

FILE NO.: Z-5800-D

NAME: Bowman Business Park Revised Long-form POD

LOCATION: Located at 1515 South Bowman Road

DEVELOPER:

Bowman Business Park LLC
11916 Kanis Road, Suite F-8
Little Rock, AR 72211

ARCHITECT:

Terry Burruss Architects
11912 Kanis Road, Suite F-8
Little Rock, AR 72211

AREA: 10.09 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING:

POD

ALLOWED USES:

Office Warehouse

PROPOSED ZONING:

Revised POD

PROPOSED USE:

Office Warehouse – to add a commercial laundry

VARIANCES/WAIVERS REQUESTED: None requested.

BACKGROUND:

The POD was approved on April 19, 1994, by the Little Rock Board of Director's adoption of Ordinance No. 16,632. The approval was for an office/warehouse development with a requirement 25 percent of the floor area to be dedicated to office use. The approval also required service courts to be located in the rear of the building and the front of the building was to maintain the appearance of an office development with the height of the building equal to two stories with floor area limited to the first floor.

The site has developed with four buildings totaling 110,400 square feet. The site contains 249 parking spaces. The service drives are shared between the buildings with parking located in the front of the buildings. One building is located along South

Bowman Road with the remainder of the buildings located to the east and accessed from a 30-foot driveway.

Ordinance No. 19,480 adopted by the Little Rock Board of Directors on February 7, 2006, allowed a revision to the previously approved Planned Office Development to expand the allowable uses for the site. The approval included the addition of the following uses as allowable uses to the site: Office/Showroom/Warehouse, Laboratory, Photography Studio, Custom Sewing/Millinery/Tailor Shop, Job Printing, Lithographer, Printing or Blue printing, Medical Appliance Fitting and Sales, Studio (Broadcasting or Recording), Studio (Art, Music, Dance, Etc.), Tools and Equipment Rental (Inside Display Only), Cabinet or Woodwork Shop, Commercial Catering, Furniture Repair Store, Upholstery Shop, Furniture. The approval also allowed the placement of a sign on the site not to exceed six (6) feet in height (as measured from grade along South Bowman Road) and sixty-four (64) square feet in area.

Ordinance No. 20,840 adopted by the Little Rock Board of Directors on February 11, 2014, allowed a revision to the previously approved POD to add additional uses as allowable uses for the existing complex. These additional uses included places of worship, meeting space for community organizations and an art gallery. The square footage was limited to a total of 10,800 square feet within the overall development with a maximum occupant load of 432. The existing parking was adequate for the use mix proposed. The request excluded the allowance of private clubs and/or events centers as allowable uses for this site. The approval allowed the hours of operation to be extended to 6 am to 10 pm.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved POD to add a commercial laundry as an allowable use for the existing complex. The square footage is limited to 7,500 square feet of floor area. The use will require the same number of parking spaces as the existing office/warehouse use. The hours of operation for the commercial laundry are from 5 am to 5 pm Monday through Friday. There are a maximum of ten (10) employees for the laundry. The facility utilizes three (3) 20-foot delivery vans which will be parked within the service area during non-delivery hours.

B. EXISTING CONDITIONS:

The site contains four office, warehouse building. One building is located along South Bowman Road with the remainder of the buildings located to the east and accessed from a 30-foot driveway. To the south of the site is vacant O-3 zoned property. A portion of the northern perimeter is also vacant O-3 zoned property. There is a skating center located to the north of the site with a non-conforming zoning status. To the east of the site is an office development accessed from Centerview Drive. To the west of the site there is a scattering of single-family homes located along South Bowman Road. Further west of the site is the Cherry Creek Subdivision.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association and the Sandpiper Property Owners 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 survey should be provided.
2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.

E. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.org or Mark Alderfer at 501.371.4875; malderfer@littlerock.org

Planning Division: This request is located in the I-430 Planning District. The Land Use Plan shows Service Trades District (STD) for this property. The Service Trades District category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The applicant has applied for a rezoning from POD (Planned Office District) to POD (Planned Office District) to allow for the additional use of a commercial laundry on the 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 since it is a Minor Arterial. This street 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.

Landscape: No comment.

F. SUBDIVISION COMMITTEE COMMENT: (April 1, 2015)

Mr. Terry Burruss was present representing the request. Staff stated there were no outstanding technical issues associated with the request. Staff stated the only change would be the allowance of a commercial laundry as an allowed use within a bay of the existing office warehouse development.

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

G. ANALYSIS:

There were no outstanding technical issues associated with the request in need of addressing via a revised site plan. The request is to amend the previously approved POD to add a commercial laundry as an allowable use for the existing complex. The commercial laundry square footage is limited to 7,500 square feet of the existing floor area. No new parking will be required to serve the commercial laundry.

The site contains four (4) office warehouse buildings. There is a total of 72,932 square feet of office space and 35,368 square feet of warehouse space currently allowed within the development. The site contains 296 parking spaces. Based on the current use mix approved 182 parking spaces would be required to serve the office users and 22 parking spaces to serve the warehouse users. The site is also approved for 10,800 square feet of assembly use which would require 108 parking spaces. Staff feels the parking as proposed and indicated are adequate due to the assembly users will most likely not operate during the hours of the other businesses located in the center.

The commercial laundry will require parking as typically required for office warehouse space. The facility utilizes three (3) 20-foot delivery vans which will be parked within the service area during non-delivery hours. With the current parking provided of 296 parking spaces, the existing parking is adequate for the existing and proposed uses.

The hours of operation for the commercial laundry are from 5 am to 5 pm Monday through Friday. There are a maximum of ten (10) employees for the laundry. Building signage will be used to identify the lease space. The signage will comply with the previously approved signage plan for the development.

Staff is supportive of the request. Staff does not feel the revision to the POD zoning to add a commercial laundry as an allowable use for this site will adversely impact this development or the area.

H. STAFF RECOMMENDATION:

Staff recommends approval of the request to add a commercial laundry as an allowable use for the site.

PLANNING COMMISSION ACTION:

(APRIL 23, 2015)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to add a commercial laundry as an allowable use for the site.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff by a vote of 11 ayes, 0 noes and 0 absent.