

June 11, 2026

ITEM NO.: 8

FILE NO.: Z-9257-B

NAME: Big Rock Plaza (Tract B) - Revised PCD

LOCATION: Southwest Corner of Vimy Ridge Road and Village Run Parkway

DEVELOPER:

Big Rock Development, LLC
4514 Cole Avenue, Suite 300
Dallas, TX 76092

OWNER/AUTHORIZED AGENT:

Big Rock Development, LLC - owner
Zac Mowery - agent

SURVEYOR/ENGINEER:

Smith & Goodson
7509 Cantrell Road, Suite 227
Little Rock, AR 72207

AREA: 2.40 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: PCD

VARIANCE/WAIVERS:

None requested

BACKGROUND

On November 7, 2017, the Board of Directors passed Ordinance No. 21,507 which established the Big Rock Plaza Long-Form PCD. The PCD was approved for a multi-lot mixed use development including commercial, office and residential. To date, residential components of the PCD have been developed. The area shown as Tract B, at the southwest corner of Vimy Ridge Road and Village Run Parkway, was approved for a commercial building (C-3 uses) and associated parking.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to revise the previously approved PCD for Tract B only, to allow mixed commercial and multifamily building and associated parking.

B. EXISTING CONDITIONS:

The lot is currently undeveloped. Some site work has taken place in preparation of new development.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. All documents are to be submitted to Planning and Development for complete plan check.
2. All documents shall be prepared by an Arkansas Licensed Professional Engineer.
3. The Land Survey to be no older than five (5) years prepared, stamped, and signed by an Arkansas Licensed Professional Land Surveyor.
4. Provide complete parking spaces layout including accessible parking spaces based on Arkansas Fire Prevention Code and City of Little Rock Municipal Code section 36-511
5. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
6. Along with the Grading application (GLA), The applicant to submit traffic impact study (TIA) showing the additional, projected traffic expected to be generated by the proposed development.
7. All streets to meet the current City of Little Rock Master Street Plan.
8. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
9. Driveways shall meet all City Standard Details and City Code Sec. 30-43.
10. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.
11. Prior to issuance of Certificate of Occupancy; the applicant shall provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system to Planning and Development Dept., Civil Engineering Private Development by email to CEPermits@littlerock.gov

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e) for Tract B showing the proposed structure, parking area, and the existing/proposed detention area.
2. Storm water detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.

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:

SWC of Vimy Ridge Road and Village Run Pkwy – Contact CAW at (501) 377-1241 and include all utility easements included in this plat.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.

6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of 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.

Contact Chief Davbram Flowers at (501) 918-3780, Capt. Tony Rhodes at (501) 918-3757, Fire Marshal Derek N Ingram (501) 918-3756, or Fire Marshal Evan Johnson (501) 765-1646.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape:

Section 15-84

Developments with fewer than one hundred fifty (150) parking spaces shall have:

(1) Single-trunk trees with a minimum caliper of two (2) inches measured twelve (12) inches above grade at planting; or

(2) Multitrunked trees with a minimum of three (3) canes with a minimum caliper of one (1) inch each measured twelve (12) inches above grade at planting.

15.96 states that: *A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide.*

15-95 states: *Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened so as to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance.*

15-95(4) states that *screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties.*

Sec. 15-96. - Perimeter planting strips.

- a) A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide. The perimeter planting strip adjacent to freeways or expressways shall be at least thirty (30) feet wide except within mature areas.
- b) Trees shall be planted with an average linear spacing of not less than thirty (30) feet within the required landscape or buffer area. Three (3) shrubs or vines for every thirty (30) linear feet shall be planted in the perimeter planting strip. Massing is permitted as long as trees are spaced not more than one hundred (100) linear feet apart including width of driveway.
- c) Where a fence or wall is utilized in a perimeter planting strip, the fence or wall shall be constructed with the face toward the adjacent property with any supporting structural members screened from view of the adjoining property.

15.97

- a) Interior landscape areas shall comprise at least eight (8) percent of any vehicular use area containing twelve (12) or more parking spaces.
- b) In order to apply toward the required eight (8) percent landscape area, the minimum size of an interior landscape area shall be one hundred fifty (150)

square feet for developments with one hundred fifty (150) or fewer parking spaces.

15.98

- b) One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
- c) For buildings greater than forty (40) feet in height at least one-third ($\frac{1}{3}$) of the trees to be placed in the building landscape area shall be of a species with a mature height greater than thirty (30) feet.

Sec. 15-100. - Protection of landscaping.

- a) Raised concrete curbing or other approved devices shall be placed around the base of each landscaped area to protect plantings from automobile and pedestrian traffic. Such curbing should be offset two (2) feet from planting areas abutting parked vehicles in order to protect plantings from vehicle front end overhang and vehicle doors opening into planter areas.
- b) The soil within the landscape areas shall be properly prepared prior to plant installation in accordance with acceptable horticultural practices.
- c) Massing of shrubs is permitted only in mulch beds and not in grass or turf areas.
- d) An irrigation system shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.

