

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 18, 2023 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance rezoning the property located at 1208 Bowman Road from C-1, Neighborhood Commercial District, to C-3, General Commercial District (Z-6748-F).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<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>BACKGROUND</b></p>	<p>The owner of the 0.25-acre property located at 1208 Bowman Road is requesting that the property be reclassified from C-1, Neighborhood Commercial District, to C-3, General Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 1 absent and 2 open positions.</p> <p>The property owner requests to rezone the 0.25 acre property from C-1, Neighborhood Commercial District, to C-3, General Commercial District to allow future commercial use of the development. The property is occupied by a one (1)-story commercial building located at the southwest corner of Bowman Road and Kanis Road. Paved parking is located on the east side of the existing building, and driveways from both streets serve as access to the property.</p> <p>The City’s Future Land Use Plan designates this property as Commercial (C). The requested C-3 zoning will not require an amendment to the future plan.</p>
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**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their June 8, 2023, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.