

**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 #4, located at 2324 Rock Street (Z-10307) Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	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.	
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 proposes to rezone a 0.16-acre site from R-4 to PD-R. The subject property to be replated into two (2) separate lots. The developer will build a single-family dwelling on each lot. The development will contain a three-vehicle shared garage. The applicant will not reside on the property and intends to market both residences for sale/lease in the future. The majority of properties north and east of the proposed site contain R-4 zoning and uses. Medium to high residential zoning and uses is located to the west. South of the proposed site contains a mixture of zoning and uses.	

**BACKGROUND
CONTINUED**

Lots 9R1 and Lot 9R2 are 3,498 and 3,799 square feet in area, respectively. The developer will build a 1-story, 668 square foot, single-family residence on Lot 9R1. Lot 9R2 will contain a 2-story, 1,488 square foot, single-family residence near the northwest corner of E. 24th and Rock Street.

Section 36-502 requires one (1) off-street parking space for each residence.

Access is provided by a driveway extending from E. 24th Street. Parking is provided by a shared three (3) car garage located in the center portion of the development, approximately fifteen (15) feet from the front property line. A single car garage will be designated for Lot 9R1, with a two-car garage portion for Lot 9R2. There will be a ten (10) foot wide driveway on Lot 9R1 and a twenty (20) foot wide driveway on Lot 9R2

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.

The maximum building height shall not exceed thirty-five (35) feet for any building as part of the overall development.

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.