

FILE NO.: Z-10126

NAME: Orndorff #1 – PD-R

LOCATION: 1211/1215 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: 0.32 acre

NUMBER OF LOTS: 4

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 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.

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. The alley shall be brought to the City of Little Rock Alley Standard.
2. The driveway shall meet City Standard PW-30/32.
3. Arkansas Fire Prevention Code 2021 Chapter 4 Foundations Section R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152mm) within the first 10 feet (3048mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152mm) of fall within 10 feet (3048mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Repair or replace any curb, gutter, sidewalk and access ramps that are missing, damaged, or not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
2. Provide a revised plan showing the proposed driveway locations and widths.
3. With the proposed construction, sidewalk in conformance with ADA recommendations and per CLR details shall be constructed along College St. adjacent to the subject property in conformance with Sec. 31-175 of City code.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant**. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade**. **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied, and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading**. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

If you have any additional questions, please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.

County Planning: No comments received.

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:

1. 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 bents 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.
 - a. 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.
2. As per 2021 Arkansas Fire Prevention Code Volume 111 R302.1 (1) Single Family Dwellings have the following requirements when dealing with Dwellings that are closer than 5' from the property line:
 - a. Exterior walls from 3 to 5' from the property line must be constructed of 1-hour fire rated material and the soffit must be constructed from 1-hour fire rated material. Soffit and gable vents are not allowed, and venting must be relocated to adjacent roof and wall sections.
 - b. Fire Treated roof decking must extend 4' up the roof as per the Authority having jurisdiction.
 - c. In applications 3' to 5' from the dwelling unit to the property line exterior windows are not allowed to exceed 25% of the wall area.
3. Zero Lot Line Construction must be processed through Zoning for such allowances. Once processed the following requirements apply.
 - a. No part of the footing/foundation is allowed to extend beyond the property line.
 - b. No overhang is allowed closer than 2' from the property line and must be constructed from 1-hour fire treated materials.
 - c. Roof decking must have 4' of fire treated material for the entire length of the wall and turning 4' along the adjacent wall with hip roof construction.
 - d. No windows or doors are allowed when the exterior wall is less than 3' from the property line. Windows are required in all sleeping rooms.

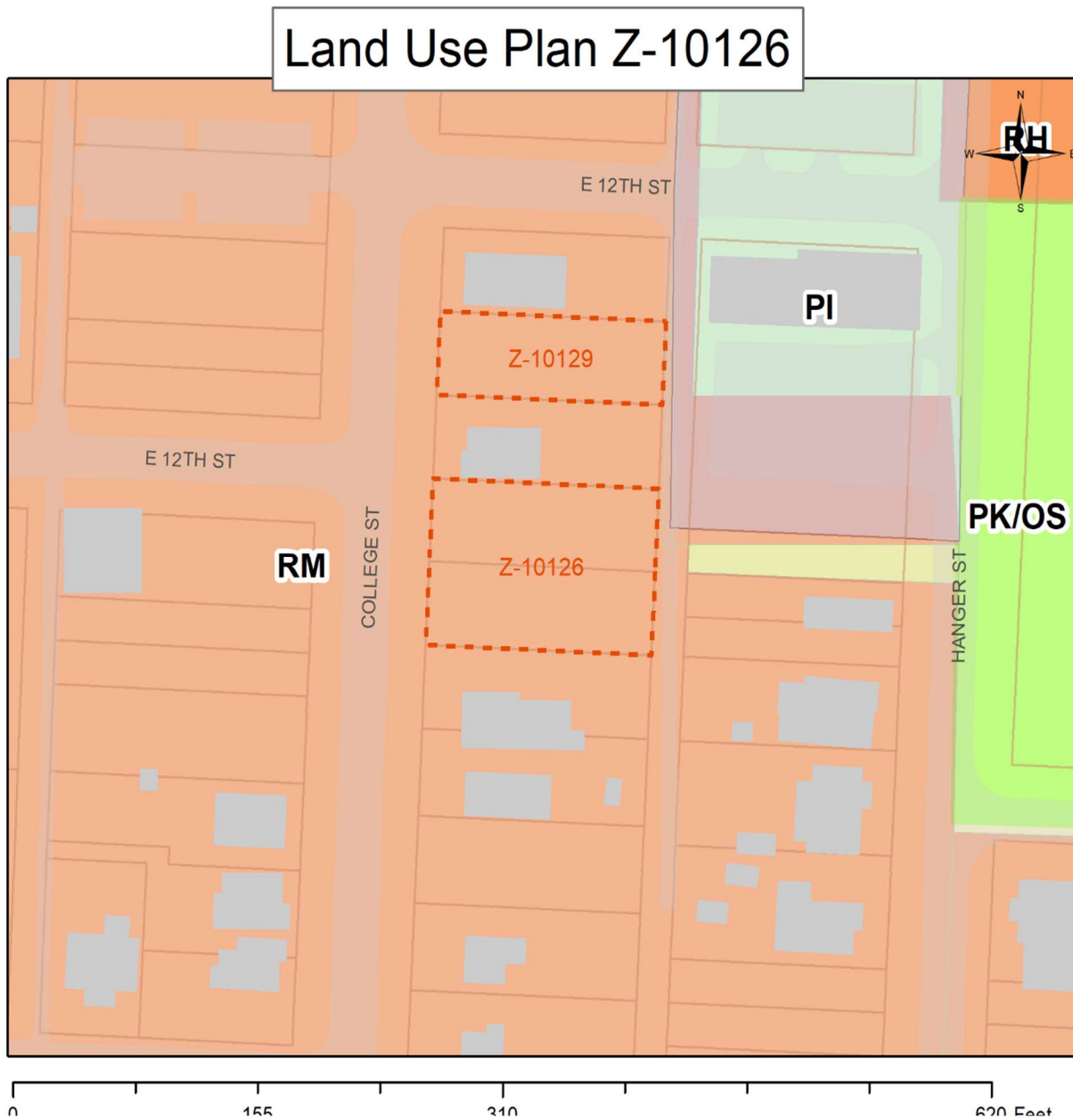
Landscape: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-30 Planning District. The Land Use Plan shows RM for the requested area. The Residential Medium Density (RM) 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 PD-R.

