

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 17, 2026 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance to approve a Planned Zoning Development titled Snell Northcut Electric -POD, located at 13401Kans Road (Z-8092-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Delphone Hubbard City Manager</p>
SYNOPSIS	The applicant requests to rezone the 1.50-acre property from POD and R-2 to POD to allow an office/warehouse development with three (3) single-family lots.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the POD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 open position.	
BACKGROUND	<p>The applicant proposes to rezone 1.2 acres from POD/R-2 to POD. The development will contain an office/warehouse building in the northern portion of the site and three (3) single-family residential lots located south of the office/warehouse. The office/warehouse will align with the existing development to the west. The residential lots will take frontage along White Road to the east.</p> <p>Properties in the general area contain office and residential zoning and uses in all directions. The developer will construct a new 8,000 square foot, one-story, steel frame building in the north portion of the site, on Lot 1-R. The metal building will contain a brick wainscot and a sixteen (16) foot eave height with a twenty-four (24) foot ridge height. The applicant notes</p>	

**BACKGROUND
CONTINUED**

that the building materials and elevation will match the existing building to the west. The proposed building will contain five hundred (500) square feet of office space and 7,500 square feet of warehouse space.

The site plan shows a building setback over twenty-five (25) feet from the front property line, over thirty (30) feet from the side property lines and ten (10) feet from the rear property line.

Access to the office/warehouse will be from a paved driveway extending from White Drive, near the southeast corner of the proposed building. The office/warehouse will contain shared access with the office/warehouse development to the west.

The site plan shows a total of thirty-one (31) parking spaces. Eleven (11) parking spaces are located on the north side of the building, along Kanis Road. The remaining twenty (20) parking spaces are located on the south side of the building, near the entrance along White Drive. Staff feel parking is sufficient to serve the proposed use.

The developer is also proposing three (3) single-family residential lots as part of the overall development. Lots 2R-A through 3R-C are shown to be located south of the proposed office/warehouse. All of the residential lots will front White Drive. Lots 2R-A and 2R-B are shown to be 8,400 square feet in area. Lot 3R-C is shown to be 8,680 square feet in area. Lots 2R-A through 3R-C will be developed as per R-2 standards.

The Planning Commission reviewed this request at their January 8, 2026, meeting, and there were five (5) objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.