

June 11, 2026

ITEM NO.: 9

FILE NO.: Z-9407-E

NAME: Village at Whispering Valley/The Beverly - Revised PRD

LOCATION: West of Village Run Parkway, South of Alexander Road

DEVELOPER:

Big Rock Development, LLC
4514 Cole Avenue, Suite 300
Dallas, TX 76092

OWNER/AUTHORIZED AGENT:

VD2, LLC - owner
Zac Mowery - agent

SURVEYOR/ENGINEER:

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

AREA: 40+ acres NUMBER OF LOTS: Multiple FT. NEW STREET: 0 LF

WARD: 7

CURRENT ZONING: PRD

VARIANCE/WAIVERS:

None requested

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 adding 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 requests to revise the previously approved PRD zoning by adding a small amount of acreage, as well as additional lots, multi-family building/units and associated parking.

B. EXISTING CONDITIONS:

The area of the PRD zoning for the Village at Whispering Valley is partially developed with multi family building and infrastructure. The general area along Alexander Road and Vimy Ridge Road contains a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located 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 DIVISION):

1. All documents are to be submitted to Planning and Development for complete plan check.
2. All documents shall be prepared by an Arkansas Licensed Professional Engineer.
3. The Land Survey to be no older than five (5) years prepared, stamped, and signed by an Arkansas Licensed Professional Land Surveyor.
4. Provide complete parking spaces layout including accessible parking spaces based on Arkansas Fire Prevention Code and City of Little Rock Municipal Code section 36-511
5. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
6. Along with the Grading application (GLA), The applicant to submit traffic impact study (TIA) showing the additional, projected traffic expected to be generated by the proposed development.
7. All streets to meet the current City of Little Rock Master Street Plan.

8. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
9. Driveways shall meet all City Standard Details and City Code Sec. 30-43.
10. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.
11. Prior to issuance of Certificate of Occupancy; the applicant shall provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system to Planning and Development Dept., Civil Engineering Private Development by email to CEPermits@littlerock.gov

ENGINEERING COMMENTS (PUBLIC WORKS):

1. With the proposed denser residential land use, grading and drainage plans with additional detention may be required to be submitted than originally permitted based on the previous approved density at the time of plan review.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

W. of Village Run Pkwy – Show and reference existing 15' wide easement on the existing 12" waterline on the east side of the property – Instrument # 56 14531

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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

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.

Parks and Recreation: No Comments Received.

County Planning: No Comments Received.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape:

Section 15-84

Developments with fewer than one hundred fifty (150) parking spaces shall have:
(1) Single-trunk trees with a minimum caliper of two (2) inches measured twelve (12) inches above grade at planting; or

(2) Multi-trunked trees with a minimum of three (3) canes with a minimum caliper of one (1) inch each measured twelve (12) inches above grade at planting.

15.96 states that: *A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide.*

15-95 states: *Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened so as to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance.*

15-95(4) states that *screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties.*

Sec. 15-96. - Perimeter planting strips.

- a) A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide. The perimeter planting strip adjacent to freeways or expressways shall be at least thirty (30) feet wide except within mature areas.
- b) Trees shall be planted with an average linear spacing of not less than thirty (30) feet within the required landscape or buffer area. Three (3) shrubs or vines for every thirty (30) linear feet shall be planted in the perimeter planting strip. Massing is permitted as long as trees are spaced not more than one hundred (100) linear feet apart including width of driveway.
- c) Where a fence or wall is utilized in a perimeter planting strip, the fence or wall shall be constructed with the face toward the adjacent property with any supporting structural members screened from view of the adjoining property.

15.97

- a) Interior landscape areas shall comprise at least eight (8) percent of any vehicular use area containing twelve (12) or more parking spaces.
- b) In order to apply toward the required eight (8) percent landscape area, the minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces.

15.98

- b) One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
- c) For buildings greater than forty (40) feet in height at least one-third ($\frac{1}{3}$) of the trees to be placed in the building landscape area shall be of a species with a mature height greater than thirty (30) feet.

Sec. 15-100. - Protection of landscaping.

- a) Raised concrete curbing or other approved devices shall be placed around the base of each landscaped area to protect plantings from automobile and pedestrian traffic. Such curbing should be offset two (2) feet from planting areas abutting parked vehicles in order to protect plantings from vehicle front end overhang and vehicle doors opening into planter areas.
- b) The soil within the landscape areas shall be properly prepared prior to plant installation in accordance with acceptable horticultural practices.
- c) Massing of shrubs is permitted only in mulch beds and not in grass or turf areas.
- d) An irrigation system shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.

Consult Zoning Code 15-87 for allowable trees.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning 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, 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) 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 for a revised PRD to adjust the boundary line of Whispering Valley Subdivision, to modify the site plan, and to adjust the building and dwelling unit counts.

