

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 2, 2015 AGENDA**

| <b>Subject:</b>  | <b>Action Required:</b>   | <b>Approved By:</b>                    |
|--|---|--|
| <p>An ordinance establishing a Planned Zoning District titled Bowman Business Park Revised Long-Form POD (Z-5800-D), located at 1515 South Bowman Road.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p>√ <b>Ordinance</b><br/>Resolution<br/>Approval<br/>Information Report</p>  | <p>Bruce T. Moore<br/>City Manager</p> |
| <b>SYNOPSIS</b>  | The request is to amend the previously-approved POD, Planned Office District, to add a commercial laundry as an allowable use.  |  |
| <b>FISCAL IMPACT</b>   | None.   |  |
| <b>RECOMMENDATION</b>  | Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 11 ayes, 0 nays and 0 absent.   |  |
| <b>CITIZEN PARTICIPATION</b>   | The Planning Commission reviewed the proposed POD request at its April 23, 2015, meeting and there were no 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. |  |
| <b>BACKGROUND</b>  | The POD, Planned Office District, 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% of the floor area be dedicated to office use.                      |  |

**BACKGROUND  
CONTINUED**

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 (1) building is located along South Bowman Road with the remainder of the buildings located to the east and accessed from a thirty (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 POD 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 6:00 AM to 10:00 PM.

**BACKGROUND  
CONTINUED**

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 5:00 AM to 5:00 PM, Monday through Friday. There are a maximum of ten (10) employees for the laundry. The facility utilizes three (3), twenty (20)-foot delivery vans which will be parked within the service area during non-delivery hours.

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