

June 7, 2007

**ITEM NO. 1 - C.B.C. 604 - NEW MATTERS**

Applicant: Pilgrim Rest Baptist Church  
Ron Woods, Architect, Agent  
Woods Group Architects

Address: 3801 Springer Boulevard

Description: Lot 56, Block of Replat No. 1 Granite Mountain  
Light Industrial Subdivision Plat Book 9, Page 6

**ORDINANCE REQUIREMENTS:**

1. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide.
2. Three (3) shrubs or vines for every thirty (30) linear feet shall be planted in the perimeter planting strip. One (1) tree shall be planted every (30) linear feet in the perimeter planting strip.
3. The city official may grant not more than a twenty-five (25) percent reduction of these provisions for developments within mature areas.

**VARIANCE REQUESTED:**

1. A reduction of the perimeter landscaping strip along the northern and southern property lines.

**FINDINGS:**

Pilgrim Rest Baptist church is located on the R-2 zoned property located at 3810 Springer Blvd. The property contains a one story, brick and frame building. Parking is located on the north and south side of the building. The parking on the north side is partially located within the oversized eighty (80) foot right-of-way of east 38<sup>th</sup> Street. The parking on the south side consists of shared parking with the City Parks Department and the parking is partially on City Parks property and partially on the church property.

The church is now proposing to remove the existing building and to replace it with a new structure. The new building will have a total area of 9,930 square feet, an increase of 1,500 square feet over the existing building. The existing parking located on the north and south sides of the building will be retained. A new drop-off driveway will be added on the south side of the

church, with access through the existing shared driveway/parking lot. A letter of approval has been provided by the City's Parks Department to allow continued shared use of the driveway and parking lot. A new, 14- space parking lot is proposed to be located on the east side of the building.

The property is located within the Granite Mountain Corridor Design Overlay District and the site plan was designed to comply with the District's design criteria. On February 15, 2007, the Little Rock Planning Commission approved a conditional use permit to allow the church to be built, as proposed, on this R-2 zoned property.

The applicant is proposing to install a 6'9" perimeter landscape strip on the east perimeter of the site, adjacent to the new parking lot. Landscape materials within this strip will consist of holly shrubs planted 3 feet on center and unspecified trees planted 30 feet on center. AS required by the design overlay district, street trees will be planted along Springer Blvd. The trees will be planted 30 feet on center and will be located 2 feet off back of curb. The trees along the street shall be taken from the list of approved trees as specified by the design overlay district. Additional landscape beds will be located in front of the church building. Building landscaping is indicated on the north and east side of the new building.

Variations are requested to allow a waiver of the required perimeter landscape strips on the north and south perimeters. The existing parking lot on the north side of the property is mostly located in the right-of-way of East 38<sup>th</sup> Street. No changes are proposed to this parking lot and there is insufficient space to add new landscaping. The parking lot on the south side of the property is shared by the City Parks Department. The landscaping within the park serves to fulfill the landscape needs for this parking lot.

Staff is supportive of the requested variances. Staff believes the applicant has done a good job of addressing landscape requirements as well as can be expected within the constraints of redeveloping this relatively tight site.

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**STAFF RECOMMENDATION:**

Staff recommends approval of the requested perimeter landscape strip variances for the perimeter landscape strips on the north and south perimeters.