

FILE NO.: Z-6748-F

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NAME: Rezoning from C-1 to C-3

LOCATION: 1208 Bowman Road

DEVELOPER:

Michael Love  
7309 Cantrell Road  
Little Rock, AR 72207

OWNER/AUTHORIZED AGENT:

Bowkin Properties, LLC – Owner  
Michael Love – Agent

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.25 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 18

CENSUS TRACT: 42.07

CURRENT ZONING: C-1

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property owner requests to rezone the 0.25 acre property from C-1 to C-3 to allow future commercial use of the development.

B. EXISTING CONDITIONS:

The property is occupied by a one-story commercial building located at the southwest corner of Bowman and Kanis Roads. Paved parking is located on the east side of the existing building. Driveways from both streets serve as access to the property.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

**One- or Two-Family Residential Developments.**

one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

**Exceptions:**

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

**Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

**If you have any additional questions please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.**

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Ellis Mountain Planning District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application is to rezone from C-1 (Neighborhood Commercial District) to C-3 (General Commercial District).

The application site is in a Commercial land use area at the southwest corner of Kanis Road and South Bowman Road with office and retail uses. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. Beyond the Commercial area to the south and west is Service Trades District (STD) with mini-storage and strip commercial and banking. The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The northwest corner of Kanis Road and South Bowman Road is an area of Commercial (C) with a home center and furniture store. The northeast corner of Kanis Road and South Bowman Road is a large area of Mixed Office and Commercial (MOC) with strip commercial and office uses. The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The southeast corner of Kanis Road and South Bowman Road is Commercial use with convenience store with fuel pumps under construction. Beyond the Commercial area at the intersection is a large area of Mixed Office and Commercial (MOC) with a skating rink to the south on South

Bowman Road and east along Kanis Road are vacant lots followed by offices, retail, and a few single-family homes.

There have been no Land Use amendments in this area over the last 10 years.

Master Street Plan:

South Bowman and Kanis Roads are shown on The *Master Street Plan Map* as Minor Arterials. Minor Arterials are high volume roads designed to provide connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. The standard right-of-way is 90 feet. Sidewalks are required on both sides. These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

H. ANALYSIS:

The property owner requests to rezone the 0.25 acre property from C-1 to C-3 to allow future commercial use of the development.

The property is occupied by a one-story commercial building located at the southwest corner of Bowman and Kanis Roads. Paved parking is located on the east side of the existing building. Driveways from both streets serve as access to the property.

The City's Future Land Use Plan designates this property as "C" Commercial. The requested C-3 zoning will not require an amendment to the future plan.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is located at the southwest corner of Bowman Road and Kanis Road, a minor arterial/minor arterial intersection, which is an appropriate location for commercial zoning. All surrounding properties are zoned commercial. The proposed C-3 zoning will represent a continuation of the zoning pattern in this area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

PLANNING COMMISSION ACTION:

(JUNE 8, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 nays, 1 absent and 2 open positions.