

August 14, 2025

ITEM NO.: 20

FILE NO.: Z-10183

NAME: Orndorff #4 – PD-R

LOCATION: Immediately North of 1614 College 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: 0.17 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 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.

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. 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.
2. 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.
3. 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 the time of request for water service must be met.

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.

Townhouse Construction as per City of Littlerock

Townhouse Construction Requirements for the City of Little Rock, Arkansas

1. Framing Requirements:

- a. All Townhomes shall be constructed with 2-Hour Fire Barrier Wall extending through the roof and exterior walls or from the slab to the roof deck and front walls with a 1-Hour extension on both sides of the wall for 48" on the walls and 48" on the roof structure.
 - i. Doors must be fire rated if they are installed in wall.
 - ii. Overhead doors are not allowed to be installed in the fire rated wall section listed above.
- b. 2-Hour Fire Barrier Walls shall be independently constructed from all roof and floor loads and must remain standing throughout a fire event. No framing members are allowed to pass through the fire wall.
- c. No power, gas, sewer, water, phone, security wiring, is allowed to be installed in the 2-Hour fire barrier walls. No exceptions.
- d. 2-Hour wall must extend out into the soffit to the back of the sub-fascia and down to the bottom of the soffit.
- e. Soffit Vents must be broken 48" from each side of the 2-hour fire barrier wall.
- f. Ridge Vents must be broken 48" from each side of the 2-hour fire barrier wall.

2. Utilities:

g. Electrical

- i. Separate Electrical Services are required. Each unit must have its own separate electric meter and disconnecting means on the outside of the unit.
- ii. No electrical allowed in 2-hour fire barrier walls.

h. Water

- i. A single water meter is allowed but water must enter each unit from the outside with a water box / valve / union assembly before entering the unit.
- ii. Each unit requires its own water heater.

i. Sanitary Sewer

- i. A single sanitary sewer service is allowed in units that are leased to the occupants.
- ii. Each unit individually owned must have its own sanitary sewer service.
- iii. Each unit individually owned where the yard is also owned must have its own individual sanitary service on the property under ownership.
- iv. Cleanouts required at the entry and exit from the building.

j. Natural Gas

- i. A single natural gas meter is allowed in buildings that are leased to the occupants or units where the building unit is owned but not the yard.
- ii. Gas Service must enter each unit from the outside and have a shutoff on the outside of each unit.
- iii. Each unit individually owned where the yard is also owned must have its own natural gas service meter and service. Services must be contained within each individual yard.

k. HVAC

- i. All units must have their own designated HVAC System. No sharing within the overall building or yard area.

NOTE: A site utility plan is required for all townhouse construction.

NOTE: Townhouse construction requires separately derived utility services for Electrical, Water, Sanitary Sewer, Natural Gas and HVAC with all systems contained in front / back yard building lines extending to a shared utility easement.

NOTE: If Townhouse Units cannot comply with utility requirements they are classified as condominiums and are required to have fire sprinkler installations throughout and are allowed to be separated by 1-hour fire walls.