Consult Zoning Code 15-87 for allowable trees.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 16, the Otter Creek Planning District. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation, the preservation of natural sound barriers, open spaces and wetlands, and significant environmental features and systems. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such

residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for a revised PCD to build a 40-unit, mixed use, multi-family building.

To the north, east, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes, small apartment buildings, duplexes, a tree service business, undeveloped woodlands, and cleared lots for development. South of the application area is area designated for Residential Medium Density (RM) uses and is characterized by a faith-based institution and a single-family home. Farther south of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family homes and undeveloped woodlands.

This site is not located in an Overlay District.

Master Street Plan:

Vimy Ridge Road is a Minor arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the 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. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Vimy Ridge Road is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant requests to revise the previously approved PCD for Tract B only, to allow mixed commercial and multifamily building and associated parking. Tract B is currently undeveloped. Some site work has taken place in preparation of new development.

The applicant proposes to construct a four (4) story building with the east half of the property. The building will be approximately 42,000 square feet in area. A

paved parking area containing approximately 186 parking spaces will be located along all sides of the building. A driveway from Village Run Parkway at the northwest corner of the site will serve as access to the development.

The applicant is proposing C-3 permitted uses for the first floor of the building, with 40 multifamily residential units on the upper three (3) floors. A condition placed on the original PCD eliminated convenience stores, liquor stores and pawn shops as permitted uses.

The applicant provided the following information for the project:

Tract B, Village at the Gateway, a ±2.4-acre mixed-use pad located at the northwest corner of Vimy Ridge Road and Village Run Parkway. This tract sits directly across Village Run Parkway from the Village at Whispering Valley residential community and is intended to serve as the commercial and residential anchor for that neighborhood. A summary of the proposed use follows.

Proposed Use

A single four-story mixed-use residential development situated on the east side of the tract, fronting Vimy Ridge Road, with surface parking wrapping the north, west, and south sides. The ground floor is designed to provide much-needed commercial options along the Vimy Ridge corridor that will serve both the adjacent Village at Whispering Valley community and the broader Vimy Ridge trade area, which is currently underserved by this type of commercial offering. The upper three floors contain residential units above the ground floor commercial, adding housing to the corridor and activating the streetscape throughout the day. The building is positioned to address both the Vimy Ridge corridor and the Village Run Parkway streetscape, creating a walkable, pedestrian-friendly edge between the development and the residential community to the west.

Site Summary

Legal description: Tract B, Village at the Gateway (an addition to the City of Little Rock)

Site area: ±2.4 acres

Frontage: Vimy Ridge Road (east) and Village Run Parkway (north)

Building: One (1) four-story mixed-use building (ground-floor commercial with residential above)

Parking spaces: Approximately 186 surface spaces (as shown on site plan)

Parking is distributed around the building in perimeter bays with landscape islands and pedestrian connections to the building entrances.

Access, Streetscape & Common Elements

Primary vehicular access to the site is taken from Village Run Parkway along the north frontage, with all drives, curb cuts, and fire-apparatus access configured per the attached plan. Landscape buffers are provided along both street frontages. The Village Run Parkway frontage is treated as part of the broader parkway streetscape being developed in coordination with the Village at Whispering Valley community, which includes placemaking elements such as pocket seating areas, landscape features, common gardens, and decorative fencing. The Tract B streetscape will tie into that character along the shared edge.

The proposed building is designed to be compatible with the existing PCD in architectural character, materials, height, and site organization. Building placement and orientation have been planned to maintain internal connectivity, preserve established circulation patterns, and support pedestrian access within the development.

Importantly, all public roads requiring dedication within the PCD have already been dedicated, and all necessary utility mains serving the site have been approved and installed. The requested buildings will connect to the existing, approved infrastructure without requiring new public right-of-way dedications or off-site utility extensions. As such, we do not anticipate adverse impacts to surrounding streets or municipal services.

All site lighting must be low-level and directed away from adjacent properties.

If a dumpster is placed on the site it must be oriented away from the adjacent streets and screened as per ordinance requirements.

Any signage placed on the site must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

Staff is supportive of the Revised PCD for Tract B. Staff feels that the proposed development is reasonable and appropriate for the area. Staff believes that the development of Tract B will be compatible with the overall Village at the Gateway/Village at Whispering Valle development, as well as the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the Revised PCD subject to the following conditions:

1. Compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis of the agenda staff report.
2. No use within the PCD shall include a convenience store, a liquor store or a pawn shop, and no tenant or owner shall permit such use (condition from original PCD approval).

PLANNING COMMISSION ACTION:

(May 14, 2026)

The application was placed on the Consent Agenda for deferral to the June 11, 2026, due to insufficient notifications. There was a motion to approve the Consent Agenda. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was deferred.

PLANNING COMMISSION ACTION:

(June 11, 2026)

The applicant was present. There were no objectors present. The application was placed on the Consent Agenda for approval as recommended by staff. There was a motion to approve the Consent Agenda. The motion passed by a vote of 11 ayes, 0 nays and 0 open positions. The application was approved.