

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 5, 2017 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled St. Margaret's Episcopal Church Long-Form PD-R, located at 20900 Chenal Parkway. (Z-5773-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<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 a rezoning of the site from R-2, Single-Family District, with a Conditional Use Permit, for a church to PD-R, Planned Development - Residential District, to allow the church to develop the site with multiple buildings in a multi-phased development plan.</p> <p>None.</p> <p>Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>On January 4, 1994, the Little Rock Planning Commission approved a Conditional Use Permit to allow for the phased development of this R-2, Single-Family District, zoned, 10.8+ tract by St. Margaret's Episcopal Church. The phased development included three (3) buildings to be connected by a central lobby area. Phase I was a two (2)-story multipurpose building containing classrooms and administrative offices on the first floor and a multipurpose space on the second floor. The multipurpose space could accommodate up to 400 persons for worship services. Phase II was a second building</p>
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**BACKGROUND
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(two (2)-story) containing additional and classroom space and a 1,000 seat sanctuary. Once this phase was completed, the Phase I multipurpose space would become a formal fellowship hall. The Phase III building was a two (2)-story open space to be used for recreation and fellowship hall. Phased parking for 259 on-site parking spaces was included. The eastern 1/3 of the property was shown to remain wooded and natural with hiking/interpretative trails and benches for contemplation. On November 11, 1999, the Planning & Development Department Director approved a modification to the plan allowing for the reorientation of the buildings and parking and the addition of a garden, outdoor altar and Columbarium. Initial access to the site was to be from a single driveway onto Chenal Parkway. A later phase added access to Chenal Valley Drive on the north. The Phase I building, much of the parking and the Columbarium were constructed as proposed.

On January 19, 2006, the Church was approved a revision to the Conditional Use Permit to allow for the construction of a Prayer House (meditation space) in the woods on the eastern 1/3 of the property. The Prayer House contained approximately 1,500 square-feet of enclosed space and two (2) adjacent gardens. There was a path from a proposed driveway to the Prayer House. The path was proposed with crushed rock, ADA compliant. The enclosed meditation space was designed to accommodate no more than twenty-four (24) people and would be used on an intermittent basis. The building was designed to fade into the texture of the woods. The building was a foundation of native stone and clad in textured copper shingles to imitate the bark of the pine trees on the site. As the copper aged, it would oxidize and form a patina that would blend in with the color and textures of the native pines and oaks. The roof form was an arc that reached upward to the sky, with a ribbon of translucent glass between the roof and the top of the copper clad wall. The height of the building was approximately twenty-six (26) feet. The Prayer House and path have been completed.

The applicant is now requesting a rezoning of the site from R-2 with a Conditional Use Permit for a church to PD-R, Planned Development – Residential, to allow the development of the site with multiple buildings in a multi-phased development plan.

**BACKGROUND
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The Planning Commission reviewed the proposed PD-R request at its June 8, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Margeaux Property Owners Association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.