Landscape: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

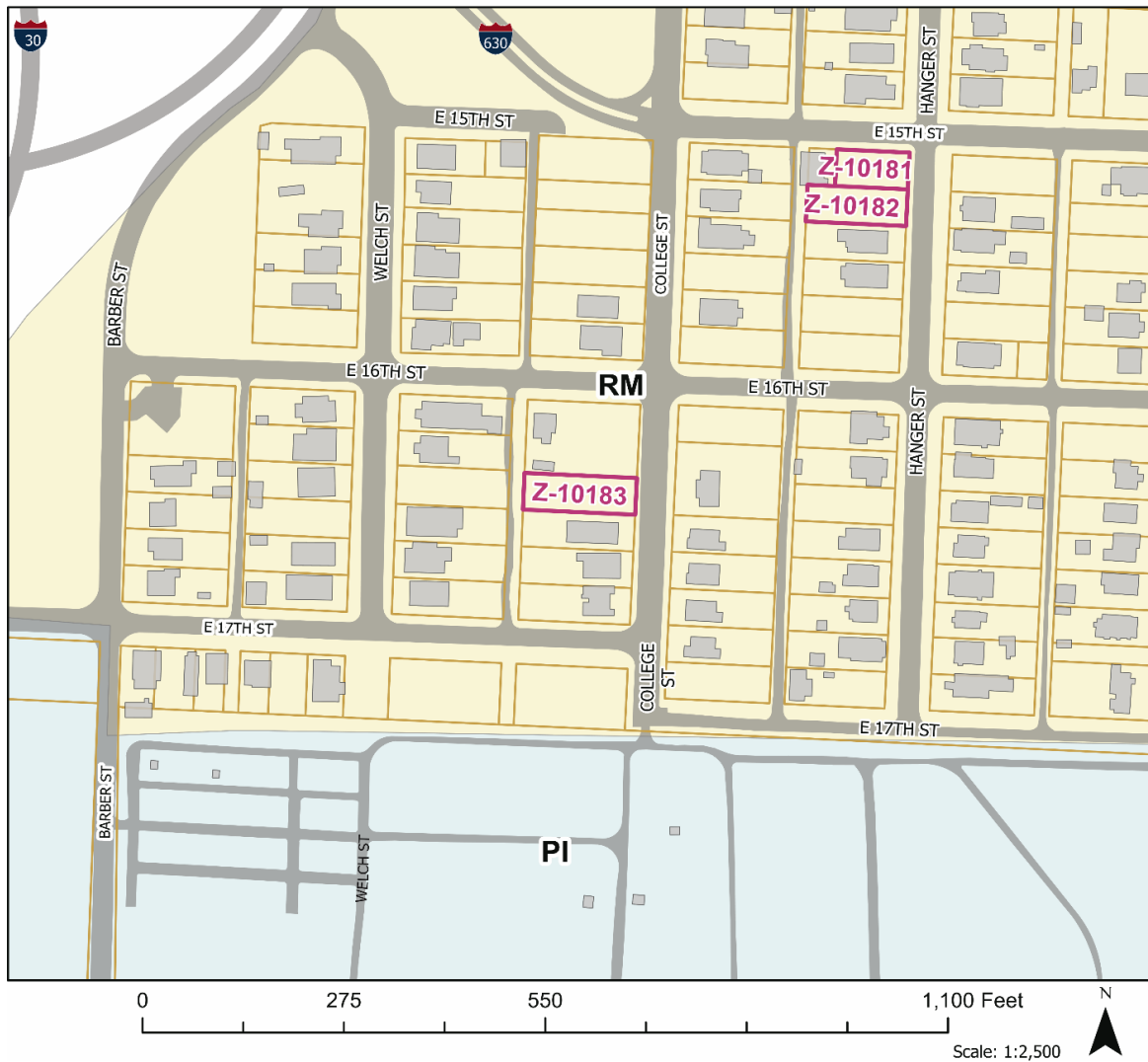
Planning Division staff recommend taking vehicular access from the rear platted alley to support walkability and avoid disruption to existing or future pedestrian facilities. College Street is a proposed bike route on the Master Bike Plan and reducing new curb cuts along this corridor will support active transportation in the neighborhood and across the network.

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 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 mostly single-family, duplex, and triplex residential structures as well as vacant residential lots.

