

December 11, 2025

ITEM NO.: 11

FILE NO.: Z-9407-D

NAME: Village at Whispering Valley – Revised PRD

LOCATION: West of Village Run Parkway, North of Big Rock Avenue

DEVELOPER:

VD2, LLC (Owner)
4514 Cole Avenue, Suite 300
Dallas, TX 76092

SURVEYOR/ENGINEER:

SAM
Suite 400W
Dallas, TX 75247

AREA: 0.7 acre

NUMBER OF LOTS: 5

FT. NEW STREET: 0 LF

CURRENT ZONING: PRD

BACKGROUND:

On April 25, 2019, the Planning Commission approved the rezoning of 12.70 acres from R-2 to PRD to allow for the development of 48 lots for residential development titled Village at the Gateway. On June 6, 2019, the Board of Directors adopted Ordinance No. 21,742 (Z-9407) for the proposed multi-family development containing 3-plex & 4-plex apartment buildings.

On July 8, 2021, the Planning Commission approved the rezoning of 42.51 acres from R-2 to PRD to allow for the development of Phase 8, containing 117 lots, titled Village at the Gateway for residential development. On August 17, 2021, the Board of Directors adopted Ordinance No. 22,032 (Z-9407-A) for the proposed 351 unit, multi-family apartment buildings.

On September 12, 2024, the Planning Commission approved 2.04 acres to the previously approved PRD to add twelve (12) lots with a 4-plex on each lot. On October 15, 2024, the Board of Directors adopted Ordinance No. 22,533 (Z-9407-C).

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to create five (5) additional lots from tract areas within the previously approved plat. Three (3) of the newly created lots will each contain eight (8)- one bedroom apartments (24 total units). The remaining two (2) lots will be utilized to provide parking for the newly created units. All remaining aspects of the previously approved planned development will remain unchanged.

B. EXISTING CONDITIONS:

Subject property is surrounded by a mixture of zoning and uses in all directions.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. Any new development shall be permitted and receive all reviews to ensure all codes, specifications, and ordinances are met.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority:

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant**. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade**. **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied, and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading**. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Contact Chief Davbram Flowers at (501) 918-3780, Capt. Tony Rhodes at (501) 918-3757, Fire Marshal Derek N Ingram (501) 918-3756, or Fire Marshal Evan Johnson (501) 765-1646.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in District 16, the Otter Creek Planning District. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation and the preservation of natural sound barriers, open spaces and wetlands, and significant environmental features and systems. The Land Use Plan shows Residential Low Density (RL) use for the application area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is to revise a PRD.

Surrounding the application area to the north, south, west, and southeast is area designated for Residential Low Density (RL) use and is characterized by apartment buildings and duplexes in developing subdivisions. To the east is area designated for Residential Medium Density (RM) use and is characterized by apartment buildings and duplexes in a developed subdivision.

This site is not located in an Overlay District.

Master Street Plan:

Village Run Pkwy. is a local street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic

being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

A proposed Collector street extending from Pleasant Hill Road to the southeast traverses across the existing PRD where Village Run Parkway now serves as the intended Collector from Alexander Road to Vimy Ridge Road.

Bicycle Plan:

Village Run Pkwy. is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant is proposing to create five (5) additional lots from tract areas within the previously approved plat. Three (3) of the newly created lots will each contain eight (8)- one bedroom apartments (24 total units). The remaining two (2) lots will be utilized to provide parking for the newly created units. All remaining aspects of the previously approved planned development will remain unchanged.

Subject property is surrounded by a mixture of zoning and uses in all directions.

The only change to the previously approved PRD includes creating additional units and parking spaces as proposed.

All public roads requiring dedication within the PRD have already been dedicated, and all necessary utility mains serving the site have been previously approved and installed. The additional buildings will connect to the existing, approved infrastructure without requiring new public right-of-way or off-site utility extensions.

The proposed buildings are designed to be compatible with the existing PRD in architectural character, materials, elevation, and site organization. The additional building placement and orientation is consistent with the existing internal connectivity, preserve existing circulation patterns, and support pedestrian access within the development.

Typically, Section 36-502 of the City's Zoning Ordinance requires thirty-six (36) parking spaces for the additional dwelling units. The site plan shows thirty-two (32) parking spaces will be provided for tenant parking. Staff feels the proposed parking is sufficient to serve the use.

Staff is supportive of the PRD revision to allow twenty-four (24) additional units into the residential development. Staff feels the request is reasonable. The property is located in an area of mixed zoning and uses. Existing similar types of multi-family developments are located east of the subject property. Staff feels that the additional units are compatible with the existing PRD. Staff feels the additional units will have no adverse impact on the properties in the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PRD revision, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.