are used. The applicant's parking lot will accommodate 500 vehicles.

The carnival will park most of the trailers and vehicles behind the church building as to minimize the impact on the parking. The applicant has hosted Fun Time Shows carnival twice in 2017. The Church felt the property was zoned appropriately for the carnival activity. Staff granted an exception to allow the carnival activities but requested the applicant seek a revision to the current PCD, Planned Commercial Development District zoning to secure the appropriate approval.

B. EXISTING CONDITIONS:

The property is located at the intersection of Colonel Glenn Road and South University Avenue. There are a number of uses in this area including retail, office, multi-family and public institutional uses. Within the parking lot of the development

are restaurants, entertainment, a medical clinic, carwash and a beauty supply store. Across Colonel Glenn to the north are two (2) multi-family apartment developments, restaurants, retail uses and a drug store. At the northeast intersection of Colonel Glenn Road and South University Avenue is a strip center owned by UALR containing a number of retail uses. There is also a branch bank located within the parking lot. East of the site is a strip center also containing a mixture of retail uses, fast food restaurants and a convenience store with fast food service. Rock Creek runs along the site's southern boundary.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association and the Westwood Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Sewer available to this site. Existing easements must be retained. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities based on the information provided. Please be conscious of overhead electrical lines when determining the carnival construction in the future. Contact Entergy in advance to discuss electrical service requirements as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No comment received.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

F. Building Codes/Landscape:

Building Code: No comment.

Landscape: No comment.

G. Transportation/Planning:

Rock Region Metro: The site is located on Rock Region Metro Route #14, the Rosedale Route, along Colonel Glenn Road. Route #17, the Mabelvale/Downtown and #22, the University Avenue/Mabelvale Route along University Avenue.

Planning Division: This request is located in Boyle Park Planning District. The Land Use Plan shows Mixed Use (MX) for this property. The Mixed Use category provides for a mixture of residential, office, and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The applicant has applied for a revised PCD (Planned Commercial Development) to allow to an outdoor carnival in the parking lot area two (2) times per year.

Master Street Plan: North of the Property is Colonel Glenn Road and it shown as a Principal Arterial on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Colonel Glenn Road since it is a Principal Arterial. 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 Colonel Glenn Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (December 20, 2017)

The applicant was present representing the request. Staff presented an overview of the item stating there were no additional 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.

I. ANALYSIS:

There were no outstanding technical issues in need of addressing related to the site plan raised at the December 20, 2017, Subdivision Committee meeting. The request is to amend the previously approved PCD, Planned Commercial Development, to allow the Mosaic Church to host a carnival in the parking lot along Colonel Glenn Road two (2) times yearly. The Mosaic Church indicates the

carnival will run for ten (10) days. The applicant notes the setup time is two (2) to three (3) days. The carnival is proposed one (1) time in the spring and once in the fall. The rides consist of various adult and kiddie type carnival rides. The actual rides vary depending on the availability and company operating the carnival. Three (3) to five (5) food vendors are typically present with the carnival. The setup also includes various adult and children's carnival type games. The carnival hours are from noon to 10 pm. The site plan indicates approximately 200 parking spaces are used for the carnival. The applicant's parking lot will accommodate approximately 500 vehicles. Most of the trailers and vehicles for the carnival are parked behind the Church building to minimize the impact on the remaining parking.

Staff is supportive of the applicant's request. The applicant is seeking to add the carnival activities as an allowable use for the property. There are no other modifications proposed to the previous approvals and the church wishes to maintain all previous approvals and activities for the site.

J. 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.

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PLANNING COMMISSION ACTION:

(JANUARY 11, 2018)

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. 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.