

FILE NO.: Z-10127

NAME: Orndorff #2 – PD-R

LOCATION: 1522 Hanger Street

DEVELOPER:

Mike Orndorff
609 E. 16th Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

GarNat Engineering (Agent)
PO Box 116
Bryant, AR 72015

SURVEYOR/ENGINEER:

GarNat Engineering
PO Box 116
Bryant, AR 72015

AREA: 0.16 acre

NUMBER OF LOTS: 5

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 7

CENSUS TRACT: 46

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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.

B. EXISTING CONDITIONS:

Properties surrounding the site contain a mixture of zoning and uses in all directions.

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. The driveway shall meet City Standard PW-30/32.
2. Is this on street parking proposed? If not show the driveways.
3. Arkansas Fire Prevention Code 2021 Chapter 4 Foundations Section R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152mm) within the first 10 feet (3048mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152mm) of fall within 10 feet (3048mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Repair or replace any curb, gutter, sidewalk and access ramps that are missing, damaged, or not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
2. Provide a revised plan showing the proposed driveway locations and widths.
3. A 20 foot radial dedication of right-of-way is required at the intersection of Hanger Street and E. 16th Street.

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

Little Rock Water Reclamation Authority:

1. How will lots 7R2-7R4 receive sewer without crossing each other? Please explain.

Entergy: No comments received.

Summit Utilities: No comments received.

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 2012 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 2012 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 2012 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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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.

If you have any additional questions, please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes:

As per 2021 Arkansas Fire Prevention Code Volume III R302.1(1) Single Family Dwellings have the following requirements when dealing with Dwellings that are closer than 7' from the property line:

1. If the soffit assembly extends inside of 5' from the property line, it must be constructed with fire treated materials. 5/8" Type "X" Drywall, stucco, fire treated plywood or some other fire treated material on underside of the soffit, fire treated fascia, elimination of soffit bents and gable vents and crawl space vents on the affected portion of the wall. Note: Vents must be relocated to ensure proper venting of the attic space.
 - a. Exceptions to this are to fire block this section of the exterior wall from the top plate to the underside of the roof decking and to fire caulk the blocking at all joints.
2. As per 2021 Arkansas Fire Prevention Code Volume III R302.1(1) Single Family Dwellings have the following requirements when dealing with Dwellings that are closer than 5' from the property line:
 - a. Exterior walls from 3 to 5' from the property line must be constructed of 1-hour fire rated material and the soffit must be constructed from 1-hour fire rated material. Soffit and gable vents are not allowed, and venting must be relocated to adjacent roof and wall sections.
 - b. Fire Treated roof decking must extend 4' up the roof as per the Authority having jurisdiction.
 - c. In applications 3' to 5' from the dwelling unit to the property line exterior windows are not allowed to exceed 25% of the wall area.
3. Zero Lot Line Construction must be processed through Zoning for such allowances. Once processed the following requirements apply.
 - a. No part of the footing/foundation is allowed to extend beyond the property line.
 - b. No overhang is allowed closer than 2' from the property line and must be constructed from 1-hour fire treated materials.
 - c. Roof decking must have 4' of fire treated material for the entire length of the wall and turning 4' along the adjacent wall with hip roof construction.
 - d. No windows or doors are allowed when the exterior wall is less than 3' from the property line. Windows are required in all sleeping rooms.

Utilities:

Utilities are permitted below grade on property but cannot enter where dwellings are located less than 7' from the property line. HVAC Units are not permitted unless there are 7' setbacks and must be located on dwelling unit property.

