

**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 McKenzie - PD-O, located at 401 N. Pierce Street (Z-10319). Submitted By: Planning & Development Department	√ Ordinance Resolution	Delphone Hubbard City Manager
SYNOPSIS	The applicant requests to rezone the 0.11-acre property from R-3 to PD-O to allow a low volume medical practice within an existing building.	
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 0.11-acre site from R-3 to PD-O to allow for the operation of a small, low volume, consultation-based medical practice, within an existing building. The property is located on the northeast corner of N. Pierce and “C” Street, and contains an existing one-story, 948 square foot single-family residence. There are two (2) existing sheds located in the rear yard area of the property. The surrounding properties contain a mixture of zoning and uses. The property is located within the Midtown Design Overlay District.	

**BACKGROUND
CONTINUED**

The applicant provided the following information regarding medical office use:

“I recently purchased this small home, originally built in the 1940s, at the intersection of North Pierce Street and C Street within the Midtown overlay district.

The property is currently in a dilapidated and neglected condition and is the only comer property at that intersection that has not been meaningfully improved. I see this as an opportunity to restore and care for the property while putting it to a use that fits naturally within the neighborhood.

The surrounding area already reflects a mix of residential, multifamily, and quiet office uses. The property sits across from a short-term rental (Airbnb/VRBO) and is adjacent to townhomes, including where I currently reside at 320 N Pierce Street. On C Street, Bradley Davis converted a small residence for his audiology office, and Kathleen Ederle did the same on Pierce Street for her dental office.

My practice is intentionally low impact. I employ two staff members and see an average of six patients per day. Office hours are limited to weekdays and daytime hours; approximately 30 hrs. per week. Traffic and signage would be minimal. Parking demand will be limited and handled on the property. Given the low volume and staggered schedule, the overall impact should be similar to that of a residence with regular visitors. Beyond my office use, I am committed to improving the property through restoration, landscaping, and ongoing care. I believe this will enhance both the appearance of the comer and the overall feel of the surrounding area.

Starting in 2016, I moved from the Baptist Family Clinic above Kemuri into a small, low-volume, consultation-based medical practice in a residential property at the comer of Woodlawn Drive and Beechwood Avenue, using the upstairs as my residence. Unfortunately, that property was destroyed by fire in the spring of 2025. Since that loss, my hope has been to return to a similar small-scale residential-style setting where I can quietly operate my practice while improving the surrounding neighborhood.

**BACKGROUND
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As a 30-year resident of the community and a physician who has practiced in Hillcrest for two decades, I respectfully ask for your consideration and approval of this zoning change request. I believe this is a thoughtful, appropriate use that will preserve and improve the property while fitting naturally within the neighborhood.”

Section 36-502(2)(b) typically requires six (6) parking spaces for the proposed use. The site plan shows the site will be improved to allow one (1) ADA parking space along Pierce Street, two (2) patient parking spaces and two (2) employee parking spaces along “C” Street. The existing shed (garage) will be converted into one (1) space for physician parking, for a total of six (6) parking spaces. Staff feel the parking will be sufficient to serve the proposed use. The majority of the parking spaces are located in the Pierce and “C” Street rights-of-way. A franchise permit will need to be obtained from the Public Works Department for the parking location.

The applicant submitted the following information regarding parking needs:

“The proposed use is a small medical office operated by a single physician. The practice is appointment-based and does not generate the traffic volume associated with a traditional medical clinic. The office is anticipated to serve approximately 8 clients per day, with clients scheduled individually throughout the day to minimize overlap and waiting room congestion.”

The site plan does not show a sign for the proposed use. Any signs placed on the property must comply with Section 36-553 of the City’s Zoning Ordinance (signs permitted in institutional and office zones).

Any new fence or wall erected on the property must comply with Section 36-516 of the City’s Zoning Ordinance. The existing perimeter fence in the rear yard area shall be maintained and repaired, as necessary.

Any new sight lighting improvements to the property must be low level and directed away from adjacent properties.

Any dumpster placed on the property must comply with Section 36-523 of the City’s Zoning Ordinance.

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

**BACKGROUND
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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.