

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 7, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Second Baptist Church Short-Form POD (Z-6782-C), located at 1709 John Barrow Road.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The request is to rezone the site from R-2, Single-Family District, with a Conditional Use Permit for a church to POD, Planned Office District, to allow the church to operate a print shop and bookstore open to members of the church as well as non-members.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 8 ayes, 0 nays and 3 absent.
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed POD request at its June 4, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing.
BACKGROUND	On July 26, 2001, the Planning Commission approved a Conditional Use Permit allowing for construction of a Family Life Center building and reconstruction of the existing parking lots on this R-2, Single-Family District, zoned church site.

**BACKGROUND
CONTINUED**

Subsequent to construction of the new facility, the church filled and paved an area behind (east) the rear parking lot. This parking lot expansion was not included in the approved Conditional Use Permit. The parking lot was constructed without an approved grading permit, unsuitable fill materials may have been used and the slope of the fill already showed signs of failure. The parking area was constructed without concern for the City's landscape and buffer regulations. No interior landscaping, screening, irrigation or curbs had been installed. Much of the required thirty-six (36)-foot wide land use buffer along the east perimeter of the site was destroyed or would be due to compaction and proposed benching and grading. On February 12, 2004, the Little Rock Planning Commission approved a revision to the Conditional Use Permit to allow the additional parking behind the church after it was determined the area was stable.

The current request is to rezone the site from R-2 with a Conditional Use Permit for a church to PD-O, Planned Development - Office, to allow the use of the church facilities located at 1709 John Barrow Road for a Print Shop and Bookstore to be formally named Vision Print Media and Bookstore Services. Vision Print Media and Bookstore Services will allow space to be utilized by the parishioners and individuals from the community to have their printing needs met as well as purchase religious materials for their own spiritual growth. Vision Print Media and Bookstore Services will operate during the daytime hours of 9:00 AM to 3:00 PM. The office space will face the exterior with easy access entrance. There is adequate parking to serve the new use while maintaining adequate parking for the church activities.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.