

June 11, 2026

ITEM NO.: 26

FILE NO.: Z-8987-A

NAME: Orndorff #5 – PD-R

LOCATION: 1609 Geyer 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 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.

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): No comments.

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. All streets to meet the current City of Little Rock Master Street Plan.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

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.

To the north, south, and west of the application area are areas designated for Residential Medium Density (RM) uses and are characterized by single-family residences and a faith-based institution. Farther south of the application area is area designated for Public/Institutional (PI) uses and is characterized by the Oakland Fraternal Cemetery. East of the application area is area designated for Industrial (I) uses and is characterized by manufacturing companies, an office supply store, and a hardware store.

This site is not located in an Overlay District.

Master Street Plan:

Geyer 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:

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

Historic Preservation Plan:

The subject property is approximately 480 feet north of the Oakland Fraternal Cemetery, which is a historic district listed to the National Register of Historic Places for the architecture and artistry in the cemetery, its status as a combination of seven separate cemeteries, and its unique history as a public cemetery.

The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. Staff advocates that the proposed conversion of the site to accommodate a new use consider its potential adverse impacts to adjacent historic sites. The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

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.

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

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. 17th Street (east). Setbacks for the proposed development are fifteen (15) feet (E. 17th Street) and 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.

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. Properties in the general area contain a mixture single-family and two-family residential zoning and uses. Industrial zoning and uses are located east of the proposed site. Staff feels the proposed development will have no 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 and E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

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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

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to approve the application. The motion passed by a vote of 11 ayes, 0 nays and 0 open positions. The application was approved.