

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 17, 2022 AGENDA**

<p>Subject:</p> <p>An ordinance approving a Planned Zoning Development C-Store PD-C, located at 3600 Bowman Road (Z-6049-C).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant is requesting that the 1.77-acre property, located at 3600 Bowman Road, be rezoned from O-2, Office and Institutional District, to PD-C, Planned District – Commercial to allow for the development of a convenience store with gas pumps.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, 3 absent and 1 open position.
BACKGROUND	The applicant proposes to rezone 1.77 acres from O-2, Office and Institutional District, to PD-C, Planned District – Commercial, to develop a convenience store with gas pumps located on the southwest corner of Bowman Road and West 36 th Street. The project will consist of a 7,686 square-foot building on the southern portion of the property and take access Bowman Road. The proposed C-Store is located along an arterial intersection which includes heavy commercial traffic and business uses. The applicant is proposing to install a 3,360 square-foot metal-framed canopy. The canopy will be fifty-nine (59) feet from the C-Store store on the northern portion of the property. The fuel pump island will consist of four (4) self-service gas pumps. Both structures will be located over fifty (50) feet from all property lines.

**BACKGROUND
CONTINUED**

The canopy and C-Store are more than twenty-five (25) feet from the front property line, forty-five (45) feet from the east and west property lines, and approximately eighteen (18) feet from the rear (south) property line. Section 36-301 typically requires a twenty-five (25)-foot rear-yard setback. Staff feels the rear-yard setback is sufficient for the proposed use.

The applicant notes the C-Store will operate twenty-four (24) hours per day, seven (7) days per week. Two (2) bays located on the west side of the building will be utilized as retail rental units. A retail store in one of the bays will operate from 9:00 AM to midnight, closed on Sunday. Other businesses will be open from 7:00 AM to midnight, seven (7) days per week. Staff suggests C-3, General Commercial District, permitted uses for the two (2) bays.

The applicant notes architectural plans and building height have not been completed, however architectural plans will be similar to the C-Store being developed at Vimy Ridge and Alexander Road. Building heights will not exceed thirty-five (35) feet.

The applicant proposes thirty (38) parking spaces which includes two (2) spaces per gas pump. Section 36-502 of the City's Zoning Ordinance typically requires twenty-nine (29) parking spaces. Staff feels the parking is sufficient to serve this use.

The site plan notes a new dumpster location on the southwest side of the building. The dumpster area must be screened as per Section 36-523 of the City's Zoning Ordinance.

The applicant notes that all landscaping will comply with all Chapter 15 (Landscape Ordinance) for screening, landscaping, and buffer requirements.

All signs shall comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones.)

All site lighting shall be low-level and directed away from adjacent properties.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their March 10, 2022, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well 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.