



**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.