



**North Little Rock Planning Commission  
January 9, 2024 - Agenda / Public Hearing 4:00 PM  
City Council Chambers – 300 Main Street, NLR, AR 72114**

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**Call to Order**

- Roll Call
- Reminder to speak into the microphone

**Administrative:**

**Approval of Minutes: ▪ December 12, 2023**

**Planning Commission Hearing Items:**

1. SD2024-01 Richards Road Lot 15 Preliminary Plat @ Richards Rd and ABF Dr
2. RZ2024-01 a rezoning from I2 to RU, R1, R4 and R5 and to amend the Land Use Plan from Light Industrial to Single Family located South of HWY 165, West of Cypress Crossing Subdivision
3. SD2024-02 Stillwater Add Preliminary Plat for development of a residential subdivision including Single Family, Multi-family and Townhouse located South of HWY 165, West of Cypress Crossing Subdivision
4. SD2024-03 UP Railroad Lot 1 Preliminary Plat and SPR for a wastewater treatment facility located @
5. SU2024-01 1821 Edmonds Street, a Special Use to allow a daycare center in an R5 zone
6. RZ2024-02 520 and 524 W 14<sup>th</sup> Street, a rezoning from R3 to R4 to recognize two existing duplexes on a single lot
7. Special Use 2023-43 a Special Use to allow an events center in a C3 zone @ 2657 Pike Ave

## NLR PLANNING COMMISSION MEETING PROCEDURES

**Public Hearings:** The regularly scheduled meeting is held on the second Tuesday of each month at 4:00 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

**Voting:** There are 9 Commissioners. A quorum consists of 6 members. "Robert's Rules of Order" apply unless the Commission has outlined alternative procedures. According to the current by-laws, all business must be approved by a minimum of 5 votes. A simple majority of those members present does not necessarily approve a motion.

1. No person shall address the Planning Commission without first being recognized by the Chair.
2. All questions and remarks shall be made from the podium and addressed through the Chair.
3. After being recognized, each person shall state their name and address for the record.
4. When a group of citizens is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.
5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.
6. Individual (not representing a citizen group) presentations shall be limited to 3 minutes.
7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
10. Anyone wishing to submit exhibits for the record shall provide the clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.
11. Anyone wishing to read a statement into the record shall provide the secretary with a written copy of the statement.

**North Little Rock Planning Commission  
Minute Summary  
December 12, 2023**

Chairman Clifton called the meeting of the North Little Rock Planning Commission to order at 4:00 PM in the Council Chambers, City Hall, 300 Main Street, North Little Rock, AR. Roll-call found a quorum to be present; a quorum being six (6) members present.

**Planning Commission Members Present:**

Norman Clifton, Chair  
Don Chambers  
Emanuel Banks  
Vandy Belasco  
Junior Phillips  
Renee Pierce  
Edward Wallace

**Members Absent:**

Steve White, Vice-Chairman  
Charlie Foster

**Staff Present:**

Elaine Lee, City Attorney  
Shawn Spencer, Director of Planning  
Donna James, Assistant Director of Planning

**Administrative:**

A motion was made by Commissioner Chambers and Seconded by Commissioner Phillips to excuse those not present. By voice vote, the Commission members voted unanimously in favor of the motion, (7/0/2)

**Approval of Minutes:**

Commissioner Chambers made a motion to approve the November 14, 2023, minute summary as submitted. Commissioner Phillips provided a second to the motion. By voice vote, the Commission members voted unanimously in favor of the motion, (7/0/2).

**Planning Commission Hearing Items:**

- 1. Special Use 2023-35 a Special Use to allow a Type 2 Short-term Rental in an R1 Zone  
@ 27 Coronado Circle**

The applicant was present. Chairman Clifton called the item requesting the applicant come forward and address the Commission on the merits of the request. Patrick Bass stated he was representing the owner of 27 Coronado Circle for the Short-term rental request. He stated he would be happy to answer any questions of the Commission.

Chairman Clifton questioned if there was anyone in the audience wishing to speak for or against the

item. Chairman Clifton questioned if there were any questions or concerns of the Commissioners. There being none, Chairman Clifton called for a roll call vote -

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Absent</b>	<b>Phillips</b>	<b>Yes</b>	<b>Pierce</b>	<b>Yes</b>
<b>Wallace</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>	<b>Clifton</b>	<b>Yes</b>

**SU2023-35 was approved with (7) affirmative votes, (0) no votes and (2) absent.**

**2. Special Use 2023-42 a Special Use to allow a (new) Short-term Rental @ 1323 W 9<sup>th</sup> St**

The applicant was present. Chairman Clifton called the item requesting the applicant come forward and address the Commission on the merits of the request. Brian Wilson stated he was the owner and was requesting to be allowed a Short-term rental on his property. He stated he would be happy to answer any questions of the Commission.

Chairman Clifton questioned if there was anyone in the audience wishing to speak for or against the item. Chairman Clifton questioned if there were any questions or concerns of the Commissioners. There being none, Chairman Clifton called for a roll call vote -

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Absent</b>	<b>Phillips</b>	<b>Yes</b>	<b>Pierce</b>	<b>Yes</b>
<b>Wallace</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>	<b>Clifton</b>	<b>Yes</b>

**SU2023-42 was approved with (7) affirmative votes, (0) no votes and (2) absent.**

**3. Special Use 2023-43 a Special Use to allow an events center in a C3 zone @ 2657 Pike Ave**

Staff stated the applicant failed to notify the property owners as required by the Commission's By-laws. Chairman Clifton stated the item would be postponed until the Commission's January hearing to allow proper notice.

