OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION NOVEMBER 7, 2017 AGENDA

Subject:	Action Required:	Approved By:
An ordinance establishing a Planned Zoning District titled Big Rock Plaza Long-Form PCD, located on the northwest corner of Pleasant Hill Road and Vimy Ridge Road. (Z-9257)	√ Ordinance Resolution Approval Information Report	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The request is to rezone the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of a five (5)-lot plat for future development of commercial uses as allowed within the C-3, General Commercial, District.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 9 ayes, 0 nays and 2 absent.	
BACKGROUND	The applicant is seeking approval of a rezoning from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of the site as a mixed use development. The applicant is proposing a five (5)-lot subdivision. Lot 1 is proposed containing 2.66 acres. Lot 1 is proposed for development with a 16,000 square-foot retail building utilizing C-3, General Commercial District, uses. Lot 2 is proposed containing 6.09 acres developed with a 43,600 square-foot building. The lot is proposed utilizing C-3 uses and/or a grocery store.	

BACKGROUND CONTINUED

Lot 3 is proposed containing 2.76 acres. The lot is proposed with a 30,000 square-foot four (4)-bay retail strip center utilizing C-3 uses. Lot 4 is proposed containing 4.31 acres developed with a 46,000 square-foot assistance living center. Lot 5 is proposed containing 7.7 acres. The development plan for Lot 5 consist of thirty-five (35) buildings, 100 feet by twenty (20) feet, of mini-warehouse.

The development is proposed with a new public street. The street is proposed with a back of curb to back of curb width of fifty-one (51) feet. The street is proposed as a divided median street.

The Planning Commission reviewed the proposed PCD request at its October 12, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Alexander Road Neighborhood Association, the Quail Run Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.