

FILE NO.: Z-5365-F

NAME: Geyer Springs First Baptist Church Short-form PD-O

LOCATION: Located at 12400 I-30

DEVELOPER:

Geyer Springs First Baptist Church
12400 I-30
Little Rock, AR 72210

OWNER/AUTHORIZED AGENT:

Geyer Springs Baptist Church, Owner

SURVEYOR:

Arkansas Surveying and Consulting
1926 Salem Road
Benton, AR 72019

ENGINEER:

Laha Engineering
6602 Baseline Road Suite E
Little Rock, AR 72209

AREA: 0.4-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16 – Otter Creek

CENSUS TRACT: 41.03

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

ALLOWED USES: Church

PROPOSED ZONING: PD-O

PROPOSED USE: Office

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On February 12, 1991, the Little Rock Planning Commission approved a conditional use permit allowing for construction of a new church building on this R-2, Single-family zoned 168-acre tract. The approval included a single, two-story, 42,000 square foot building and associated parking.

On September 6, 1994, the Commission approved an amendment to the CUP to allow for the placement of four (4) portable classroom buildings on the site. Use of the portable buildings was to be for a period of three (3) years or until permanent classroom facilities were constructed, whichever came first.

On July 1996, the Commission approved an amendment to the CUP to allow for the addition of a daycare and kindergarten within the existing building. The daycare/kindergarten was approved to have a maximum enrollment of 200 children. At that time, the entire congregation had not moved from Geyer Springs to this new facility. The four (4) previously approved portable buildings had not yet been placed on the property. Development still consisted only of the initial 42,000 square foot building and the associated parking.

On May 15, 1997, the Commission approved an amendment to the CUP allowing for the phased expansion of the building and parking. One large, temporary modular building had been placed on the site adjacent to the church building. Phase 1 consisted of an 85,000 square foot, two-story building addition and additional parking. Phase 1 was to contain a 2,000 seat sanctuary, offices, music rehearsal space and classrooms. The large, temporary modular building was to be removed after the completion of Phase 1. Phase 2 was to contain a fellowship hall and additional classroom space. Phase 1 was completed and the large, temporary modular building was removed.

On January 21, 2000, staff approved the placement of two (2) additional portable classroom buildings until September 18, 2000.

On August 22, 2000, staff approved the continued use of the four (4) portable classroom buildings until September 2001.

On August 27, 2001, staff approved an extension, allowing four (4) portable classrooms to remain until September 2002. No additional extensions were granted and the four (4) portable classroom buildings remained on the site.

On October 30, 2003, the Commission approved the continued use of the four (4) portable classrooms until October 30, 2005 or until the next phase of construction, whichever occurred first.

On May 6, 2004, the Little Rock Planning Commission approved a revision to the Church's overall master plan. The approval also allowed the placement of a fifth portable building on the site to be used for administrative space. The Church's new Master Plan included additional educational space in all areas, additional administration space, Family Life

Center, outdoor picnic and recreation areas, and the remodeling of various areas within the existing church including the fellowship hall. The conceptual Master Plan incorporated an additional 600 parking spaces and approximately 175,000 additional square feet of floor area. The new plan would result in a facility of some 300,000 square feet in size and 1,650 parking spaces. The new plan also incorporated uses of the portions of the site that abuts Stagecoach Road, two (2) softball fields and a parking lot were proposed for development in this area. The ball fields have not been constructed.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing the rezoning of a small area of the site from R-2, Single-family to PD-O, Planned Development Office, to allow the construction of a new building to be used by Arkansas Baptist Children's Home and Family Ministries. The building is located along the northern portion of the site. The building is proposed 74-feet by 50-feet.

Arkansas Baptist Children's Homes & Family Ministries is a nonprofit agency of the Arkansas Baptist State Convention. Through residential child care, family care, foster care and counseling services, Arkansas Baptist Children's Homes & Family Ministries seeks to be the foremost provider to children and families in crisis in Arkansas. Since its founding in 1894, Arkansas Baptist Children's Homes & Family Ministries has been ministering to and meeting needs of some of the state's most vulnerable residents. Today, Arkansas Baptist Children's Homes & Family Ministries provides a safe, secure home for an average of 300 children and families each year, as well as about 2,300 counseling sessions a year.