Future Land Use Plan for Z-10183

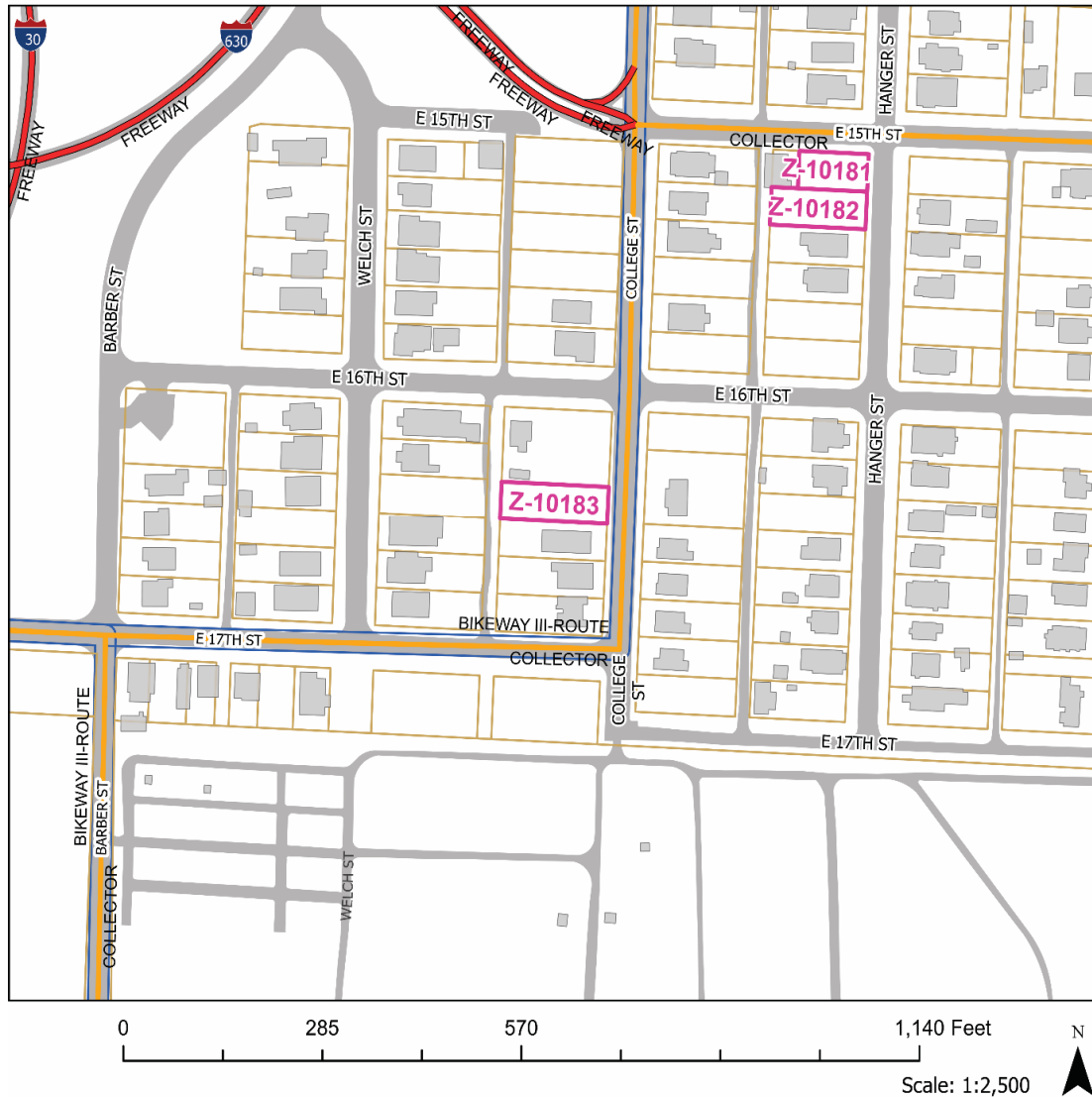


This site is not located in an Overlay District.

