

FILE NO.: Z-9407-C

NAME: Village at Whispering Hills – Revised PRD

LOCATION: South side of Quartz Rock Drive at Slate Rock Drive

DEVELOPER:

VD2, LLC (Owner)
205 Progress Way, Ste. 207
Bryant, AR 72022

OWNER/AUTHORIZED AGENT:

Jess Griffin (Agent)
5 Kingston Drive
Little Rock, AR 72227

SURVEYOR/ENGINEER:

Smith & Goodson
7509 Cantrell Road, Ste. 227
Little Rock, AR 72207

AREA: 2.04 acres NUMBER OF LOTS: 12 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 16 CENSUS TRACT: 41.04

CURRENT ZONING: R-2

BACKGROUND:

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.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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.

B. EXISTING CONDITIONS:

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.

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: No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

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 an 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 replaces 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.

Multi-Family Residential Developments.

As per Appendix D, Section D106.1 of the 2021 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family

residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

As per Appendix D, Section D106.2 of the 2021 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

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.

Fire Hydrants.

Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

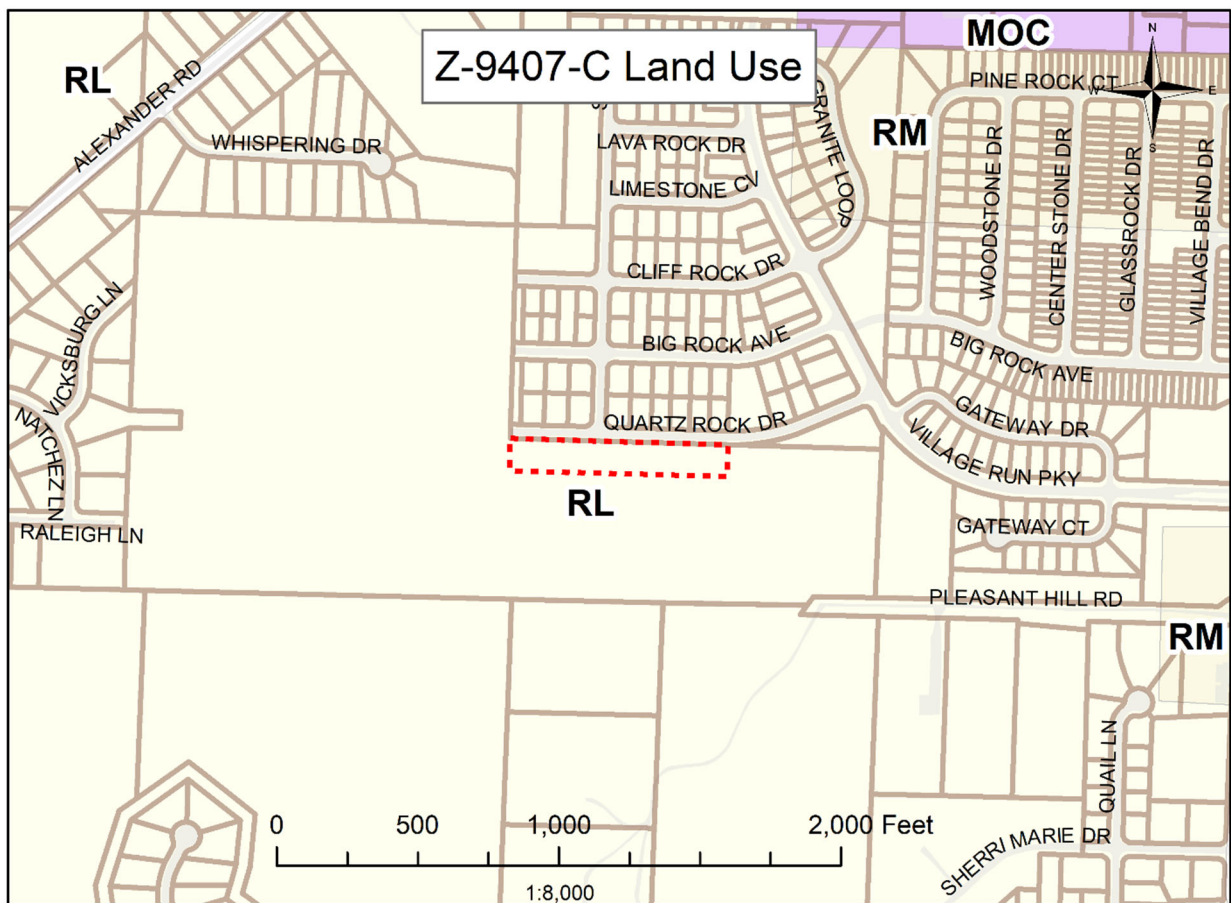
Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments Received.

Planning Division:

The request is in the Otter Creek Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested 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 for a Revised PRD.



South and west of the application area is undeveloped woodland. North and east of the application are leasable townhomes.

This site is not located in an Overlay District.

Master Street Plan:

Quartz Rock Drive 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.

Bicycle Plan:

Quartz Rock Dr is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

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 applicant did not provide a signage plan at this time. Any signs placed on the site must comply with Section 36-552 (signs permitted in multi-family zones).

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

Staff is supportive of the revised PRD application to allow the continuation of the Village at Whispering Valley, south of Quartz Rock Drive. The proposed development is located in an area of similar and denser residential properties. The continued development represents a minor increase of density in the area. Properties north of the proposed site contain a similar type of development. Furthermore, over thirteen (13) additional acres located south of Alexander Road (Z-9407-B), owned by the same entity, is also part of the existing PRD. Staff feels the proposed development will have no adverse impact in the area. To staff's knowledge, there are no outstanding issues associated with this application.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested revised PRD zoning subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(SEPTEMBER 12, 2024)

The applicant was present. There were no persons registered in opposition. Staff presented the item, and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval. The vote was 9 ayes, 0 nays, 1 absent and 1 open position. The application was approved.