

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 7, 2020 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Big Rock Plaza Revised Short-Form PCD, located west of Vimy Ridge Road between Big Rock Avenue and Pleasant Hill Road. (Z-9257-A)</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>
<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 applicant is requesting approval of a Revised PCD, Planned Commercial Development, to change the site plan and permitted uses from mini-warehouse, senior living, and retail/commercial uses to retail/commercial uses, attached residential (triplex), and a solar field.</p> <p>None.</p> <p>Staff recommends approval of the revised PCD zoning. The Planning Commission voted 9 ayes, 0 nays and 2 absent to recommend approval.</p> <p>This property was rezoned from R-2, Single-Family Residential, to PCD, Planned Commercial Development, with the adoption of Ordinance No. 21,507 on November 7, 2017. This PCD established a five (5)-lot Mixed-Use Development. Lot 1 was proposed to contain a 16,000 square-foot retail building with C-3, General Commercial District, uses on a 2.66-acre parcel. Lot 2 would be developed with a 43,600 square-foot retail building with C-3 uses or a grocery store on a 6.09-acre tract.</p>	

**BACKGROUND  
CONTINUED**

Lot 3 was approved for a 30,000 square-foot retail strip center, again with C-3 uses. Lot 3 would have an area of 2.76 acres. Lot 4 was shown as 4.31 acres and slated for a 46,000 square-foot assisted living center. Lot 5 was 7.7 acres and was to be developed with thirty-five (35) buildings, each being 100 feet in length by twenty (20) feet in width, to be used as mini-warehouse. The development would be accessed by a divided median street with a width of fifty-one (51) feet.

Two (2) amendments to the proposal were made at the Board of Directors meeting. The first amendment stated the assisted living facility proposed for Lot 5 would be a senior living facility. The second amendment clarified that within the PDC there would be no convenience stores, no liquor stores, and no pawn shops, nor would any tenant or owner permit any of those uses on the property.

In addition, each lot was approved for a monument sign with a maximum height of six (6) feet and a maximum sign area of thirty-six (36) square-feet. The building signage was approved for consistent with signage allowed in commercial zones, being a maximum of 10% of the front building façade. Corner lots would be permitted signage on any façade with public street frontage. No building on the site would exceed thirty-five (35) feet in height.

Screening would be provided along the north and south perimeters with the use of dense evergreen plantings and/or opaque wood fences or walls. A fifty (50)-foot wide undisturbed buffer would be provided along Pleasant Hill Road serving as screening for the mini-warehouse use. The mini-warehouse would also be enclosed by a chain link fence with a height of no greater than eight (8) feet.

The applicant is proposing to revise the PCD for the Big Rock Plaza development to include retail/commercial uses along Vimy Ridge Road, attached residential (triplex), and a solar field in a reconfigured layout. The location of the proposed street does not change.

The Planning Commission reviewed this request at their February 20, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Alexander Road, Quail Run and Southwest Little Rock United For Progress Neighborhood Associations were notified of the public hearing.