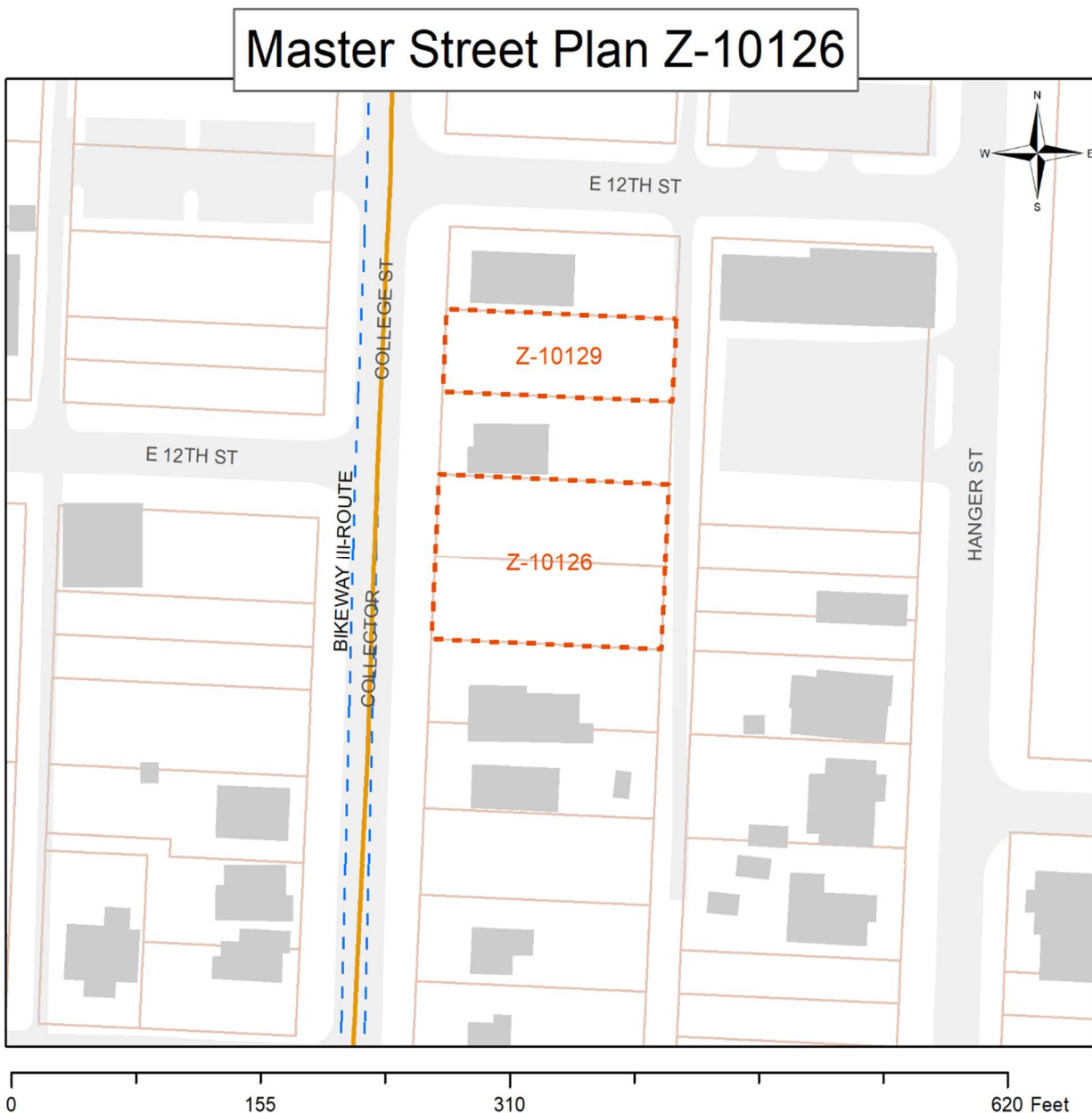


Surrounding the application area to the west, south, and north are single-family homes in a Medium Density Residential (RM) use area. Northeast of the site is a faith-based institution in an area of Public/Institutional use.

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.

Bicycle Plan:

College Street is on the Master Bike Plan as a Proposed Class 3 Bike Route. Class 3 Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

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.

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

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.

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).

To Staff's knowledge, there are no outstanding issues associated with this application. Staff feels the proposed development is an appropriate use for this property and will not be out of character with the existing development pattern in the area. Properties in the general area contain a mixture of residential zoning and uses with some properties containing a higher density than the proposed development. Although the development will create a minor increase in traffic, staff feels it will not adversely affect the overall traffic pattern in the general area and 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.

PLANNING COMMISSION ACTION:

(FEBRUARY 13, 2025)

The applicant was present. The application came off the consent agenda. After some discussion there was a motion and second to approve the application as recommended by staff. The vote was 7 ayes, 1 nay, 2 absent and 1 open position. The motion passed.