As a 501(c)(3) nonprofit agency, Arkansas Baptist Children's Homes and Family Ministries relies on the generosity of Arkansas Baptist churches, businesses and individuals for the majority of its funding. Churches give to our annual Thanksgiving Offering, Mother's Day Offering, The Cooperative Program, sponsorships and other special gifts.

B. EXISTING CONDITIONS:

The main campus is located on the south side of the tract. Only 26-acres of the 168-acres are useable, the remainder of the area is in the floodway. The floodway provides a large buffer around the campus buildings and parking lot. To the south of the site is I-30. East of the site is the Vimy Ridge overpass roadway.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. The building location shows to be outside of the floodplain. The minimum Finish Floor elevation of the building should be at least one (1) foot or more above the base flood elevation. The servicing utilities for the building should be elevated to at least the base flood elevation.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Private sewer available to this site. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. Service is already provided to existing structures on the property. A single phase, overhead electrical line is located just to the southwest of the new building site. 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. 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.
3. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
4. 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.
5. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).

Fire Department:

1. Full Plan Review – 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. Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1
 - a. Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.
 - b. Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.
 - c. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.
 - d. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
6. 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.
7. 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.
 8. 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.
9. 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.

F. Building Codes/Landscape:

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. This project will require fully developed Architectural, Structural, Civil and MEP Plans. Contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.gov.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Building landscape areas 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.
3. All existing landscape areas to remain shall be protected as per City of Little Rock Landscape Ordinance (Sec. 15-100). Any trees or vegetation located in close proximity to construction shall have the area within the dripline fenced and protected from development activities. Any existing landscape or irrigation disturbed by construction shall be repaired or replaced before completion and final acceptance of the project.
4. 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. Transportation/Planning:

Rock Region Metro: The site is located on Rock Region Metro route #23 – Baseline/Southwest route.

Planning Division: This request is located in Otter Creek Planning District. The Land Use Plan shows Public Institutional (PI) for this property. The 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 rezoning from R-2 (Single-family District) to PD-O (Planned Development Office) to allow the construction of a new office building to serve Arkansas Baptist Children’s Homes and Family Ministries.

Master Street Plan: South of the property is I-30. The primary function of a Freeway is to serve through long distance trips. Freeways are always designed as full access control roads (no direct access) entrances and exits should be limited to minimize negative effects on traffic on I-30 since it is a Freeway. 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.

H. SUBDIVISION COMMITTEE COMMENT: (June 6, 2018)

The applicant was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff questioned if the new building would have separate metered service for water, sewer and electrical. The applicant stated the intent was to allow separate utility meters. Staff questioned the days and hours of the office development.

Public Works comments were addressed. Staff stated the building location was indicated outside the floodplain. Staff stated the minimum finished floor elevation should be at least one (1) foot above the base flood elevation.

Landscaping comments were addressed. Staff stated building landscape areas were to be provided adjacent to the new building proposed. Staff stated all existing landscaped areas were to remain and protected as per the City’s landscape ordinance requirements. Staff stated any landscape or irrigation disturbed by construction was to be repaired or replaced before completion and final acceptance of the new building.

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.

I. ANALYSIS:

There were no outstanding technical issues in need of addressing via a revised site plan. The request is to rezone a small area of this 168-acre tract from R-2, Single-family to PD-O, Planned Development Office. The rezoning will allow the construction of a new building on the site to be used by Arkansas Baptist Children's Home and Family Ministries. The building is located along the northern portion of the site. The building is proposed 74-feet by 50-feet containing 3,700 square feet. The building will be metered for utilities individually and not be connected to the church's utilities for metering of water, wastewater and/or electrical services.

The applicant has indicated the office hours for the Arkansas Baptist Children's Home and Family Ministries are from 6 am to 8 pm Monday through Saturday. The services proposed on site will be counseling services for children and families. There will be no overnight lodging at this location.

The applicant proposes the placement of wall signage on the new building. The signage will be limited to building signage allowed in office zones or a maximum of ten (10) percent of the front façade area. Directional and wayfinding signage may be added to the site. Any directional signage will comply with the typical standards of the sign ordinance.

Staff is supportive of the applicant's request. The applicant is seeking approval to allow the construction of a new building on the site to serve as a counseling service which is not being provided by the church but a separate entity. The office will utilize parking currently on-site. Staff does not feel the sharing of parking will have any impact on the developed site. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning of this small area of the site to allow the office use is appropriate.

J. 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:

(JUNE 28, 2018)

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 9 ayes, 0 noes, 1 absent and 1 recusal (Commissioner Laha).