

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

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

| Subject: | Action Required: | Approved By: |
|---|---|--|
| <p>An ordinance approving a Planned Zoning Development titled Orndorff #3 – PD-R, located immediately North of 1508 Hanger Street (Z-10182).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p style="text-align: center;">√ Ordinance Resolution</p> | <p style="text-align: center;">Delphone Hubbard City Manager</p> |
| <hr/> <p style="text-align: center;">SYNOPSIS</p> | <p>The applicant requests to rezone the .16- acre property from R-4 to PD-R to allow a two (2) lot single-family residential development.</p> | |
| <p style="text-align: center;">FISCAL IMPACT</p> | <p>None.</p> | |
| <p style="text-align: center;">RECOMMENDATION</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: center;">BACKGROUND</p> | <p>The applicant proposes to rezone the property from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The developer will build a two-story, attached single-family residence on each lot. 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.</p> <p>Lot 11R1 and Lot 11R2 are shown as 3,500 square feet and 3,503 square feet in area, respectively.</p> <p>Each residence will be 787 square feet in area, with a patio facing Hanger Street.</p> | |

**BACKGROUND
CONTINUED**

Both residences will be constructed using asphalt shingle roof and vinyl siding. Building setbacks for both residences are shown as twenty (20) feet from the front property line, over twenty-five (25) feet from the rear property line, and eight (8) feet from the side property lines.

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

Section 36-502 requires one (1) parking space for each unit. The site plan shows a twenty (20) foot wide, shared access drive extending from the alley at the rear of the property, that will be utilized for off-street parking for both units. Staff feel parking is sufficient to serve the proposed use.

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

All 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.