

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 4, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Sanders Short-Form PD-O (Z-8904), located at 2616 Confederate Boulevard.</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 style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p>	<p>The request is a rezoning from I-2, Light Industrial District, to PD-O, Planned Development – Office, to allow for the use of an existing building as a church and a daycare center.</p> <p>None.</p> <p>Staff recommends approval of the requested PD-O zoning. The Planning Commission voted to recommend approval of the requested zoning by a vote of 6 ayes, 0 nays, 4 absent and 1 open position.</p> <p>The Planning Commission reviewed the proposed PD-O request at its January 9, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Community Outreach Neighborhood Association were notified of the Public Hearing.</p>	

**BACKGROUND**

The request is to rezone the property located at 2616 Confederate Boulevard from I-2, Light Industrial, to PD-O, Planned Development – Office, to allow for the use of an existing building as a church. The church ministry includes activities serving children, youth, adults and senior adults. In addition to serving the current membership, the ministry also wishes to expand its outreach into the surrounding community. The church proposes to use the existing building with a sanctuary that will seat a maximum of ninety (90) persons. Additional activities include meeting space for prayer, Sabbath worship, choir rehearsal, non-profit educational activities and other community involved activities, civic and service activities, daycare services, outreach services, food pantry, tent revivals and classroom space.

The site will also contain a childcare center which will operate on a daily basis. The hours of operation are from 6:00 AM to 5:30 PM; Monday through Friday. The childcare center is a separate entity from the House of Bethesda Ministry. The childcare will be housed in the Church's facility and will not operate during the same hours as the Church.

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