

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 16, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled People Trust Federal Credit Union PD-C, located 1404 South Bowman Road (Z-4859-D).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting that the 0.25-acre property, located at 1404 South Bowman Road, be rezoned from PCD, Planned Commercial Development, to PD-C, Planned Development – Commercial, to allow for the development of a Federal Credit Union facility.</p> <p>None.</p> <p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 absent.</p> <p>The applicant proposes to rezone the 0.25-acre property, located at 1404 South Bowman Road from PCD, Planned Commercial Development, to PD-C, Planned Development – Commercial, to allow for the development of a Federal Credit Union. The property is currently undeveloped and mostly tree-covered.</p> <p>The applicant proposes to construct a one (1)-story, 700 square-foot building near the center of the property, as noted on the attached site plan. The proposed building will have a brick exterior and have a height of approximately twelve (12) feet.</p>	

**BACKGROUND
CONTINUED**

The proposed structure will have a drive-thru window on the north side and an ATM on the south side. There will be one (1) employee inside the building.

The hours of operation will be 9:00 AM - 5:00 PM, Monday through Friday, and 9:00 AM - 12:00 PM on Saturday.

A thirty (30)-foot wide driveway from South Bowman Road will serve as access to the property. There will be two (2) parking spaces (including a handicap space) on the east side (front) of the building and four (4) spaces in the rear-yard area.

The Planning Commission reviewed this request at their June 13, 2024, meeting and there were no objectors present. All owners of property located within 300 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.