

Littlerock and Sun Village (Southeast Antelope Valley)

The communities of Littlerock and Sun Village are located in the southeastern portion of the Antelope Valley, east of the City of Palmdale. Residents of the communities are concerned about urbanization of the area and wish to remain as unincorporated rural communities with unique identities. Many portions of the communities are developed or partially developed with a wide range of uses and a distinctly rural character. The remaining portions are largely undeveloped and generally not served by existing infrastructure, include environmental resources such as Significant Ecological Areas, and are subject to safety hazards, such as Flood Zones.

Each community has a rural town center area. The Littlerock rural town center area is located along Pearblossom Highway between Little Rock Wash and 90th Street East. This rural town center area has been designated as Rural Commercial (CR), and Light Industrial (IL) to serve the daily needs of residents and provide local employment opportunities. This rural town center area also serves travelers along Pearblossom Highway. A possible expansion of the town center has also been identified further to the east where additional parcels have been designated Rural Commercial (CR) and Light Industrial (IL). New buildings in this rural town center area should be limited to two stories in height and include Old West or Southwestern design elements with earth tone colors at a pedestrian-oriented scale, with primary building entries facing Pearblossom Highway. The industrial designations in this rural town center have been expanded to accommodate light industrial uses appropriate for rural areas, such as truck storage facilities.

The Sun Village rural town center area is located along Palmdale Boulevard between Little Rock Wash and 95th Street East, and along 90th Street East between Palmdale Boulevard and Avenue Q-14. This rural town center area has been designated as Rural Commercial (CR) to serve the daily needs of residents and provide local employment opportunities. New buildings in this rural town center area should be limited to three stories in height and include Southwestern, Spanish Mission, or Mediterranean design elements with earth tone colors at a pedestrian-oriented scale, with primary building entries facing Palmdale Boulevard or 90th Street East.

The two rural town center areas should continue to be the focal point of their respective communities and should be linked to surrounding rural town areas through trails and pedestrian routes. Pedestrian routes should have permeable paving, consistent with rural community character, instead of concrete sidewalks. Streetscape improvements are recommended for Palmdale Boulevard and 90th Street East in the Sun Village rural town center area, including native landscaping, "Southwestern" style street lights that meet dark sky objectives (only where necessary for public safety), and coordinated street furniture, such as benches, bus shelters, and bicycle racks. If Pearblossom Highway is relinquished by the State of California (Caltrans), similar streetscape improvements are recommended in the Littlerock rural town center area. Other public amenities, such as plazas and community bulletin boards, are encouraged in both rural town center areas.

Some areas outside the two town center areas have also been designated as Rural Commercial (CR) to provide additional commercial services and local employment. These areas include the intersection of Avenue T and 87th Street East and the northeast corner of Avenue S and 90th Street East. New buildings in these areas should also be limited to two stories in height and include Old West or Southwestern design elements with a pedestrian-oriented scale and transportation links to surrounding rural town areas. New commercial uses outside of these CR designations, are strongly discouraged, as they are not compatible with the communities' character.

Several parcels near the intersection of Avenue R-8 and 90th Street East and a parcel at the northwest corner of Avenue T-8 and 80th Street East have been designated as Heavy Industrial (IH), recognizing existing uses appropriate for rural areas, such as truck storage facilities. New industrial uses outside of these IH designations, or outside the IL designations within the Littlerock rural town center area, are strongly discouraged, as they are not compatible with the communities' character.

The community includes several rural town areas. The first rural town area surrounds the Littlerock rural town center area and is generally bounded by Avenue U to the north, the Little Rock Wash to the west, the California Aqueduct and Avenue U-4 to the south, and 89th Street East and 94th Street East to the east. This area has been designated as Rural Land 5 (RL5), with a maximum density of 1 residential unit for each 5 gross acres of land, with the following exceptions:

- The area generally bounded by Avenue U to the north, the Littlerock Wash to the west, Pearblossom Highway to the south, and 75th Street East to the east, has been designated as Residential 5 (H5), with a maximum density of 5 residential units for each 1 net acre of land.

A second rural town area surrounds the Sun Village rural town center area and is generally bounded by Avenue Q to the north, the Little Rock Wash to the west, Avenue R to the south, and 115th Street East to the east. This rural town area has been designated as Rural Land 1 (RL1), with a maximum density of 1 residential unit for each 1 gross acre of land; and Rural Land 2 (RL2), with a maximum density of 1 residential unit for each 2 gross acres of land.

A third rural town area is generally bounded by Avenue R to the north, the Little Rock Wash and 87th Street East to the west, Avenue U to the south, and 106th Street East, 116th Street East and 120th Street East to the east. This rural town area has been designated as RL1-and RL2.

The RL1, RL2, RL5 and H5 designations are intended to reflect the rural town area's existing densities and are not intended to promote further land divisions. All future land divisions must comply with any minimum lot sizes as set forth in the Southeast Antelope Valley Community Standards District.

The majority of new residential development in Littlerock and Sun Village (collectively known as Southeast Antelope Valley) should be directed to rural town areas instead of the surrounding rural preserve area, provided that such development is consistent with existing community character and allows for light agriculture, equestrian, and animal-keeping uses, provided that lots meet Zoning Code requirements for those uses. Heavy agriculture uses should be prohibited in the rural town areas because of potential impacts on existing residents. Home-based businesses may also be permitted in the rural town areas, provided that they meet Zoning Code requirements. New land divisions in the rural town areas shall maintain a large minimum lot size to ensure consistency with the desired community character.

The remainder of the communities is considered to be a rural preserve area and has been designated as Rural Land 10 (RL10), with a maximum density of 1 residential unit for each 10 gross acres of land or Rural Land 20 (RL20), with a maximum density of 1 residential unit for each 20 gross acres of land. These very low densities reflect the underlying infrastructure constraints, environmental resources, and safety constraints. Development in the rural preserve area should be limited to single-family homes on very large lots, light and heavy agriculture, equestrian and animal-keeping uses, and other uses where appropriate.