

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

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**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 3, 2026 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
An ordinance to approve a Planned Zoning Development titled Village at Whispering Valley – Revised PRD, located West of Village Run Parkway, North of Big Rock Avenue (Z-9047-D).	✓ Ordinance Resolution	Delphone Hubbard City Manager
<b>Submitted By:</b>  Planning & Development Department		
<b>SYNOPSIS</b>	The applicant requests to rezone the 45-acre property from PRD to Revised PRD to add five (5) lots to the overall development.	
<b>FISCAL IMPACT</b>	None.	
<b>RECOMMENDATION</b>	Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, and 2 absent.	
<b>BACKGROUND</b>	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 feel the proposed parking is sufficient to serve the use.

The Planning Commission reviewed this request at their December 11, 2025, 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.