

NAME: Thousand Hills Church – Conditional Use Permit and Fairlane Acres Subdivision Reduction to acreage

LOCATION: SW corner of I-430 and David O Dodd

OWNER/APPLICANT: Thousand Hills Church

PROPOSAL: The applicants are requesting the abandonment of the 1957 plat of Fairlane Acres Subdivision, reducing the plat to acreage, and the approval of a conditional use permit to allow for construction of a new church on this R-2 zoned property.

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1. SITE LOCATION:

The site is located at the southwest corner of I-430 and the David O Dodd overpass.

2. COMPATIBILITY WITH NEIGHBORHOOD:

The property is located in an area that is relatively rural in nature. A few single family homes on large acreage tracts are located to the north and west. Interstate 430 Right-of-Way is adjacent to the east. A large wooded area and undevelopable floodway are located to the south. This proposed small church should be compatible with uses in the area.

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the SWLR United for Progress and Waters Edge Neighborhood Association.

3. ON SITE DRIVES AND PARKING:

The church will have a seating capacity of 250 persons, requiring 62 parking spaces. A single driveway off of David O Dodd will provide access to a 72-space parking lot.

4. SCREENING AND BUFFERS:

Site plan must comply with the City's minimal landscape and buffer ordinance requirements.

A land use buffer will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line

side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the Landscape Ordinance of the City, Section 15-81.

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). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum of (300) square feet in area to qualify and be seven and one half (7 ½) feet in width.

Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.

A landscape irrigation system shall be required for developments of one (1) acre or larger.

The development of two (2) acres or more requires an approved landscape plan stamped with the seal of a registered landscape architect prior to the issuance of a building permit.

The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

5. PUBLIC WORKS COMMENTS:

1. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to David O Dodd Road including five (5) foot sidewalks with planned development. The new back of curb should be located 29.5 feet from the centerline (only if approved by AHTD).
2. A grading permit in accordance with Section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
3. Storm water detention ordinance applies to this property.
4. If disturbed area is one or more acres, obtain a NPDES storm water permit form the Arkansas Department of Environmental Quality prior to the start of construction.

5. Street improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction (only if approved by AHTD).
  6. On site striping and signage plans should be forwarded to Public Works, Traffic Engineering for approval with the site development package.
  7. Street lights are required by Section 31-403 of the Little Rock Code. Provide plans for approval to Traffic Engineering. Street lights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering at 379-1813 (Greg Simmons) for more information (only if approved by AHTD).
  8. Provide a letter prepared by a registered engineer certifying the sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
  9. 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.
6. UTILITY, FIRE DEPT. AND CATA COMMENTS:

Wastewater: No objection to reduction to acreage. Sewer main extension required with easements if sewer service is required for this project.

Entergy: Approved as submitted. Entergy has no objection to the abandonment of the Fairlane Acres Subdivision and all associated street easements – including Camellia Drive and McHenry Drive as long as Entergy retains its existing easement for the existing power line running along the northern edge of the property.

Centerpoint Energy: No comment received.

AT&T (SBC): No comment received.

Water: Central Arkansas Water has NO OBJECTION to the abandoning the Plat of Fairlane Acres Subdivision including Camellia Drive, McHenry Drive.

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

Contact Central Arkansas Water if additional fire protection or metered water service is required.

Contact Central Arkansas Water regarding the size and location of the water meter.

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.

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 Little Rock Fire Department is required.

Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) 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 CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

Fire Department: Approved as submitted. With new development, place Fire hydrants per Code and maintain access.

Building Codes Comment: Project is subject to full commercial plan review 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](mailto:crichey@littlerock.org)

Mark Alderfer at (501) 371-4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org)

County Planning: No Comments.

CATA: The site is not located on a CATA bus route.

SUBDIVISION COMMITTEE COMMENT:

(APRIL 9, 2014)

The applicant was present. Staff presented the item and noted additional information was needed. The applicants were asked to provide a signage plan and fencing plan. Staff requested information on the proposed building and typical days and hours of operation. The applicants were asked to provide dimensions of the driveways and parking stalls and to indicate the dumpster location and screening.

Public Works Comments were discussed. The applicants stated a waiver of the street widening requirement would be requested. They stated that portion of David O Dodd was within AHTD's area of control for I-430 and widening would likely not be permitted. Staff stated they would look into the issue. Landscape requirements were noted. Staff commented that the area of any easements along the south and west perimeters would not count toward fulfilling buffer requirements.

Outside agency comments were noted.

The applicants were advised to submit responses by April 16, 2014. The Committee forwarded the item to the full Commission.

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STAFF ANALYSIS:

Thousand Hills Church is proposing to construct a new church on a 9± acre parcel located at the southwest corner of I-430 and David O Dodd. In 1957, the property was platted as Fairlane Acres Subdivision containing 30 residential lots and two streets, along with various easements. The subdivision was never developed. The church is requesting that the plat be abandoned, returning the area to an acreage tract. Also the church is requesting approval of a conditional use permit to allow for development of the site for the new church.

There are no issues associated with the abandonment of the plat of the undeveloped subdivision. All reviewing agencies and utilities have approved the abandonment of the plat; including all lots, streets and easements within the area of the plat of Fairlane Acres Subdivision.

The proposed church development consists of a single church building and associated parking. A small pavilion will be located on the site for occasional outdoor gatherings and activities. The building will not exceed the allowable height of 35 feet in the R-2 district. Total seating is 250, requiring 62 parking spaces. A single driveway will provide access to a 72 space parking lot. The building is located near the center of the property with setbacks of 350' front, 720' rear and 130' and 110' sides. Signage will comply with that allowed in office and institutional zones. The facility will be used for typical church activities which will include Sunday morning and evening and Wednesday night as well as

other occasions as the need arises. No additional activities such as day care or private school are proposed. No dumpster is currently planned. If one is proposed in the future, its location and screening will have to be reviewed and approved by staff.

To staff's knowledge, there are no outstanding issues with either the plat abandonment or the proposed CUP. AHTD has submitted an email denying any improvements being made to David O Dodd Road. This portion of the street lies within AHTD's area of control adjacent to I-430. The applicants did not submit a bill of assurance for Fairlane Acres. However, they are requesting that the plat be abandoned and the area reduced to acreage.

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STAFF RECOMMENDATION:

Staff recommends approval of the request to abandon the plat of Fairlane Acres Subdivision including all lots, streets, rights-of-way and easements described as follows:

The following described property located in Section 28, Township 1 North, Range 13 West, Pulaski County, Arkansas platted as Fairlane Acres Subdivision as shown on the plat recorded in Plat Book 5, Page 181, records of Pulaski County, Arkansas:

1. Lots 1-30, Fairlane Acres Subdivision, Pulaski County, Arkansas
2. All easements located within Fairlane Acres Subdivision, Pulaski County, Arkansas.
3. Camellia Drive and McHenry Drive Street rights-of-way located in Fairlane Acres Subdivision, Pulaski County, Arkansas.

Staff recommends approval of the requested CUP subject to compliance with the following conditions:

1. Compliance with the comments and conditions outlined in Sections 4, 5 and 6 of the agenda staff report.
  2. Completion of the abandonment of the plat of Fairlane Acres Subdivision.
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PLANNING COMMISSION ACTION:

(MAY 1, 2014)

The applicants were present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved, including all staff comments and conditions, by a vote of 10 ayes, 0 noes and 1 absent.