

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 15, 2026 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance to approve a Planned Zoning Development titled Orndorf - PD-R, located at the southeast corner of E. 21st Street and Bragg Street (Z-10128-B). 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 development of a five (5) unit, five (5) lot attached single-family structure.	
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 initially submitted a PD-R rezoning application for a six (6) unit-attended single family residential development with no off-street parking. Staff expressed concerns about the fact that no off-street parking was provided.	

**BACKGROUND
CONTINUED**

The applicant submitted a revised site plan to staff on July 16, 2026. The revised site plan reduced the number of residential units from six (6) to five (5). The site plan also included five (5) off-street parking spaces at the east end of the development. Access to the parking spaces will be from the alley along the east property line. The alley is currently partially paved and will need to be improved to city street standards for the width of the property. The addition of off-street parking and the reduction of units addressed staff's concerns.

The Planning Commission reviewed this request at their August 13, 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.