

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 18, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Telcoe Federal Credit Union PD-C, located at 1400 South Bowman Road (Z-6238-B).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The applicant is requesting that the 2.14-acre property, located at 1400 South Bowman Road, be rezoned from PCD, Planned Commercial Development, to PD-C, Planned Development, - Commercial to allow for the development of a Branch Bank Facility.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.
<b>BACKGROUND</b>	<p>The applicant is requesting to rezone the property located at 1400 South Bowman Road from PCD, Planned Commercial Development, to PD-C, Planned Development – Commercial, to allow for the development of a Branch Bank Facility. C-3, General Commercial Development, permitted uses are proposed as alternate uses. The applicant notes construction will begin around September 15, 2022, and will be substantially completed around March 15, 2023.</p> <p>The applicant proposes to develop a portion (0.424-acre) of a 2.14-acre site to construct a one (1)-story 1,460 square-foot building near the front portion of the property along South Bowman Road.</p>

**BACKGROUND  
CONTINUED**

The western 1.716 acres of the property will remain undeveloped. The proposed building will be located twenty-five (25) feet from the front (east) property line, well over twenty-five (25) feet from the rear (west) property line, and fifteen (15) feet from the north and south property lines. The applicant proposes to include the construction of 1,442 square-foot building addition in the future. A canopy containing three (3) drive-thru lanes will be located on the north side of the proposed building.

Normal business hours will be as follows: Lobby hours from 8:30 AM to 4:30 PM, Monday through Friday, drive-thru hours from 7:30 AM to 5:00 PM, Monday and Friday and 7:30 AM to 4:30 PM on Tuesday, Wednesday and Thursday.

Proposed access to the site will be from a twenty-eight (28)-foot wide concrete driveway from South Bowman Rd. The proposed front-yard buffer will be consistent with the developed property to the north. The site plan indicates ample internal lot circulation entering and exiting the site. Staff feels that the internal circulation is sufficient to serve the proposed development.

The applicant is proposing fifteen (15) parking spaces of which four (4) will be located along South Bowman Road in the southwest portion of the property and two (2) spaces near the entry at the front of the building. The remaining parking spaces will be located behind the building to the south. Staff feels the parking is sufficient to serve the proposed use. All parking spaces must comply with ADA Standards.

The applicant notes a monument style sign located along South Bowman Road immediately south of the ingress/egress lanes, however no design plans are available at this time. Any signage located on the site must conform to Section 36-555 of the City's Zoning Ordinance (Signs permitted in commercial zones).

The applicant notes all sight lighting will be low-level and directed away from adjacent properties.

A dumpster will be located in the northeast portion of the property. All screening must comply with Section 36-523(d) of the City's Zoning Ordinance.

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their September 8, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.