

August 14, 2025

ITEM NO.: 18

FILE NO.: Z-10181

NAME: Orndorff #2 – PD-R

LOCATION: SWC of E. 15<sup>th</sup> Street & Hanger Street

DEVELOPER:

Mike Orndorff  
609 E. 16<sup>th</sup> 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: 2

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 is proposing to rezone a 0.11 acre site from R-4 to PD-R. The subject property is proposed to be replatted 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.

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. Drives may not exceed 40% of the lot width.
2. Per City Code 30-43 the driveways shall be 5ft of the property line.
3. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
4. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
5. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

2. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.

Fire Department:

1. Full Plan Review

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: 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 vents 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.

**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.**

Landscape: No comments received.

G. TRANSPORTATION/PLANNING:

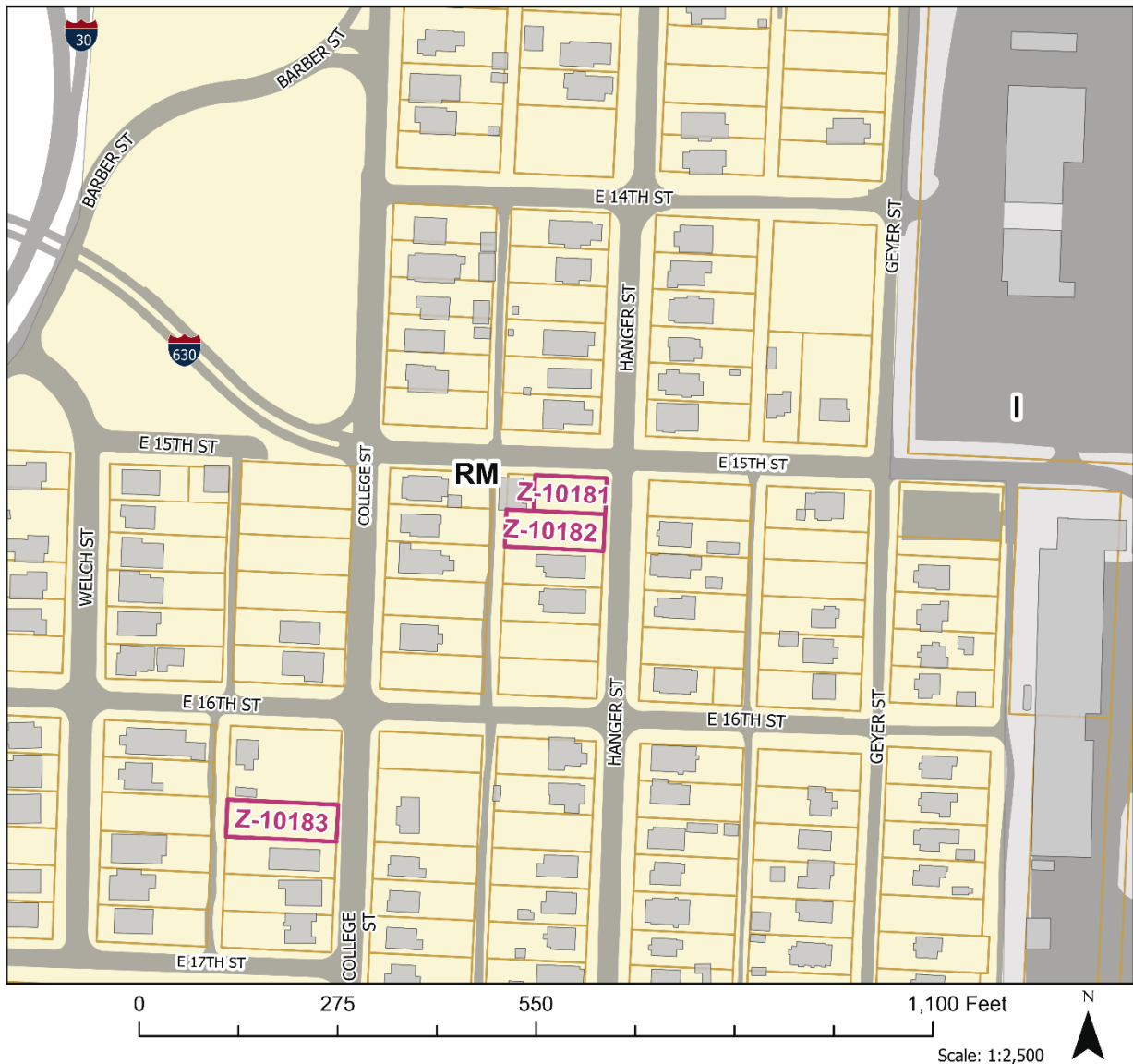
Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in the I-30 Planning District, District 7. The development principles in this district seek to stabilize existing residential areas. The Land Use Plan shows Residential Medium Density (RM) use for the requested area. The Residential

## Future Land Use Plan for Z-10181



Medium Density (RM) use category 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 Planned District-Residential (PD-R).

The area surrounding the site is designated for Residential Medium (RM) density use and is characterized by single-family, duplex, and triplex residential structures as well as vacant residential lots.

This site is not located in an Overlay District.

Master Street Plan:

E. 15<sup>th</sup> Street is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.

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.

## Master Street Plan for Z-10181



### Bicycle Plan:

E. 15th Street and Hanger Street are not shown on the Master Bike Plan with existing or proposed facilities in this area.

### Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant is proposing to rezone a 0.11 acre site from R-4 to PD-R. The subject property is proposed to be replatted 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.

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.

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, that will be utilized for off-street parking for both units. Staff feels the parking is sufficient to serve the proposed use.

The applicant notes 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.

To Staff's knowledge, there are no outstanding issues associated with this application. Staff feels that the proposed development is an appropriate use for the subject property. Staff feels the proposed development will not be out of character with the development pattern within the area. Properties in the general area contain a mixture of residential zoning and uses. Although there will be a minor increase in traffic, staff feels the proposed development will not have an adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-R rezoning, subject to compliance with the comments and conditions outlined in paragraph D, E and F, and the staff analysis, of the agenda staff report.