

FILE NO.: Z-5773-B

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NAME: St. Margaret's Episcopal Church Long-form PD-R

LOCATION: Located at 20900 Chenal Parkway

DEVELOPER:

St. Margaret's Episcopal Church  
20900 Chenal Parkway  
Little Rock, AR 72223

SURVEYOR:

Global Surveying Consultants, Inc.  
6511 Heilman Court  
North Little Rock, AR 72118

ARCHITECT:

Allison + Partners  
Katie Bruhl, AIA, LEED AP  
200 West Capitol Avenue, Suite 1400  
Little Rock, AR 72201

AREA: 10.8-acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 5      PLANNING DISTRICT: 19      CENSUS TRACT: 42.12

CURRENT ZONING: R-2, Single-family with a CUP for a Church

ALLOWED USES: Single-family and a church

PROPOSED ZONING: PD-R

PROPOSED USE: Multi-phased development of a church campus

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On January 4, 1994, the Little Rock Planning Commission approved a Conditional Use Permit to allow for the phased development of this R-2, Single-family zoned, 10.8+ tract by St. Margaret's Episcopal Church. The phased development included three (3) buildings to be connected by a central lobby area. Phase I was a two-story multipurpose building containing classrooms and administrative offices on the first floor and a multipurpose space on the second floor. The multipurpose space could accommodate up to 400 persons for worship services. Phase II was a second building (two-story) containing additional and classroom space and a 1000 seat sanctuary. Once this phase was completed, the Phase I multipurpose space would become a formal fellowship hall. The Phase III building was a two-story open space to be used for recreation and fellowship hall. Phased parking for 259 on-site parking spaces was included. The eastern 1/3 of the property was shown to remain wooded and natural with hiking/interpretative trails and benches for contemplation. On November 11, 1999, the Director of Planning and Development approved a modification to the plan allowing for the reorientation of the buildings and parking and the addition of a garden, outdoor altar and Columbarium. Initial access to the site was to be from a single driveway onto Chenal Parkway. A later phase added access to Chenal Valley Drive on the north. The Phase I building, much of the parking and the Columbarium were constructed as proposed.

On January 19, 2006, the Church was approved a revision to the Conditional Use Permit to allow for construction of a Prayer House (meditation space) in the woods on the eastern 1/3 of the property. The Prayer House contained approximately 1500 square feet of enclosed space and two (2) adjacent gardens. There was a path from a proposed driveway to the Prayer House. The path was proposed with crushed rock, ADA compliant. The enclosed meditation space was designed to accommodate no more than 24 people and would be used on an intermittent basis. The building was designed to fade into the texture of the woods. The building was a foundation of native stone and clad in textured copper shingles to imitate the bark of the pine trees on the site. As the copper aged, it would oxidize and form a patina that would blend in with the color and textures of the native pines and oaks. The roof form was an arc that reached upward to the sky, with a ribbon of translucent glass between the roof and the top of the copper clad wall. The height of the building was approximately 26-feet. The Prayer House and path have been completed.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting a rezoning of the site from R-2, Single-family with a CUP, Conditional Use Permit, for a church to PD-R, Planned Development Residential District, to allow the development of the site with multiple buildings in a multi-phased development plan.

The Episcopal Diocese of Arkansas purchased the property from Deltic Farm & Timber Company, Inc. on November 26, 1990, and approved the use of the site for St. Margaret's Episcopal Church. A master plan for the development of the site was submitted to the City and a Conditional Use Permit was approved on

January 4, 1994. The first phase of construction included the 13,550 square foot “worship Center” which was completed in 1995. A 1,741 square foot “House of Prayer” was completed in 2007. The site currently includes 160 parking spaces.

