

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 18, 2025 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Orndorff #1 –PD-R, located at 1211/1215 College Street (Z-10126).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Susan Altrui Acting City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant requests to rezone the 0.32-acre property from R-4, Two-Family District to PD-R, Planned Development – Residential, to allow a four (4) lot single family residential development.</p> <p>None.</p> <p>Staff recommends approval of the PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 1 nay, 2 absent, and 1 open position.</p> <p>The applicant proposes to rezone the property from R-4 to PD-R to construct a single-family residential development. The overall 0.32 acre site contains two (2) lots that will be subdivided into four (4) separate lots, measuring 0.08 acre each 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.</p> <p>Properties surrounding the site contain a mixture of zoning and uses in all directions.</p>	

**BACKGROUND  
CONTINUED**

The subject property is proposed to be re-platted into four (4) separate lots having the dimensions of approximately 25 feet x 140 feet each, with an average lot size of approximately 3,526 square feet in area.

Each lot will contain a one-story, single-family residence. Each residence will be 988 square feet in area (heated/cooled space), with a 132 square foot covered front porch on the front (College Street facing) of each residence.<sup>23+</sup>

Section 36-502(b)(1)(a) requires one (1) parking space for each single-family residence. Each residence will be accessed from College Street by a fifteen (15) foot wide concrete driveway. The site plan shows an alley in the rear to the east of the proposed development.

The proposed front building setbacks for all lots will be fifteen feet (15) feet, no less than twenty-five (25) feet in the rear and four (4) foot and five (5) foot side yard setbacks.

The building height of the residences shall not exceed thirty-five (35) feet in height.

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).

The Planning Commission reviewed this request at their February 13, 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.