

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 19, 2025 AGENDA**

Subject	Action Required	Approved By:
<p>An Appeal of the Planning Commission's denial of a Planned Zoning District titled Orndorff #2 – PD-R, located at 1522 Hanger Street (Z-10127).</p> <p>Submitted by:</p> <p>Department of Planning and Development</p>	<p style="text-align:center">√ Ordinance Resolution</p>	<p style="text-align:center">Delphone Hubbard Acting City Manager</p>
SYNOPSIS	The applicant, Mike Orndorff, is appealing the Planning Commission's recommendation of denial of the Orndorff #2 – PD-R located at 1522 Hanger Street.	
FISCAL IMPACT	None	
RECOMMENDATION	Staff recommends denial of the Appeal, denial of the PD-R rezoning. The Planning Commission recommended denial by a vote of 0 ayes, 10 nays, and 1 open position.	
BACKGROUND	<p>The applicant proposes to rezone the property from R-4 to PD-R to construct a single-family residential development. The overall 0.16-acre site will be subdivided into four (4) separate lots, ranging from 0.03 acre to 0.05 acre in area, and will contain a one-story, single-family residence per lot. The applicant will not reside on the property and intends to market the residences for lease/sale in the future.</p> <p>Properties surrounding the site contain a mixture of zoning and uses in all directions.</p> <p>The subject property is proposed to be re-platted into four (4) separate lots having the following dimensions:</p>	

**BACKGROUND
CONTINUED**

- Lot 7R1 (approximately 43' x 50')
- Lots 7R2 & 7R3 (30' x 50')
- Lote 7R4 (approximately 38' x 50')

Lots 7R2-7R4 will have frontage along E. 16th Street to the south. Lot 7R1 will have frontage along Hanger Street to the west.

The residence proposed for Lot 7R1 will be approximately 600 square feet in area, and one (1) story in height. Each additional residence will be one-story in height and approximately 450 square feet in area. At no point shall any proposed building exceed thirty-five (35) feet in height.

The proposed residences will have front and rear setbacks of five (5) feet. Side setbacks will range from 6.3 feet to 16.8 feet.

Section 36-502(b)(1)(a) of the City's Zoning Ordinance requires a minimum of one (1) parking space per single-family dwelling. The applicant is proposing no off-street parking for this four (4) lot, single-family residential development, and notes that residences will park on the street. Staff does not support the applicant's parking plan.

The applicant notes that the exterior of each residence will contain vinyl siding, and the roof will be covered with asphalt roofing shingles.

The applicant is not proposing any signage at this time. Any future signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one – and two–family zones).

The Planning Commission reviewed this request at their February 13, 2025, 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.