<u>Building coverage:</u>	<u>footprint</u>	<u>levels</u>	<u>total area</u>
Existing Worship Center:	6,775	2	13,550
Existing Welcome Center:	1,400	2	2,800
Existing House of Prayer:	1,741	1	1,741
Proposed Educational Facility:	4,600	2	9,200
Future Sanctuary Building*:	18,000	2	(max.) 36,000

\* Future Sanctuary Building is shown as previously submitted on the master plan for the Conditional Use Permit; building has not been designed. Parking requirements will be reevaluated when complete program of Sanctuary Building is developed.

The master plan for the continued development of the site includes a new Sanctuary Building, an Educational Facility and Outdoor Chapel. St. Margaret’s recently held a successful capital campaign to raise funds for the new Educational Facility and hired Allison + Partners to move ahead with the construction documents for the building. The building will primarily be used for Sunday School classes by the church; it will also include a large multi-purpose room and staff offices. The new facility will be located adjacent to the existing Welcome Center on a previously undeveloped portion of the site. The Chenal Valley Architectural Control Committee has provided confirmation of approval of the proposed development plan. St. Margaret’s is proposing to begin construction in the Fall of 2017 and open the facility in September 2018.

**B. EXISTING CONDITIONS:**

The Church, the Prayer House and the Columbarium have been completed. The initial phases of parking have been completed. Chenal Parkway is developed as a four (4) lane street with a median south of this site tapering to a two (2) lanes north of Chenal Valley Drive. Chenal Valley Drive is in place and terminates in a cul-de-sac along this property’s eastern boundary. There are single-family homes located to the south, west and southwest of this site. There is undeveloped C-2, Shopping Center District zoned property located to the north of this site and OS, Open Space zoned property located to the east of this site.

**C. NEIGHBORHOOD COMMENTS:**

All property owners located within 200-feet of the site along with the Margeaux Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
2. With the issuance of a building permit, sidewalks with appropriate handicap ramps are required to be installed adjacent to Chenal Parkway in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site. Capacity fee analysis required. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. There is an existing underground power line running from Chenal Parkway on the west to a pad mount transformer at the northwest corner of the existing worship center, but it does not appear to be in conflict with the proposed expansion. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

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. 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.

6. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
7. 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.
8. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

Fire Department: Full plan development review.

1. Maintain Access:
2. Fire Hydrants. Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
3. Grade. Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.
4. Loading. Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
5. 30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4
  - a. D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial

fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

- b. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
  - c. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
  - d. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
6. Dead Ends. Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.
7. Gates. Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:
- 1. Minimum gate width shall be 20 feet.
  - 2. Gates shall be of swinging or sliding type.
  - 3. Construction of gates shall be of material that allow manual operation by one person.
  - 4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
  - 5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
  - 6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible

entry tools or when a key box containing the keys to the lock is installed at the gate location.

7. Locking device specifications shall be submitted for approval by the fire code official
  8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
  9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.
8. Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is not currently served by METRO but is on our long range plans. We advise the site plan include sidewalks for future access to the transit route. METRO would expect to serve a facility of this nature with paratransit serve for students, aged residents and those with disabilities. Any canopies that overhang the drive aisle must be high enough to serve passengers at the entrance to the building as required by ADA. Verify heights with METRO paratransit vehicle documentation.

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.gov](mailto:crichey@littlerock.gov) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.gov](mailto:malderfer@littlerock.gov).

Planning Division: This request is located in Chenal Planning District. The Land Use Plan shows Public Institution (PI) for this property. Public Institutional category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The applicant has applied for a rezoning from R-2 CUP (Single Family District - Conditional Use Permit) to PDR (Planned Development Residential) for approval of a Master Campus Plan for a church. The request is within the Chenal Overlay District.

Master Street Plan: North of the property is Chenal Valley Drive and it is shown as a Local Street on the Master Street Plan. West of the Property is Chenal Parkway and it shown as a Principal Arterial 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. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Chenal Parkway since it is a Principal Arterial. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class I Bike Path shown along the Chenal Parkway. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or/and easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well, replacing the sidewalk.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance and the Chenal Design Overlay District requirements.
2. Any new site development will need to adhere to the current landscape code.
3. 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.