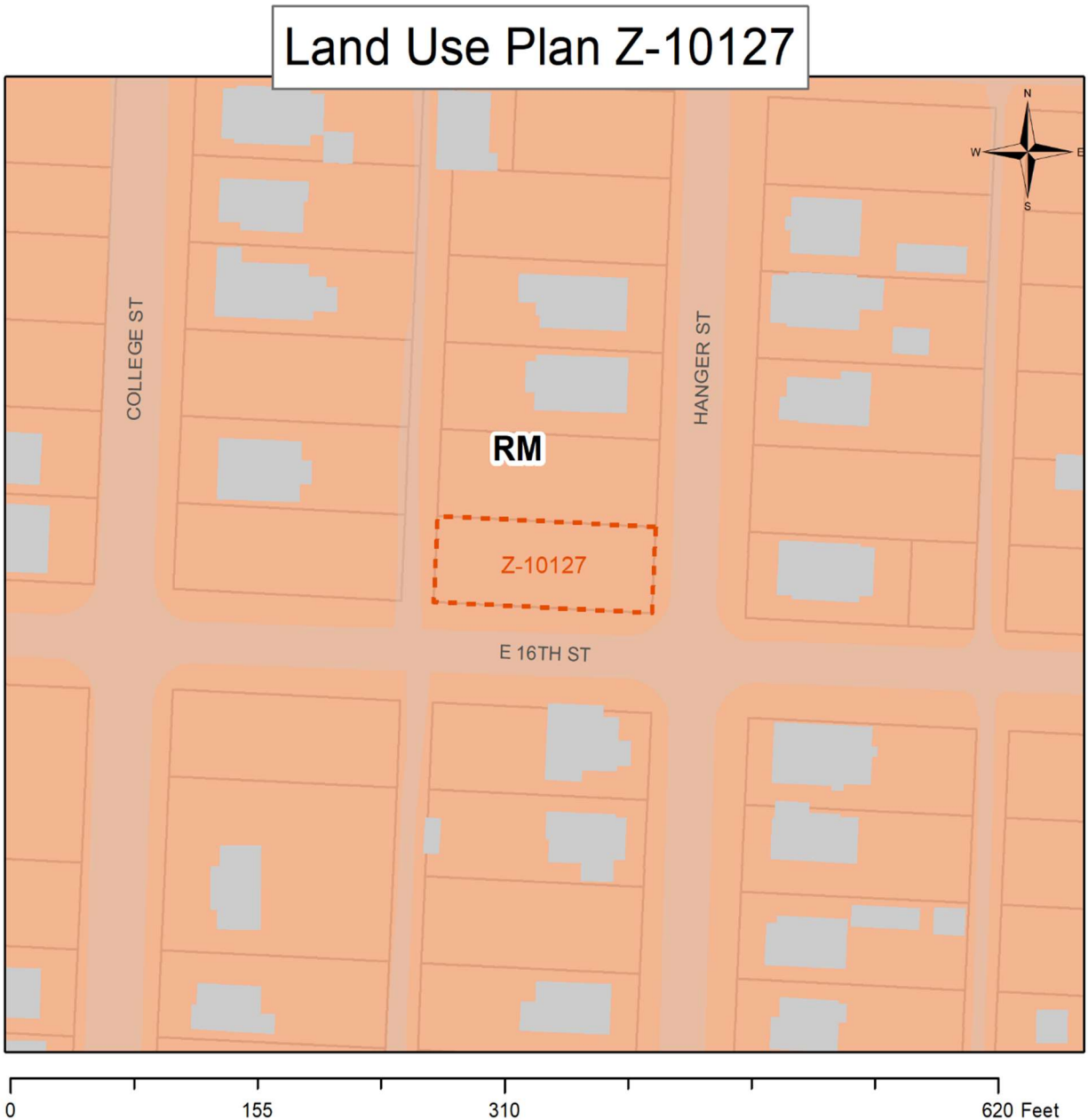
Landscape: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

