

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 18, 2025 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Chenal Valley, Tract 13 – (Lot BR-2) – Revised PCD, located at the southeast corner of St. Vincent Way and LaGrande Avenue (Z-6019-G).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Susan Altrui Acting City Manager</p>
<b>SYNOPSIS</b>	The applicant requests to rezone the 1.36-acre property from PCD to Revised PCD to allow commercial development of the lot.	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 open position.	
<b>BACKGROUND</b>	<p>The applicant proposes to revise the existing PCD to develop the northwestern lot at the intersection of St. Vincent Way and LeGrande Drive, Lot BR-2, Tract 13, Chenal Valley. The subject lot represents the continuation of the development of the overall conceptual plan. All remaining aspects of the previously approved PCD will remain unchanged.</p> <p>The adjacent lot, Lot BR-1AR, is currently developed and contains a bank (Arvest) on the northeast corner of St. Vincent Way and Chenal Parkway. The remaining two (2)</p>	

**BACKGROUND  
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lots to the south, Lot BR-3 and Lot BR-4, are currently undeveloped. Properties in the general area contain commercial and office zoning and uses in all directions.

The lot proposed for development is 1.36 acres in area.

Access to the property is provided by two (2) points of access from LeGrande Avenue. A twenty-four (24) foot wide, right-in-right-out driveway, located at the northwest corner of the property and a thirty-six (36) foot wide shared access easement to the south. The shared access easement runs in an east-west direction through the development.

All of the proposed building setbacks comply with C-3, General Commercial district development criteria of the Code.

The proposed building dimensions are 85'x 58' or 4,930 square feet in area and includes a receiving door near the southwest corner of the building. The proposed building will be thirty-five (35) feet in height.

Typically, Section 36-502 of the City's Zoning Ordinance requires twelve (12) parking spaces for the proposed use. The site plan shows twelve (12) total parking spaces including two (2) ADA parking spaces located on the north side of the building and eleven (11) parking spaces on the east side of the building for a total of twenty-three (23) parking spaces. Staff feels that the parking is sufficient to serve the proposed use.

The hours of operation will be seven (7) days a week from 7am to 6pm.

The Planning Commission reviewed this request at their February 13, 2025, 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.