

FILE NO.: Z-10130

NAME: Orndorff #5 – PD-R

LOCATION: 2117/2121 Rock 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: 0.34 acre NUMBER OF LOTS: 6 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 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 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.

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 driveway shall meet City Standard PW-30/32.
2. Existing drive apron shall be labeled as, "existing driveway apron to be removed."
3. Elaborate on the note for 2ft wide swale with curbs.
4. You also can't discharge to the street as shown.
5. 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. A 20 feet radial dedication of right-of-way is required at the intersection of Rock St. and E. 22nd St.

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

Little Rock Water Reclamation Authority:

1. How will lots 7 & 8 receive sewer without crossing lot 9? Please explain.

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.

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 III 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 section
 - 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.

Utilities:

Utilities are permitted below grade on property but cannot enter where dwellings are located less than 7' from the property line. HVAC Units are not permitted unless there are 7' setbacks and must be located on dwelling unit property.

NOTE: No openings allowed with 2' Setbacks from Property Lines.

NOTE: The first floor porch roof encroaches on the ROW and is not allowed to extend past the property line.

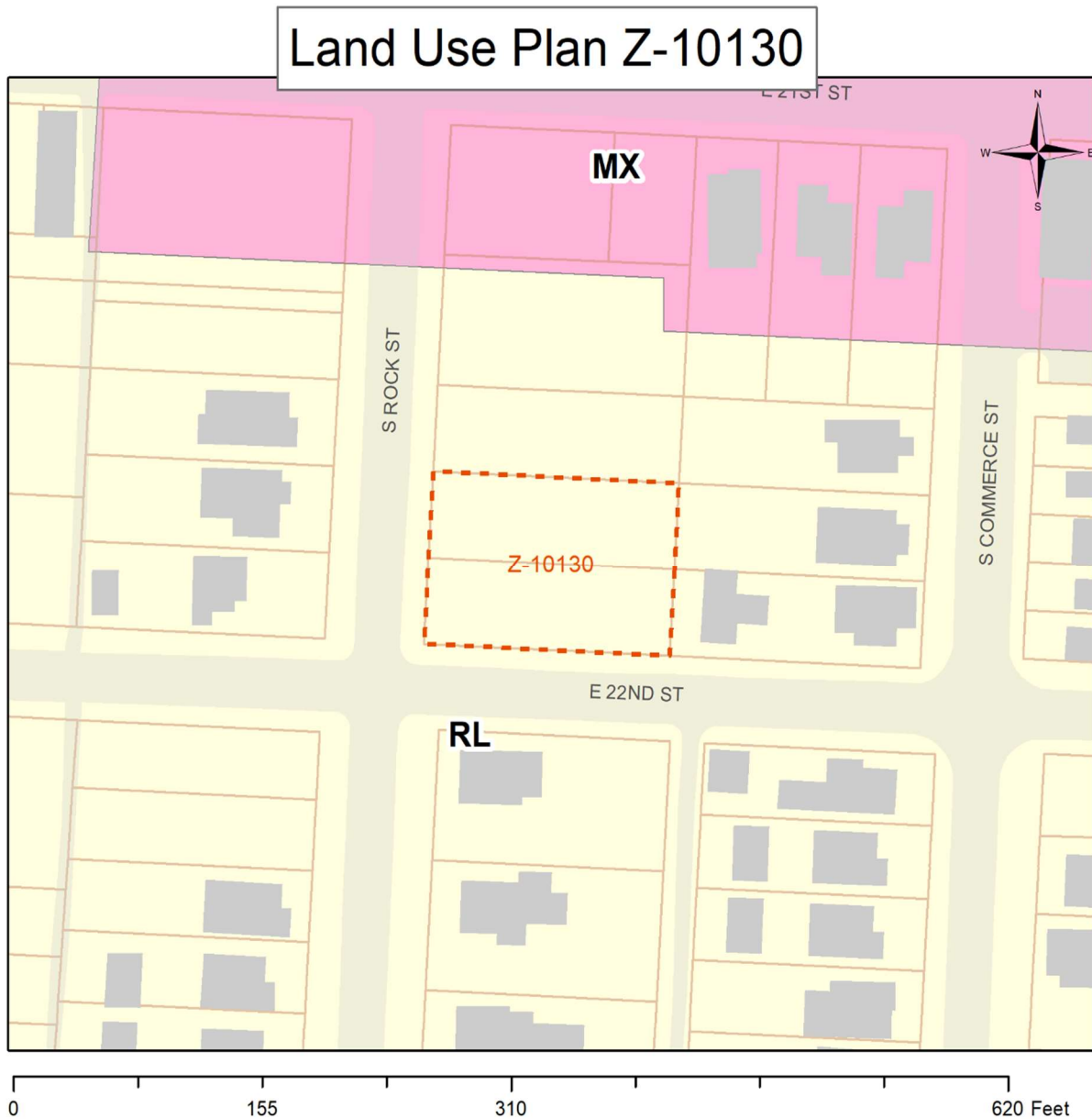
Landscape: No comments received.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the Central City Planning District. The Land Use Plan shows RL for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for a PD-R.



Surrounding the application area to the west, south and east are single-family homes and several vacant lots in an area of Residential Low Density (RL) use. To the north of the site in an area of Mixed Use (MX) along E 21st Street are various neighborhood merchants and a community service center.

This site is not located in an Overlay District.

Master Street Plan:

S Rock Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.



Bicycle Plan:

S Rock Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

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. 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.

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

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. 21st 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 applicant is not proposing any signage at this time. Any future signage must comply with Section 36-552 of the City's Zoning Ordinance (signs permitted in multi-family zones).

Any sight 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 believes the proposed development is an appropriate use for this property. Staff feels the proposed development will not be out of character with the development pattern and will be beneficial providing a diversity of housing 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 that it 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 8 ayes, 0 nays, 2 absent and 1 open position. The motion passed.