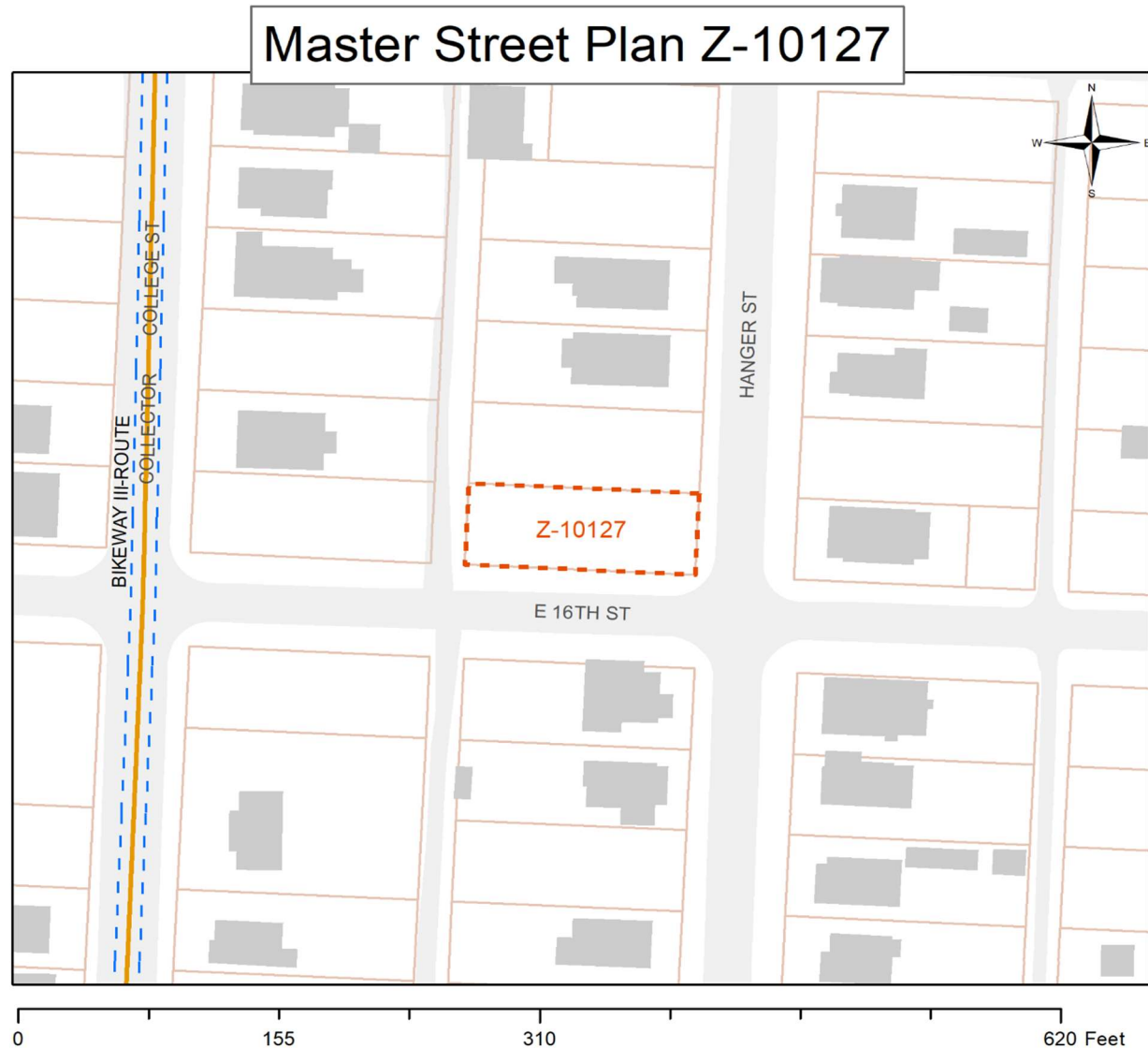
Planning Division:

The request is in the I-30 Planning District. The Land Use Plan shows RM for the requested area. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The application is for a PD-R.



Surrounding the application site are single-family residences in a Medium Density Residential (RM) area with several vacant lots.

This site is not located in an Overlay District.



Master Street Plan:

Hanger Street 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:

Hanger Street 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 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.

Properties surrounding the site contain a mixture of zoning and uses in all directions.

The subject property is proposed to be re-platted into four (4) separate lots having the following dimensions:

- 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).

Staff does not support the proposed PD-R rezoning. Staff feels that the applicant is proposing to over-build the 7,000 square foot lot, to the point that minimum required off-street parking cannot be provided. The majority of the residences in this immediate area have driveways and off-street parking. Staff does not feel that on-street parking is an appropriate option for this site.

I. STAFF RECOMMENDATION:

Staff recommends denial of the proposed PD-R zoning.

PLANNING COMMISSION ACTION:

(FEBRUARY 13, 2025)

The applicant was present. There was one person in opposition but had left the meeting prior to the item being heard. After much discussion, there was a motion and a second to approve the application. The vote was 0 ayes, 10 nays and 1 open position. The motion failed.