

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

---

**BOARD OF DIRECTORS COMMUNICATION  
JULY 21, 2026 AGENDA**

| <b>Subject:</b>                                                                                                                                                                                          | <b>Action Required:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Approved By:</b>                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <p>An ordinance to approve a Planned Zoning Development titled Orndorff #5 – PD-R, located at 1609 Geyer Street (Z-8987-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p style="text-align: center;">√ <b>Ordinance</b><br/>Resolution</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p style="text-align: center;">Delphone Hubbard<br/>City Manager</p> |
| <p style="text-align: right;"><b>SYNOPSIS</b></p>                                                                                                                                                        | <p>The applicant requests to rezone the 0.16-acre property from R-4 to PD-R to allow for the construction of two (2) single-family residences.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                      |
| <p style="text-align: right;"><b>FISCAL IMPACT</b></p>                                                                                                                                                   | <p>None.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                      |
| <p style="text-align: right;"><b>RECOMMENDATION</b></p>                                                                                                                                                  | <p>Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 11 ayes, 0 nays, and 0 absent.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                      |
| <p style="text-align: right;"><b>BACKGROUND</b></p>                                                                                                                                                      | <p>The applicant proposes to rezone a 0.16-acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots (for the purposes of building setbacks). The development will contain an attached single-family dwelling on Lots 9R1 and Lot 10R1. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.</p> <p>Properties surrounding the site contain a mixture of zoning and uses.</p> <p>Lot 9R1 and 10R1 are each 3,500 square feet in area. Each lot will contain a 741-square-foot residence. The lot is considered a double frontage lot with frontage along Geyer Street (west) and E. 17<sup>th</sup> Street (east). Setbacks for the proposed development are fifteen (15) feet (E. 17<sup>th</sup> Street) and</p> |                                                                      |

**BACKGROUND  
CONTINUED**

Twenty (20) feet (Geyer Street). Side building setbacks are shown as five (5) feet for both units. All setbacks provided are shown as depicted by the building envelope.

The maximum building shall not exceed thirty-five (35) feet in height.

Section 36-502 requires one (1) off-street parking space for each residence. Each residence will have a ten (10) foot wide driveway extending from E. 17th Street, for parking for one (1) vehicle. Sidewalks will extend from the driveways to the side of each residence.

All vehicles must be parked on the property and at no time shall block the sidewalk, in such a way that will impede pedestrian use.

Any future signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one – and two – family zones).

All site lighting must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their June 11, 2026, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.