

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

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**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 16, 2025 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Orndorff #2 – PD-R, located at the Southwest corner of East 15<sup>th</sup> Street and Hanger Street (Z-10181).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p style="text-align: center;">Delphone Hubbard City Manager</p>
<p style="text-align: right;"><b>SYNOPSIS</b></p>	<p>The applicant requests to rezone the .11- acre property from R-4 to PD-R to allow a two (2) lot single family residential development.</p>	
<p style="text-align: right;"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align: right;"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays, and 0 absent.</p>	
<p style="text-align: right;"><b>BACKGROUND</b></p>	<p>The applicant is proposing to rezone a 0.11-acre site from R-4 to PD-R. The subject property is proposed to be replated into two (2) separate lots. The developer will build a single-family dwelling on Lot 12R2 and a second single-family residence on Lot 12R1. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.</p> <p>Properties surrounding the site contain a mixture of zoning and uses in all directions. Lot 12R2 is 2,986 square feet in area. Setbacks for the proposed residence are shown as fifteen (15) feet from the front property line, 11.7 feet from the rear property line, and more than five (5) feet from the side property lines.</p>	

**BACKGROUND  
CONTINUED**

The proposed residence will be 1,200 square feet in area.

Lot 12R1 is shown as 1,876 square feet in area. Setbacks for the proposed residence are shown as five (5) feet from the front and rear property lines, more than five (5) feet from the west property line, and more than eleven (11) feet from the east property line.

The proposed residence will be 808 square feet in area.

Both structures shall not exceed thirty-five (35) feet in height.

Section 36-502 requires one (1) parking space for each residence. The site plan shows a twenty-three (23) foot wide, shared access drive extending from E. 15<sup>th</sup> Street, which will be utilized for off-street parking for both units. Staff feel the parking is sufficient to serve the proposed use.

The applicant notes that both dwelling units will be constructed with TPO (thermoplastic polyolefin) roofs and brick exteriors.

Any future signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one – and two-family zones).

Site lighting must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their August 14, 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.