

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 7, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled First Christian Church of Little Rock Short-Form PD-R, located at 14411 Taylor Loop Road. (Z-8194-B)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p><b>SYNOPSIS</b></p> <p><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p><b>BACKGROUND</b></p>	<p>The applicant is proposing to revise and reinstate the previously-approved PD-R, Planned Development Residential, to allow for the development of the site with a new church and associated parking.</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 10 ayes, 0 nays and 1 absent.</p> <p>Ordinance No. 20,823 adopted by the Little Rock Board of Directors on December 17, 2013, rezoned this site from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the development of 5.74 acres with twenty-seven (27) single-family residential lots. The homes were proposed containing 2,200 square-feet of heated and cooled space. Each home would contain a two (2)-car garage.</p>	

**BACKGROUND  
CONTINUED**

The single-family development did not occur and now the applicant is proposing to revise and reinstate the previously-approved PD-R to allow for the development of the site with a new church and associated parking. The church is proposed containing 11,000 gross-square feet of floor area. The site plan indicates the placement of sixty-four (64) parking spaces. The site plan indicates large wooded areas to remain in their natural state. The plan indicates the placement of native plant materials, the placement of rain gardens and bio-swales. Irrigation is only proposed within selected flower beds at the building.

The Planning Commission reviewed the proposed PD-R request at its February 2, 2017, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Westchester Property Owners Association and the Westbury Neighborhood 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.