

June 11, 2026

ITEM NO.: 23

FILE NO.: Z-10305

NAME: Orndorff #2 – PD-R

LOCATION: 1012 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: 0.11 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.11 acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The developer will build a single-family dwelling on each lot. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.

B. EXISTING CONDITIONS:

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

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. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
2. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.
3. Please provide a drainage plan.

ENGINEERING COMMENTS (PUBLIC WORKS): No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office.

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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 2021 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.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 7, the I-30 Planning District. The development principles of this district include supporting the industrial uses of the area while mitigating impacts to and supporting the stabilization of existing residential areas. The Land Use Plan shows Residential Medium Density (RM) for the application 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.

Surrounding the application area is area designated for Residential Medium Density (RM) uses and is characterized by single-family residences, duplexes, and triplexes.

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 III Bike Route. Class III Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant is proposing to rezone a 0.11 acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The developer will build an attached, single-family dwelling on each lot. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.

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

Lot 4R1 is 2,563 square feet in area. Setbacks for the proposed residence are shown as twenty (25) feet from the front property line, over twenty-five (25) feet from the rear property line, and approximately eight (8) feet from the side property line (north). The proposed residence will be 741 square feet in area.

Lot 4R2 is shown as 2,494 square feet in area. Setbacks for the proposed residence are shown as twenty-five (25) feet from the front property line, over twenty-five (25) feet from the rear property line, and five (5) feet from the side property line (south). The proposed residence will be 741 square feet in area.

The 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 College Street, for parking for one (1) vehicle.

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).

Site 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 feels that the proposed development is an appropriate use for subject property. Staff feels the proposed development will not be out of character with the development pattern within the area. Surrounding properties contain a mixture single-family and higher density residential developments, office, commercial, and industrial zoning and uses. Staff feels the proposed development will have no adverse impact on 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 and E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(June 11, 2026)

The applicant was present. There were no objectors present, however the item was moved to Regular Agenda by a Commission member. The applicant and staff answered the commissioner's questions concerning the item. There was a motion to approve the application. The motion passed by a vote of 11 ayes, 0 nays and 0 open positions. The application was approved.