

**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 #5 – PD-R, located at 2117/2121 Rock Street (Z-10130).</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 0.34-acre property from R-4, Two-Family District to PD-R, Planned Development – Residential, to allow a five (5) lot attached 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 8 ayes, 0 nay, 2 absent, and 1 open position.</p> <p>The applicant proposes to rezone the property from R-4 to PD-R. The overall 0.34 acre site contains parts of three (3) lots that will be subdivided into six (6) lots. The western portion of the property, Lots 7R1-7R5, will contain a five (5) unit, attached, single-family residential development. The eastern lot, Lot 7R6, will contain a parking lot for the five (5) unit building. The applicant will not reside on the property and intends to market each unit 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**

Each lot will contain a two-story, single-family residence. Each residence will be 1,129 square feet in area (heated/cooled space), with a 112 square foot porch in area (Units A-C). Units A-B will also have a balcony on the second floor of each unit. Unit D will have a porch that will be 121 square feet in area. Unit E will have a porch over 176 square feet in area. All porches and balconies will face S. Rock Street.

Section 36-502(b)(1)(c)(2) requires 1.5 parking spaces per unit. The site plan shows a parking lot in the western portion of the property that contains ten (10) parking spaces for the five (5) unit building. The existing driveway will be removed. Access to the parking lot will be provided by a fifteen (15) foot wide driveway in the southeastern corner of the property along E. 21<sup>st</sup> Street. Staff feels the parking is sufficient to serve the proposed use.

The site plan shows front setbacks ranging from 8.3 to nineteen (19) feet, rear setbacks of twenty-two (22) feet and side setbacks from zero (0) feet to 2.3 feet.

The applicant notes that the proposed building height shall not exceed thirty-five (35) feet in height.

The applicant notes that the exterior of each residence will contain brick, and the roof will be covered with metal panels.

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.