

ORDINANCE NO. ____

AN ORDINANCE GRANTING A WAIVER OF SECTION 13.2 OF THE ZONING ORDINANCE TO ALLOW A REDUCED NUMBER OF PARKING SPACES FOR CERTAIN REAL PROPERTY LOCATED AT 811 S.A. JONES DRIVE AND 813 S.A. JONES DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, at a regularly scheduled meeting of the North Little Rock Planning Commission on August 14, 2018, the Planning Commission approved a preliminary plat and site plan, with conditions, for property located at 811 S.A Jones Drive and a proposed building to be located at 813 S.A. Jones Drive in the City of North Little Rock, Arkansas, for construction of a church building; and

WHEREAS, pursuant to Section 13.2(K) of the Zoning Ordinance, the subject property is required to have 216 parking spaces as a public assembly building; and

WHEREAS, one of the conditions of the site plan approval was a waiver by City Council of parking requirements for 39 spaces; and

WHEREAS, a request has been made seeking a waiver of the public assembly parking space requirements for the property (see letter from Deacon Etroy Lyons, First Baptist Church of North Little Rock attached hereto as Exhibit A); and

WHEREAS, First Baptist Church of North Little Rock has stated that it does not expect the two facilities to be in use at the same time (see parking space information attached hereto as Exhibit B); and

WHEREAS, a legal advertisement of notice of a public hearing to be held January 14, 2019 at 6:00 p.m. has been placed in the newspaper.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a waiver of the minimum parking requirements of Section 13.2(K) of the Zoning Ordinance is hereby granted for 811 S.A Jones Drive and the property proposed to be located at 813 S.A. Jones, North Little Rock, Pulaski County, Arkansas, to allow for a parking lot with 177 parking spaces (see site plan attached hereto as Exhibit C).

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: It is hereby found and determined that the waiver of the requirement for public assembly parking lot space minimums as provided for herein is immediately necessary in order to insure the proper and orderly growth of this land and the proper and orderly growth of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSORS:

ATTEST:



Mayor Joe A. Smith

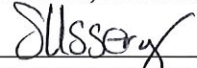
Diane Whitbey, City Clerk

APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED <u>10:30</u> A.M. _____ P.M.
By <u>A. Fields</u>
DATE <u>1-8-19</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u></u>



End Your Search For A Friendly Church

November 30, 2018

**The Honorable Mayor Smith and City Council:
Mayor of North Little Rock and City Council
300 Main Street
North Little Rock, Arkansas 72114**

**Reference: First Baptist Church of North Little Rock
Family Life Center Parking Spaces
811 S. A. Jones Drive
North Little Rock, Arkansas 72114**

Dear Mayor Smith and City Council:

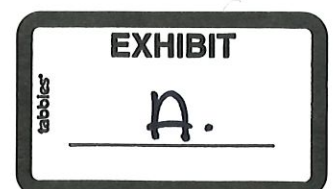
Please accept this letter and contents as our Parking Plan for the Existing Church and our Proposed Family Life Center. The number of parking spaces required is 216. The number of spaces available is 177. We are respectfully asking for a waiver of 39 spaces.

