

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 6, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An Ordinance approving a Planned Zoning Development titled Gonzalez Outdoor Market – PCD, located on the west side of Geyer Springs Road, approximately 0.4 mile south of Mabelvale Cut-Off (Z-10104).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Delphone Hubbard Acting City Manager</p>
<hr/> <p style="text-align: center;">SYNOPSIS</p>	<p>The applicant requests to rezone the 31.37-acre property from R-2 to PCD to allow for the development of an outdoor market.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 1 nays, 2 absent, and 1 open position.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>The applicant proposes to rezone a 32-acre site located on the West side of Geyer Springs Road, approximately 0.4 miles South of Mabelvale Cut-Off from R-2 to PCD. The applicant is proposing to use the northern eleven (11) acres of the property to construct an outdoor open-air market.</p> <p>The property is located in an R-2 zoning. The request is in the Geyer Springs West Planning District. The Land Use Plan shows PK/OS and RM for the requested area. Surrounding the application area on the north and south is undeveloped timberland. To the west in an area of</p>	

**BACKGROUND
CONTINUED**

Residential Low Density are single family residences on large tracts of land. East across Geyer Springs Rd in an area of Public/Institutional use are faith-based organizations.

The design concept consists of four (4) 40 ft by 100 ft, unenclosed metal structures.

Three of the structures will be used for retail (open air market), while the fourth will be used for a lounge/eating area. There will be an area for trash to the west of the four structures and a soccer field to the southwest.

There will also be a 40 ft by 40 ft Restrooms building with CMU walls and Metal Structure, 12 toilet stalls, 4 ADA and 4 urinals. The restrooms are 38'-8" by 14'-4" with a Mechanical Room in between.

There will be parking for 56 vehicles, 20 of them for handicapped parking, between the four structures. The design includes additional parking for about 176 cars to the West, 68 spots to the Southwest and 120 spots across the street to the South. The design calls for parallel parking for food trucks along the North of the main entry drive. The design pathways, roads and parking areas to the west, south and southwest will all be covered with compacted gravel/stone pebble to provide better drainage. The parking spaces around the structures and crossings will be paved for accessibility.

The owner plans to develop the in phases. First phase would consist of clearing out the land and making the road and parking lot across the road to the south of the propose building site. The second phase would consist of constructing the first metal structure with its paved parking and pathways for accessibility, and construction of a section of the road to the north. The third phase would consist of constructing another metal structure, parking and adding to the road in the north. Fourth phase would be the same as previous phases constructing another structure, parking and road. Fifth phase would consist of constructing the fourth structure and the restroom and finishing the parking, finishing the roads, and constructing the soccer field.

Hours of operation will be Thursday, Friday, Saturday and Sunday from approximately 6:00am to 7 or 8:00pm during

the summer months and approximately 7:00am to 5:00pm during the winter season, which coincides with sunrise to sunset.

Any dumpsters must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

Any new sight lighting must be low-level and directed away from adjacent properties.

All signage must comply with Section 36-555 (signs permitted in commercial zones).

The Planning Commission reviewed this request at their March 13, 2025, meeting and there were four (4) 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.