

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 15, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Village at Whispering Hills – Revised PDR, located on the South Side of Quartz Rock Drive and Slate Rock Drive (Z-9407-C).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The applicant is requesting that the 2.04-acre property, located on the South Side of Quartz Rock Drive and Slate Rock Drive, be rezoned from R-2, Single-Family Residential District, to Revised PRD, Planned Residential District, to incorporate the property into an existing PRD development for 12 additional lots.</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 Revised PRD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>On August 17, 2021, the Little Rock Board of Directors approved Village at the Gateway, Phase 9 – PRD (Ordinance No. 22,032), to be rezoned from R-2 to PRD to allow for a 117 Lot, 351-unit multi-family development on the 42.7-acre site. Each of the individual lots is to contain a triplex structure. The property is part of an overall 100-acre ownership.</p>	

**BACKGROUND
CONTINUED**

The applicant is now proposing to revise the PRD to add 2.04 acres to the previously approved PRD development to develop twelve (12) additional lots. Each lot will contain a residential 4-plex with associated parking. The development represents a continuation of an existing PRD to the north of the proposed site. All remaining aspects of the previously approved PRD will remain unchanged.

Properties to the south and west of the site contain undeveloped R-2 zoned property. Properties to the north and east of the site contain a mixture of high density residential zoning and uses. Two (2) properties further south of the site contain office zoning and uses.

The site plan shows lot dimensions of 60 feet wide by 115 feet in deep for all twelve (12) lots.

Each building will have setbacks of twenty (20) feet from the front property line, ten (10) feet from the rear property line and five (5) feet from the side property line.

The buildings will be accessed by a twenty (20) foot wide access easement extending from Quartz Rock Drive. The access drive will run along the rear of the buildings, with garages and parking pads in the rear yard area. The easement will also provide service for drainage and utilities.

Each 4-plex will have a gross square footage of 2,979 square feet and contain the following configuration:

- Unit (1) A – 1 BD/1 BA – 574 sf
- Unit (2) B – 1 BD/1 BA – 538 sf
- Unit (3) C – 2 BD/2 BA – 915 sf
- Unit (4) D – 2 BD/2 BA – 952 sf

The parking plan shows six (6) total parking spaces, two (2) in the garage and two (2) parking spaces located on both sides of the garage for a total of six (6) parking spaces for each building on the property. Staff feels the parking is sufficient to serve this development.

The Planning Commission reviewed this request at their September 12, 2024, meeting and there were no 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.