

FILE NO.: Z-6748-E

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NAME: McCormack Short-form PCD

LOCATION: Located at 1212 South Bowman Road

DEVELOPER:

Rick McCormack  
1208 South Bowman Road  
Little Rock, AR 72211

SURVEYOR:

Smith and Goodson  
7509 Cantrell Road  
Little Rock, AR 72207

AREA: 0.619 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

CURRENT ZONING: C-1, Neighborhood Commercial

ALLOWED USES: Commercial

PROPOSED ZONING: PCD

PROPOSED USE: C-1, Pawnshop, Tool and equipment rental, with inside display, Glass or glazer, installation, repair and sales, Office, general and professional

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting rezoning of the site from C-1, Neighborhood Commercial to Planned Commercial Development to add additional uses as allowable uses for the site. In addition to the allowable uses within the C-1, Neighborhood Commercial Zoning District the applicant is requesting the following additional uses: Pawnshop, Tool and equipment rental, with inside display, Glass or glazer, installation, repair and sales, Office, general and professional.

B. EXISTING CONDITIONS:

The building is located just south of Kanis Road at the Kanis/Bowman Road intersection. There is a retail building located north of this site, a liquor store located to the east of this site and a mini-warehouse located to the west of this site. There are office uses located across South Bowman Road from this site. To the southeast is a skating center and southwest is a strip center with a mixture of office and commercial uses. North of the Kanis/Bowman intersection is a furniture store, vacant undeveloped property and a mixed use development containing office, retail and office warehouse uses.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Bowman Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required. A recorded dedication deed was not found on the Pulaski County Assessor's page.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. Electrical service is already provided to the building from the east side of the property. There do not appear to be any conflicts with existing Entergy facilities. Contact Entergy in advance if electrical service needs change as a result of the conversion of use.

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. 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.
3. Contact Central Arkansas Water regarding the size and location of water meter.
4. 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.

Fire Department: **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 [Jason.Lowder@carkw.com](mailto:Jason.Lowder@carkw.com)) and the Little Rock Fire Marshal's Office (Captain Tony Rhodes 501.918.3757). 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 served nearby on Route 5. Route 5 West Markham is our highest ridership route in Little Rock carrying passenger mainly to work. Currently plans do not show sidewalks connecting the sidewalk network begun at the corner of Kanis Road and Bowman Road. Sidewalks are an important element of transit connectivity. We request sidewalks be incorporated into the plan. We further request that the cut to the street be minimized to serve only necessary vehicle access without an excessive "triple shoot" turning movements to facilitate pedestrian safety.

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.org](mailto:crichey@littlerock.org) or

Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in the Ellis Mountain Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial category includes a broad range of retail and wholesale sales of products,

personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for a rezoning from C-1 (Neighborhood Commercial District) to PCD (Planned Commercial District) to allow additional retail uses to be permitted on this site.

Master Street Plan: Bowman Road is a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Bowman Road. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Bowman Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. If building rehabilitation exceeds fifty percent (50%) of the replacement cost then the landscaping and buffer must also come into compliancy accordingly.
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: (October 28, 2015)

The applicant was present. Staff presented an overview of the item stating there were no outstanding technical issues in need of addressing related to the site plan. Staff stated the request was to add additional uses to the site. Staff stated there were no exterior modifications proposed with the rezoning request.

There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues associated with the request in need of addressing raised at the October 28, 2015, Subdivision Committee meeting. The request is to rezone the site from C-1, Neighborhood Commercial to Planned Commercial Development to add addition uses as allowable uses. The applicant is seeking to maintain the currently allowed C-1, Neighborhood Commercial Zoning District uses and add the following uses: Pawnshop, Tool and equipment rental, with inside display, Glass or glazer, installation, repair and sales, Office, general and professional.

The applicant is not requesting to amend the existing signage plan for this site. The applicant continues to request signage as allowed in the commercial zones for both ground and building signage. Any ground signage will be limited to a maximum height of 36-feet and a maximum sign area of 160 square feet. All building signage will be limited to a maximum façade coverage of ten (10) percent.

To staff's knowledge there are no remaining outstanding technical issues in need of addressing related to the proposed request. Staff feels the rezoning to add the additional uses, with the exception of the request to add outdoor display of tools and/or equipment, 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 the tool and equipment rental be limited to inside display only.

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PLANNING COMMISSION ACTION:

(NOVEMBER 19, 2015)

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 the tool and equipment rental be limited to inside display only. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.