

FILE NO.: Z-9107

NAME: Bethel Temple COGIC Short-form PID

LOCATION: Located on the Northeast corner of West 33rd and Mary Streets

DEVELOPER:

John E. Isom
63 Waters Edge Drive
Little Rock, AR 72204

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.77 acres NUMBER OF LOTS: 1 zoning lot FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 9 CENSUS TRACT: 19

CURRENT ZONING: I-2, Light Industrial District

ALLOWED USES: Industrial

PROPOSED ZONING: PID

PROPOSED USE: Add a church as an allowable use

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of this I-2, Light Industrial District zoned site to PID, Planned Industrial Development, to add a church as an allowable use for the site. The church will be used for regular worship services weekly, normally on Sundays mornings and evenings and two (2) nights per week. Several times per year the church will hold special services that may last several days and/or nights.

B. EXISTING CONDITIONS:

The lot is grass covered with a scattering of trees. This area contains a mixture of industrial and residential uses. North and northwest of this site is a furniture store and a convenience store with gas pumps. Across Asher Avenue is a lumber store. This area contains a wide variety of uses including warehousing, manufacturing, residential and commercial uses. West 33rd and Mary Streets are substandard streets with no curb and gutter and no sidewalk in place. West 33rd Street dead ends just to the east of this site into an industrial parking lot.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site along with the South of Asher Neighborhood Association and the Curran Conway Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that 33rd Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. A 20 foot radial dedication of right-of-way is required at the intersection of Mary Street and West 33rd Street.
3. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Mary Street including 5-foot sidewalks with the planned development. The new back of curb should be located 18 feet from centerline of the pavement.
4. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to West 33rd Street including 5-foot sidewalks with the planned development. The new back of curb should be located 15.5 feet from centerline of the pavement.
5. All driveways shall be concrete aprons per City Ordinance.
6. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the owner.
7. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.

8. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
9. The portion of the public alley proposed to be used should be paved for the entire width of the alley with seven (7) inches of gravel base and three (3) inches of asphalt.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site. Contact Little Rock Wastewater if additional information is required.

Entergy: Entergy does not object to this proposal. There are no conflicts with existing Entergy facilities as there are no electrical lines along the western or southern edges of this property. Contact Entergy to determine electrical service requirements and locations due to this proposal.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
4. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
5. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas

Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.

6. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives area used, a reduced pressure zone back flow preventer shall be required.

Fire Department: Watch overhang for canopy must be 13'6" high.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location currently served on Route 14 Rosedale at Asher Avenue and Mary Street. Provide pedestrian infrastructure at this location for access to the bus route and ADA access to the facility.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.org or
Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the I-630 Planning District. The Land Use Plan shows Light Industry (LI) for this property. The Light Industry category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. The applicant has applied for a rezoning from I-2 (Light Industrial District) to PID (Planned Industrial District) to add a church as an allowable use for the site.

Master Street Plan: The west side of the property is Mary Street, south side of the property is West 33rd Street and they are Local Streets on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
3. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall be three hundred (300) square feet. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
4. Building landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building. These shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
5. An irrigation system shall be required for developments of one (1) acre or larger.
6. For developments of less than one (1) acre a there shall be a water source within seventy-five (75) feet of the plants to be irrigated.
7. The property is located in the City's designated mature area. A twenty-five percent (25%) reduction of the landscape requirements is allowable.
8. The City Beautiful Commission recommends preserving as many existing trees as feasible on sites. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (February 3, 2016)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request in need of addressing. Staff requested the applicant provide the seating capacity of the church, the proposed signage plan and the development schedule for the new construction.

Public Works comments were addressed. Staff stated a dedication of right of way was required for the abutting streets and at the intersection of West 33rd and Mary Streets. Staff stated with the development of the site improvements to West 33rd and Mary Streets would be required. Staff stated improvements to the alley would also be required in the area the applicant was proposing to take access. Staff stated the City's Stormwater Detention Ordinance would apply to the development of the site. Staff stated a grading permit was required prior to any clearing on the site.

Landscaping comments were addressed. Staff stated a minimum of eight (8) percent of the paved areas were to be landscaped. Staff stated a small amount of building landscaping was also required. Staff stated screening of the vehicular use areas adjacent to street rights of way was required. Staff stated the City Beautiful Commission recommended preserving as many trees as feasible on site and credit could be given when preserving trees of six (6) inch caliper or larger.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised cover letter to staff addressing a number of the technical issues raised at the February 3, 2016, Subdivision Committee meeting. The applicant has provided the seating capacity of the church, the proposed signage plan and the development schedule for the new construction. The applicant has indicated the parking areas and the building landscaping will be completed as required by the Landscape Ordinance.

The request is a rezoning from I-2, Light Industrial District PID, Planned Industrial Development, to add a church as an allowable use for the site. All other I-2, Light Industrial District uses will be maintained as future alternative uses for the site.

The applicant has indicated the church will be used for regular worship services weekly, normally on Sundays mornings and evenings and two (2) nights per week. In addition several times per year the church will hold special services that may last several days and nights or the entire week.

The applicant has indicated the sign proposed is eleven (11) feet in height and five (5) feet wide for a total sign area of 55 square feet. The sign will display the name of the church and the times of worship. Two (2) panels are proposed. The sign will be placed a minimum of four (4) feet off the ground.

The estimated seating capacity of the church is 86 within the sanctuary, 14 choir seats and three (3) seats in the pulpit. The total seating capacity is 103. Parking for churches (and other places of worship), is calculated at 1.0 space for every four (4) seats in new principal assembly areas or additions to currently existing structures. Choir seating and areas for folding chairs shall be counted. Twenty (20) inches on a pew shall be considered one (1) seat. This would result in the need for 25 parking spaces. The site plan indicates the placement of 28 parking spaces which is adequate to serve the church.

The applicant has indicated there will not be a dumpster placed on the site at this time but requests the ability to place a dumpster in the future should one be needed. The dumpster will be located and screened to minimize the impact of the dumpster on the adjacent properties. The hours of dumpster service will be limited to day light hours or between the hours of 7 am to 6 pm Monday through Friday.

Staff is supportive of the applicant's request. The applicant is seeking approval of a PID to add a church as an allowable use for the site. Within this general area there is a mixture of uses including residential and non-residential uses. Staff feels the rezoning to allow the construction of the new church is appropriate.

I. 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.

PLANNING COMMISSION ACTION:

(FEBRUARY 25, 2016)

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 10 ayes, 0 noes and 1 absent.