

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 4, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance approving a Planned Zoning Development titled Orndorff #3 – PD-R, located at 1012 College Street (Z-10305) Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 0.11-acre property from R-4 to PD-R to allow for the construction of two (2) single family residences.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the rezoning. The Planning Commission recommended approval by a vote of 11 ayes, 0 nays, and 0 absent.	
BACKGROUND	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.	

**BACKGROUND
CONTINUED**

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.

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.