

August 13, 2026

ITEM NO.: 4

FILE NO.: Z-10128-B

NAME: Orndorff – PD-R

LOCATION: SEC of E. 21st Street & Bragg 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: 0.16 acre

NUMBER OF LOTS: 6

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 developer proposes to replat the property into six (6) separate lots, Lots 1R1-1R6. The development will contain an attached, two-story, single-family unit, on each lot.

B. EXISTING CONDITIONS:

The majority of properties in the general area are zoned R-4 with single-family and two-family uses. The remaining properties 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. 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):

1. A 20 feet radial dedication of right-of-way is required at the intersection of E. 21st Street and Bragg Street.

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

Little Rock Water Reclamation Authority:

1. Sewer plans will need to be provided.

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:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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, prior to acceptance.

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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be

provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replace or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation, shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2021 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2021 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Contact Chief Davbram Flowers at (501) 918-3780, Capt. Tony Rhodes at (501) 918-3757, Fire Marshal Derek N Ingram (501) 918-3756, or Fire Marshal Evan Johnson (501) 765-1646.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 8, the Central City Planning District. The development principles of this district include strengthening the existing development and better defining single-family and non-residential use areas by neighborhood oriented commercial uses. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

To the north of the application area is area designated for Mixed Use (MX) uses and is characterized by a single-family residence and the unoccupied Red Carpet Inn building. East, south, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences, a faith-based institution, and a cottage florist.

This site is not located in an Overlay District.

Master Street Plan:

East 21st 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:

East 21st Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The subject property is across 21st Street from the Red Carpet Inn. Constructed in 1974, and officially opening in 1975, the Red Carpet Inn holds a significant place in the history of Arkansas' minority business ventures. The structure was listed on the National Register of Historic Places on 02/21/2025 with local significance under Criterion A: Ethnic Heritage: Black , Commerce, and Social History. The hotel construction was financed by a group of local Black investors aiming to offer safe travel options and a better avenue for community members to participate in commercial investments in a racially divided post-Civil Rights South.

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 developer proposes to replat the property into six (6) separate lots, Lots 1R1-1R6. The development will contain an attached, two-story, single-family unit, on each lot.

The majority of properties in the general area are zoned R-4 with single-family and two-family uses. The remaining properties contain a mixture of zoning and uses.

The site plan shows five (5) foot front and rear building setbacks, approximately 15.5 foot setback from the west property line, and approximately 16.3 foot setback from the east property line.

The proposed building shall not exceed thirty-five (35) feet in height.

The building will contain six (6), two story single-family units approximately 1,080 square feet in area with a front patio along the north property line, facing E. 21st Street. A rear stoop area is shown on the plan, for each unit.

The development will also contain a ten (10) foot wide sidewalk and utility easement along the rear of each lot. The proposed use of easement will provide a pathway for tenants to transfer trash bins to the curb for standard city trash collection.

Section 36-502 typically requires one (1) parking space per unit for the proposed use. The site plan provides for no off-street parking. The applicant states that *"on-street parking will be utilized for tenant parking."* Staff does not support the parking plan and suggests that the applicant provide off-street parking, as required by code.

The applicant is not proposing any signage at this time. Any future signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one – and two – family zones).

Any fence or wall erected must comply with Section 36-516 of the City's Zoning Ordinance.

Site lighting must be low-level and directed away from adjacent properties.

Staff does not support the proposed PD-R zoning. Staff feels that the proposed site development is over-developed in a manner that will not allow the development

August 13, 2026

ITEM NO.: 4 (Cont.)

FILE NO.: Z-10128-B

to comply with off-street parking typically required by code. Staff feels that the lack of off-street parking will have an adverse impact on the surrounding properties, general city services and emergency vehicles that may need to access property along the right-of-way.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested PD-R zoning.

PLANNING COMMISSION ACTION:

(July 9th, 2026)

The Applicant was present. There were no objectors. Staff presented the item with the recommendation of Denial. The applicant addressed the Commission and explained the reasoning not providing off street parking. The Commission briefly discussed the issue. The applicant then requested a deferral to August 13th, 2026 Agenda. A motion was made to that effect. The motion passed by a vote of 10 ayes, 0 nay and 1 absent. The application was deferred.

STAFF UPDATE:

The applicant submitted a revised site plan to staff on July 16, 2026. The revised site plan reduces the number of residential units from six (6) to five (5). The site plan also includes 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 addresses staff's concerns, and staff now supports the application.

REVISED STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-R zoning, subject to compliance with the comments and conditions outlined in paragraphs D and E, the staff analysis, and the staff update of the agenda staff report.

PLANNING COMMISSION ACTION:

08-13-2026

The applicant was present. There were no objectors present. The application was placed on the Consent Agenda for approval as recommended by staff. There was a motion to approve the Consent Agenda. The motion passed by a vote of 11 ayes, 0 nays, 0 absent. The application was approved.