

August 13, 2026

ITEM NO.: 5

FILE NO.: Z-10319

NAME: McKenzie – PD-O

LOCATION: 401 N. Pierce Street

OWNER/AUTHORIZED AGENT:

Susannah Shinn
320 N. Pierce Street, Unit D
Little Rock, AR 72205

SURVEYOR/ENGINEER:

Smith & Goodson
7509 Cantrell Road, Suite 227
Little Rock, AR 72207

AREA: 0.11 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

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.

B. EXISTING CONDITIONS:

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.

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. Off street parking area required
2. Off street parking shall have an accessible stall.
3. Accessible route from parking to building
4. Accessible route from right of way to building.
5. All documents are to be submitted to Planning and Development for complete plan check.
6. 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.
7. All streets to meet the current City of Little Rock Master Street Plan.
8. 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 twenty foot radial dedication of right-of-way is required at the intersection of Pierce St. and C Street.
2. C St. is classified on the Master Street Plan as a minor commercial street with the proposed change in use to office. Right-of-way is required to be dedicated to 30 ft from centerline of the right-of-way.
3. Pierce St. is classified on the Master Street Plan as a minor commercial street with the proposed change in use to office. Right-of-way is required to be dedicated to 30 ft from centerline of the right-of-way.

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

Little Rock Water Reclamation Authority:

1. No comments.

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 4, the Heights/Hillcrest Planning District. The development principles of this district advocate preservation and enhancement of the unique and positive features of this section of the city. 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, east, and south of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences, duplexes, and apartments with 3-6 and 7-20 units. West of the application area is area designated for Mixed Use (MX) uses and is characterized by single-family residences and three apartment buildings with 3-6 units each.

The subject site is located in the Midtown Design Overlay District (Ord. 19754). The purpose of the Midtown Design Overlay District is to create a medium-density urban neighborhood where people can live, work, and shop in a well-connected pedestrian-friendly neighborhood to create a unique sense of place.

Master Street Plan:

North Pierce Street is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

North Pierce Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

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.

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 corner 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 corner 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

corner 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.

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 feels 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.

Staff is supportive of the requested PD-O zoning. To staff's knowledge, there are no outstanding issues associated with this application. The applicant met with staff to resolve technical issues associated with this application. The applicant notes the existing home will be refurbished and the overall area improved. Properties in the general area contain office and short-term rental uses. Similar existing houses in the area have been repurposed and contain audiology and dental office uses. The applicant notes a thirty (30) year residency and has practiced in Hillcrest area for two (2) decades. Staff feels the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(July 9, 2026)

The application was placed on the Consent Agenda for deferral to the August 13, 2026 agenda. There was a motion to approve the Consent Agenda. The motion passed by a vote of 9 ayes, 1 nay and 1 absent. The application was deferred.

PLANNING COMMISSION ACTION:

8-13-2026

The applicant was present. There were no objectors present. The application was briefly discussed. There was a motion to approve the application as recommended by staff. The motion passed by a vote of 11 ayes, 0 nays, and 0 absent. The application was approved.