

**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 #4 – PD-R, located at 1207 College Street (Z-10129).</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>

<b>SYNOPSIS</b>	The applicant requests to rezone the 0.16-acre property from R-4, Two-Family District to PD-R, Planned Development – Residential, to allow two (2) lot single family residential development.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	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.
<b>BACKGROUND</b>	<p>The applicant proposes to rezone the property from R-4 to PD-R. The overall 0.16 acre site contains a single lot that will be subdivided into two (2) separate lots. A one-story, single-family residence will be constructed on each lot. The applicant will not reside on the property and intends to market both residences for lease/sale in the future.</p> <p>Properties surrounding the site contain a mixture of zoning and uses in all directions.</p> <p>The subject property is proposed to be re-platted into two (2) separate lots. Lot dimensions are shown as approximately 25' x 140' square feet.</p>

**BACKGROUND  
CONTINUED**

Each lot will contain a one-story, single-family residence. Each residence will be approximately 988 square feet in area. The residences will have front porches with depths of eight (8) feet. The proposed residences will have front setbacks of twenty-five (25) feet, rear setbacks of 53.2 feet, and side setbacks of 5.1 feet and four (4) feet.

Section 36-502(b)(1)(a) requires one parking space for each single-family residence. Each residence will contain a single 15-foot wide, concrete driveway extending from College Street. Staff feels the parking is sufficient to serve the proposed use.

The building height for each residence shall not exceed thirty-five (35) feet in height.

The applicant notes that the exterior of each residence will be vinyl siding, and the roof will contain asphalt roofing shingles.

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.