G. SUBDIVISION COMMITTEE COMMENT: (May 17, 2017)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff stated the previous plan indicated parking in conjunction with a future phase of building construction. Staff requested the applicant indicate any future parking or buildings on the proposed site plan. Staff requested information concerning the proposed signage plan. Staff also questioned any fences or walls that would be constructed with any future development of the site.

Public Works comments were addressed. Staff stated any broken curb, gutter or sidewalk was to be replaced prior to the issuance of the final certificate of occupancy. Staff stated with the issuance of a building permit sidewalks and appropriate handicap ramps were to be installed along Chenal Parkway.

Landscaping comments were addressed. Staff stated any new site development was required to adhere to the current landscape ordinance requirements. Staff stated the City Beautiful Commission recommended preserving existing trees where feasible on the site.

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 site plan and cover letter to staff addressing the technical issues associated with the request. The applicant has provided the proposed signage plan, the location of the proposed fences and walls and indicated the placement of future parking to serve additional buildings indicated for future construction.

The request is to rezone the site from R-2, Single-family with a CUP, Conditional Use Permit, for a church to PD-R, Planned Development Residential District, to allow the development of the site with multiple buildings in a multi-phased development plan. The applicant indicates all development will not be completed within the three (3) year limited time frame offered by the Conditional Use Permit process, therefore the applicant is seeking the rezoning.

The Episcopal Diocese of Arkansas purchased the property from Deltic Farm & Timber Company, Inc. on November 26, 1990, and approved the use of the site for St. Margaret's Episcopal Church. A master plan for the development of the site was submitted to the City and a Conditional Use Permit was approved on January 4, 1994. The first phase of construction included the 13,550 square foot "worship Center" which was completed in 1995. A 1,741 square foot "House of Prayer" was completed in 2007. The site currently includes 160 parking spaces.

The proposed plan indicates the placement of an educational facility containing a 4,600 building footprint with two (2) levels for a total of 9,200 square feet. The future sanctuary building is indicated containing an 18,000 square foot building envelope with the potential for two (2) levels and a maximum of 36,000 gross square feet. The future sanctuary building is indicated on the plan to be included in the overall master plan but the building has not been designed. The parking required to meet the typical minimum standards will be added to accommodate the building at the time of construction.

The educational facility will be used primarily for Sunday School classes by the church; it will also include a large multi-purpose room and staff offices. The new facility will be located adjacent to the existing Welcome Center on a previously undeveloped portion of the site. The Chenal Valley Architectural Control Committee has provided confirmation of approval of the proposed development plan. St. Margaret's is proposing to begin construction in the Fall of 2017 and open the facility in September 2018.

The applicant indicates any future ground signage will comply with the Chenal/Financial Center Design Overlay District. The applicant notes building

signage will be placed on the building facades at the entry to the building. The signage is proposed not to exceed six (6) square feet in sign area.

The request includes a deferral of the sidewalk construction along Chenal Parkway. The applicant has indicated the sidewalk along Chenal Parkway will be installed with the next phase of construction. Staff is supportive of the deferral request.

Staff is supportive of the applicant's request to allow the multi-phased development plan for the church. The applicant is seeking the rezoning to allow for the development plan to be in place for more than the current three (3) year period as allowed per the Conditional Use Permit application process. To staff's knowledge there are no outstanding technical issues associated with the request in need of addressing. Staff feels the development plan as proposed is appropriate for the site.

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.

Staff recommends approval of the deferral request for the installation of the sidewalk along Chenal Parkway until the next phase of building construction.

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PLANNING COMMISSION ACTION:

(JUNE 8, 2017)

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. Staff presented a recommendation of approval of the deferral request for the installation of the sidewalk along Chenal Parkway until the next phase of building construction. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.