

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 4, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An Ordinance approving a Planned Zoning Development titled Big Rock Plaza (Tract B) - Revised PCD, located at the southwest corner of Vimy Ridge Road and Village Run Parkway (Z-9257-B). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 2.40-acre property from PCD to Revised PCD to allow a mixed commercial and multifamily building development.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 11 ayes, 0 nays, and 0 absent.	
BACKGROUND	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-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	

**BACKGROUND
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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)

**BACKGROUND
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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).

**BACKGROUND
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The Planning Commission reviewed this request at their June 11, 2026, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.