To the north, south, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family homes, small apartment buildings, duplexes, a tree service business, undeveloped woodlands, and cleared lots for development. East of the application area is area designated for Residential Medium Density (RM) uses and is characterized by a faith-based institution, a single-family home, and cleared lots for development. Farther east of the application area is area designated for Residential Low Density (RL) uses and is characterized by single-family homes and undeveloped woodlands.

This site is not located in an Overlay District.

Master Street Plan:

Village Run Parkway 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:

Village Run Parkway 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 requests to revise the previously approved PRD zoning by adding a small amount of acreage, as well as additional lots, multifamily buildings/units and associated parking.

The area of the PRD zoning for the Village at Whispering Valley is partially developed with multifamily building and infrastructure. The general area along Aleander Road and Vimy Ridge Road contains a mixture of zoning and uses.

The applicant provided the following description of the project:

Village at Whispering Valley, a ±48-acre multifamily community in Section 17, T-1-S, R-13-W, Pulaski County. Approximately half of the project has already been constructed, and leasing activity has been strong, with new units coming online every month. This amendment updates the current building mix and adds a new phase, The Beverly, in response to market demand for more affordable housing options. A summary of the proposed use follows.

Proposed Use

Attached townhome-style multifamily residences in eight standardized unit types (D, G, H, K, L, P, Q, and R), arranged along private internal drives with surface parking, stormwater detention, and shared open space. The community will be professionally managed under common ownership.

Buildings, Units & Parking

Village at Whispering Valley (initial phase):
9 buildings, 415 units, 581 parking spaces

The Beverly (subsequent phase, Unit R only):
34 buildings, 476 units, 448 parking spaces

Total: 113 buildings, 891 units, 1,029 parking spaces

In addition to the striped spaces shown above, most units have a private driveway apron that accommodates one to two additional vehicles per unit.

Common Areas & Amenities

Common-area tracts (shown on the site plan) provide open space, perimeter landscape buffers, drainage, and utility corridors, and include a scenic detention lake at the north end of the site and a detention pond at the south. Village Run Parkway will be activated with placemaking elements including pocket seating areas, landscape features such as waterfalls, common gardens, and decorative

fencing. Planned resident amenities include a clubhouse with leasing office, swimming pool, fitness center, dog park, walking paths, and a shared mail/package kiosk serving both phases.

The building types throughout the development are as follows:

Type D - 3 units/bldg.
Type G - 4 units/bldg.
Type H - 4 units/bldg.
Type K - 4 units/bldg.
Type L - 4 units/bldg.
Type P - 8 units/bldg.
Type Q - 6 units/bldg.
Type R - 14 units/bldg.

The applicant provided the following additional information with respect to the PRD revision:

"The following points outline the changes reflected in the current PRD Revision from the previously approved PRD.

1. Boundary line of the Whisper Valley Subdivision to be extended south to incorporate space for additional lots and parking. A revised legal description is included in this submission.
2. Total building count of 99 buildings and 411 dwelling units changed to 113 buildings and 891 dwelling units.
3. A new phase called The Beverly was added to the development through the creation of 7 new lots south of Quartz Rock Drive. The existing 12 lots south of Quartz Rock Drive approved by Z-9407-C are reclassified as The Beverly. Additionally, lots fronting Quartz Rock Drive and Big Rock Avenue between Village Run Parkway and Slate Rock Drive are reclassified as The Beverly.
4. All of The Beverly phase lots are designed for Building R plans.
5. Three R Building lots are added the Whisper Valley phase.
6. Whisper Valley lots 104 and 105 are changed to open space/ parking.
7. Whisper Valley lots 37 and 28 are changed to L Plan lots.
8. Whisper Valley lots 10 through 15 are changed to R Building lots.
9. Slate Rock Drive is extended to connect to the alley behind the lots south of Quartz Rock Drive.
10. The existing detention pond is relocated to the south of the new lots south of Quartz Rock Drive."

Any additional site lighting must be low-level and directed away from adjacent properties.

Any signage placed on the site must comply with Section 36-552 of the code (signs allowed in multifamily zones).

Staff is supportive of the PRD revision. Staff feels that the additional units/buildings proposed will be compatible with the overall PRD development. The developer owns additional land surrounding the PRD zoning. Therefore, the additions proposed will be interior to the overall ownership and should have no adverse impact on the area.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION: (May 14, 2026)

The application was placed on the Consent Agenda for deferral to the June 11, 2026 agenda due to insufficient notifications. There was a motion to approve the Consent Agenda. The motion passed by a vote of 10 ayes, 0 nays, 0 absent and 1 open position. The application was deferred.

PLANNING COMMISSION ACTION: (June 11, 2026)

The applicant was present. There were no objectors present. The application was placed on the Consent Agenda for approval as recommended by staff. There was a motion to approve the Consent Agenda. The motion passed by a vote of 11 ayes, 0 nays and 0 open positions. The application was approved.