

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 18, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Bowman Road Retail Development Short-Form PCD (Z-6238-A), located at 1400 and 1404 South Bowman Road.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p>	<p>The applicant is requesting a rezoning of the site from R-2, Single-Family, to PCD, Planned Commercial District, to allow for the development of the site with three (3) commercial uses including a market, hair salon and fitness center.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The Planning Commission reviewed the proposed PCD request at its July 16, 2015, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing.</p>	

**BACKGROUND**

Ordinance No. 17, 403, adopted by the Little Rock Board of Directors on February 18, 1997, rezoned the property from R-2, Single-Family to PCD, Planned Commercial District. The approval allowed for the development of the site with six (6) mini-warehouse buildings and a combined office/caretaker apartment structure. The existing frame house was to be removed. The approval was appealed to the 6<sup>th</sup> Division of the Chancery Court of Pulaski County, Arkansas. The rezoning was overturned by the Courts and the property was returned to R-2 family zoning. Document No. 1997-1480 outlines the basis of the appeal and the court’s reasoning for overturning the rezoning request.

The current request is approval of a Planned Commercial Development for the property located at 1400 and 1404 South Bowman Road. The development will comprise three (3) separate structures on 2.5 acres of land. The three (3) facilities are:

Uncle T’s Market: A 5,650 square-foot convenience store and delicatessen which sells groceries, beverages, fresh meats, soups and sandwiches. A small dining area of approximately twenty-four (24) seats is proposed within the delicatessen area.

A salon: The salon will be on the executive office style of lease space. The building is proposed containing 6,400 square-feet. There will be twenty (20) – thirty (30) leasable rooms and the tenants will share a break room and public toilets. Each operator will have their own separate space setup as individual salon businesses under one (1) roof.

Fitness 4 Life: The structure is approximately 9,908 square-feet and is comprised of a training room, equipment room, ½ gym floor, men and women restrooms with locker areas and showers, office and a small café. No cooking will occur on the premises and only pre-packaged food items will be sold. The site plan indicates eighty-five (85) parking spaces for the development.

Please see the attached Planning Commission minute record and site plan for the applicant’s specific development proposal and the staff analysis and recommendation.