Sincerely,

**Deacon Etroy Lyons
(501) 374-9394**

Attachment: Spaces Calculation and Drawing

**cc: Pastor William L. Robinson
First Baptist Church of North Little Rock**



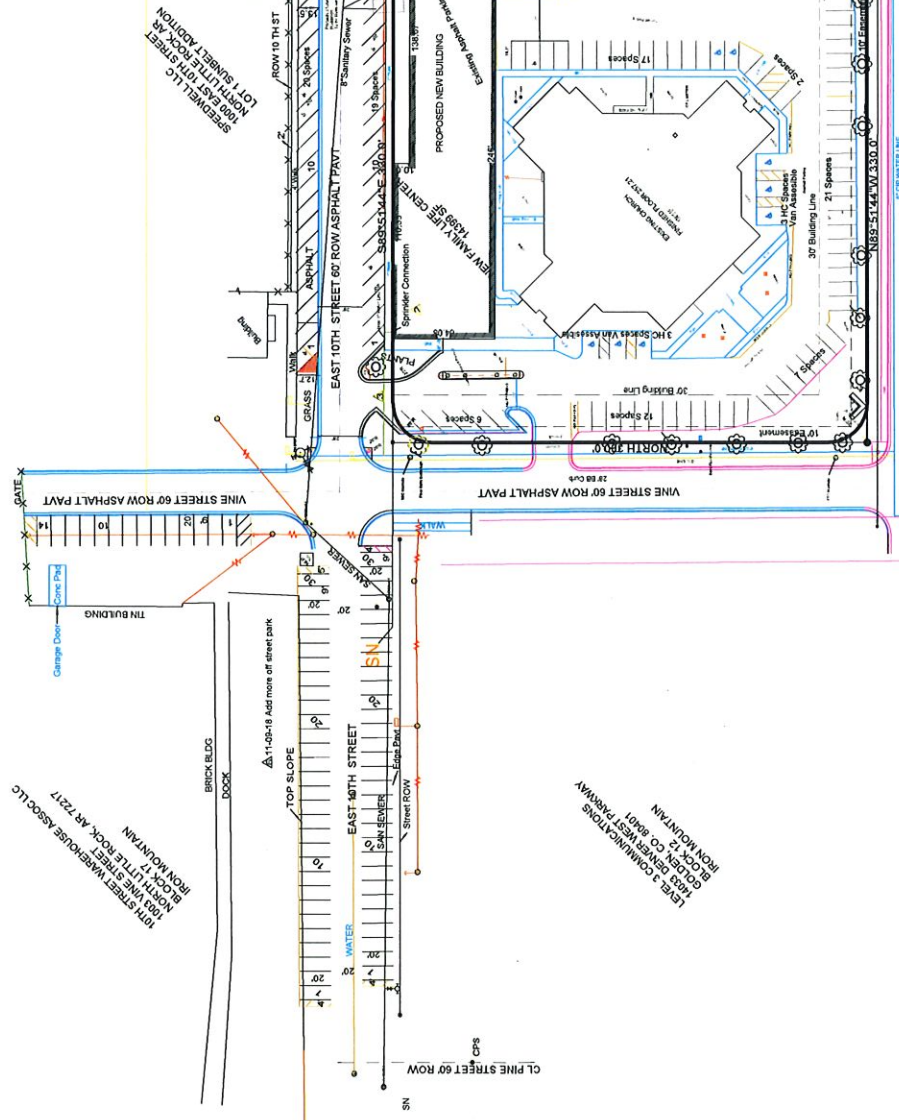
North of Church	=	33 Spaces
East of Church	=	35 Spaces
South of Church	=	26 Spaces
West of Church	=	28 Spaces
North of East 10th Street	=	28 Spaces
Total on Site Parking	=	150 Spaces
Spaces covered by new Building		45 Spaces
Church Parking	=	105 Spaces
Off site parking		
North of 10th Street	=	20 Spaces
East 10th Street	=	60 Spaces
Vine Street N of 10th Street	=	14 Spaces
West side Cedar St. Parallel	=	6 Spaces
Total on site and off site Parking	=	177 Spaces
Required Spaces for Church	=	150
Required Family Life Center	=	14,399 sf
4 offices at 500 sf each	=	4 spaces
14,399 – 2,000	=	12,399 sf
12,399 sf/200	=	61.099 or 62 Spaces
4 plus 62 Spaces	=	66 Spaces
Total spaces required	=	216 Spaces
(150 Spaces plus 66 Spaces)		
Request Waiver of 216 – 177	=	39 Spaces

We respectfully request a waiver for the 39 spaces.

We do not expect the two facilities to be in use at the same time.



- Found Monument
- Set No. 4 Rebar
- Power Line
- Sanitary Sewer Manhole
- Water Valve
- Fire Hydrant
- Flood Lights
- Street Tree



ORIGINAL SPACES PRIOR TO THIS PROPOSAL

North of church = 33 Spaces
 East of church = 35 Spaces
 South of church = 26 Spaces
 West of church = 28 Spaces
 North of East 10th St = 28 Spaces
 Total on site parking = 156 Spaces

SPACES COVERED BY PRO BLDG = 45

Church parking = 105 spaces

Off site parking

North of 10th st = 20 spaces
 East 10th St West of Vine St = 60 spaces
 Vine St North of 10 th St = 14 spaces
 East of 10th St (Parallel) = 105 spaces
 Total off site parking = 100 Spaces

Total on site and off site parking = 177 Spaces

Required spaces for church = 150
 Required Family Life Center = 14,399 SF
 4 offices at 500 sf each = 4 Spaces
 14,399 SF = 2,000 SF = 12,399 SF
 12,399 SF = 1,714 SF = 1,714 SF
 Total spaces required = 150 Spaces plus 66 spaces = 216 spaces
REQUEST WAIVER OF 216-177 = 39 SPACES

WE RESPECTFULLY REQUEST WAIVER OF 39 SPACES.
 We do not expect the two facilities to be in use at the same time.

- ▲ 11-03-18 Add more off street park
- ▲ 5-15-18 Add more off street park
- ▲ 8-10-18 Add 8" Water line
- ▲ 5-15-18 Add Sprinkler Connection, (RM Corner bldg)
- ▲ 5-15-18 Add Grease Trap and Sanitary Sewer line

Unless specifically stated or shown, survey does not include or demonstrate:
 which may affect development, though they may exist. No statement is
 made concerning subsurface conditions or the or the existence of
 underground utility lines or their arrangements.



LAHA ENGINEERS, INC.
 6402 Barkley Road Suite E
 P. O. Box 192251
 Little Rock, Arkansas 72219
 Fax 501-552-5467
 e-mail: lhaehing@lahaengineers.com

SITE PLAN FINAL 11-15-18, add SITE PLAN 31 BAP CHINA, BACKUP
 COMBINED SITE PLAN BCDUN19.06

SITE PLAN
FIRST BAPTIST CHURCH
NORTH LITTLE ROCK, ARKANSAS

LOT 1B BLOCKE SHORTER COLLEGE RENOVATION ADDITION
 to the City of North Little Rock, Pulaski County, Arkansas
 This area is NOT in the 100 year flood zone per Community Panel
 No. 0511020440 July 6, 2015
 Improvements are as shown. Proposed improvements are as shown.
 For use and Benefit of First Baptist Church of North Little Rock.
 Address of Property: 811 S. A. Jones Drive
 Date of Survey: April 12, 2018
 Scale: 1" = 20'

This is to certify that the property described herein has been surveyed and corners set in accordance
 with located and accepted monuments in the area. This certification limited to the parties shown herein.

