

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 4, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An Ordinance approving a Planned Zoning Development titled Village at Whispering Valley/The Beverly - Revised PRD, located west of Village Run Parkway, south of Alexander Road (Z-9407-E). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the overall 40-plus-acre property from PRD to Revised PRD by adding a small amount of acreage, additional lots, multifamily buildings/units, and associated parking to the existing PRD development.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 1 nay, and 0 absent.	
BACKGROUND	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.	

**BACKGROUND
CONTINUED**

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.

**BACKGROUND
CONTINUED**

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.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their June 11, 2026, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.