

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 4, 2014 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-C), located at 1515 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 revision to the currently approved POD, Planned Office Development, to add additional uses to the presently-approved listing of uses for this existing development.</p> <p>None.</p> <p>Staff recommends approval of the requested revision to the existing POD zoning. The Planning Commission voted to recommend approval of the requested revision to the existing POD zoning by a vote of 6 ayes, 0 nays, 4 absent and 1 open position.</p> <p>The Planning Commission reviewed the proposed POD request at its January 9, 2014, 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.</p>	

## **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% of the floor area 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 (4) buildings totaling 110,400 square-feet. The site contains 249 parking spaces. One 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 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.

The applicant is requesting to revise the previously-approved POD to add additional uses as allowable uses for the existing complex. These additional uses are assembly rated and include places of worship, meeting space for community organizations and art gallery. The square-footage of the new uses will be limited to a total of 10,800 square-feet within the overall development with a maximum occupant load of 432. With the current parking provided of 296 parking spaces and only 184 parking

**BACKGROUND  
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spaces required for the current uses, the existing parking is adequate for the proposed uses. The request excludes the allowance of private clubs and/or events centers as allowable uses for this site. The currently approved hours of operation are from 7:00 AM to 6:00 PM daily. The request includes extending the hours of operation until 10:00 PM for the additionally approved uses.

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