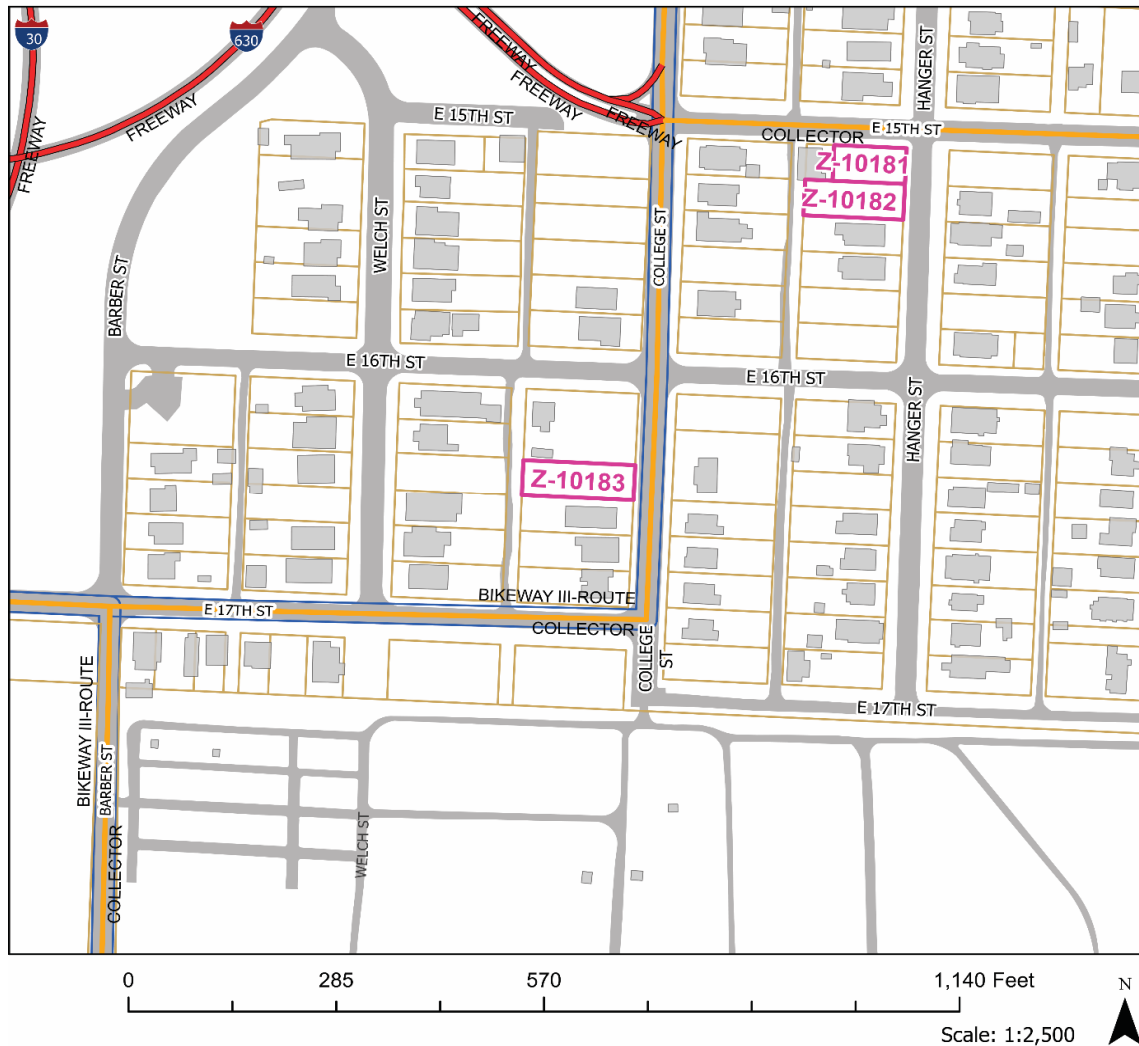
Master Street Plan:

College 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.

Master Street Plan for Z-10183



Master Street Plan for Z-10183



Bicycle Plan:

College Street is on the Master Bike Plan as a Proposed Class III Bike Route. Class III Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan:

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

H. ANALYSIS:

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.

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

Lot 3R1 and Lot 3R2 are shown as 3,767 square feet and 3,765 square feet in area, respectively. Both residences will contain a front patio facing College Street.

Both residences will be constructed using an 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 dwelling unit. The site plan shows a twenty (20) foot wide, shared access drive extending from the alley in the rear of the property that will be utilized for off-street parking for both units. Staff feels the 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).

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 paragraphs D, E and F, and the staff analysis, of the agenda staff report.