**4. Special Use 2023-44 a Special Use to allow a tattoo parlor in a C6 zone @ 112 Main St**

The applicant was present. Chairman Clifton called the item requesting the applicant come forward and address the Commission on the merits of the request. Mr. Joshua Chambers stated he was requesting a Special Use to allow a tattoo parlor at 112 Main Street. The Commission questioned if there was not already a tattoo parlor at this location. Staff stated this was correct

but the existing tattoo parlor was approved as a Special Use and since Special Use approvals were not transferable Mr. Chambers was required to secure a Special Use in his name to continue to operate the business.

Chairman Clifton questioned if there was anyone in the audience wishing to speak for or against the item. Chairman Clifton questioned if there were any questions or concerns of the Commissioners. There being none, Chairman Clifton called for a roll call vote -

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Absent</b>	<b>Phillips</b>	<b>Yes</b>	<b>Pierce</b>	<b>Yes</b>
<b>Wallace</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>	<b>Clifton</b>	<b>Yes</b>

**SU2023-44 was approved with (7) affirmative votes, (0) no votes and (2) absent.**

**5. Special Use 2023-45 a Special Use to allow an Adult Daycare Center @ 425 Parkdale St**

The applicant was present. Chairman Clifton called the item requesting the applicant come forward and address the Commission on the merits of the request. Mr. Julius Harris and Ms. Avis Winston addressed the Commission stating the request was to allow an adult daycare center at this location. Ms. Wilson stated the site was previously a child daycare center. She stated there would be improvements to the building to allow for the use for the adult daycare center.

Chairman Clifton questioned if the facility would be State sponsored, State funded and regulated by DHS. Mr. Harris stated the facility would be regulated by DHS. Commissioner Pierce questioned where the participants of the facility would come from. Ms. Winston stated the participants would be referred from family members, DHS referrals, hospitals would refer clients who could utilize services.

The Commission questioned how transportation would be provided. Ms. Winston stated from family members and the center would provide transportation. There was a question on the number of clients to be served and the number of staff. Ms. Winston stated 20 clients with one staff member to five participants.

Chairman Clifton questioned if there were any concerns from the audience.

Ms. Patricia Jackson stated she felt the service was good but opposed the placement within a residential neighborhood. She stated the neighborhood was just getting their street back to the feel of residential and the allowance of the daycare would bring traffic back into the neighborhood. She questioned the type of security the center would have, the number of clients to be served and if the clients would be institutional type clients.

Ms. Winston stated the facility would be more of an activity center for seniors. She stated the center would be a place for them to come to socialize, to participate in arts and crafts, to play board games. She stated the center was an activity center to provide the clients with activities during the day so they were not sitting home idly by. She stated the center would also be a place for a care giver to drop off their family member when the care giver needed to take a day off or when they needed to go shopping or had a doctor's appointment to allow the family member a place to stay while the care giver was engaged. She stated since the participants were elderly foot traffic and car traffic would not an issue.

Ms. Jackson question the number of vehicles. Ms. Winston stated there would be staff member cars and one van for transportation. She stated the drop off and pick up would be disbursed during the day.

Ms. Patricia Jackson stated with the previous daycare there were a number of break-ins both in the homes and in the building itself. She stated her reason for being so adamant was the neighborhood had a number of gang members coming down the street and the neighborhood was trying to keep it safe and controllable. She stated the question of security was would there be security cameras or a person and the question of activities was where would the activities take place.

Ms. Winston stated the building would have security cameras but at this time there would not be a security guard. She stated the activities would take place both inside and outside the building. She stated in the rear yard area there was a place for persons to sit outside during nice weather and there was an area for walking to allow the participants to exercise if they so choose. She stated the hours of operation were from 6 am to 6 pm Monday through Friday. She stated this would limit the traffic in the neighborhood to mainly daytime hours.

Commissioner Banks stated the site was previously a daycare. He stated the use had previously existed. He stated the concern was with the children of the previous daycare and did not feel with the current proposal this would be an issue. He stated in his opinion this was a better situation than allowing the building to sit boarded up. He stated this was a better use for the property than just sitting there.

Commissioner Chambers stated the activities proposed did not sound much different than activities provided in an assisted living facility. He stated it was better to have persons involved in activities than just sitting in their room eating, watching TV and going to sleep. He stated this was not healthy. He suggested the applicant's harden the building from break-ins on the sides and the rear of the building. He suggested the applicant provide security lighting on the building and work with the neighbors to ensure the lighting was not a nuisance. He stated the service was a needed service but had to accommodate the neighbors. He stated a building occupied was much

better than an empty building.

Chairman Clifton questioned if there was anyone additional in the audience wishing to speak for or against the item. Chairman Clifton questioned if there were any additional questions or concerns of the Commissioners. There being none, Chairman Clifton called for a roll call vote -

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Absent</b>	<b>Phillips</b>	<b>Yes</b>	<b>Pierce</b>	<b>Yes</b>
<b>Wallace</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>	<b>Clifton</b>	<b>Yes</b>

**SU2023-45 was approved with (7) affirmative votes, (0) no votes and (2) absent.**

**6. Special Use 2023-46 a Special Use to allow LaVada's Events Center @ 2005 Main St**

The applicant was present. Chairman Clifton called the item requesting the applicant come forward and address the Commission on the merits of the request. Mr. Ernie Alonzo was present representing the request. He stated the request was to reinstate the events center which had operated for a number of years at this location but was closed due to Covid and Ms. Alonzo's fathers failing health. He stated he would be happy to answer any question of the Commission or the audience.

Commissioner Chambers questioned the requirement of the parking agreement with the adjacent Church. Staff stated the applicant had provided a copy of the agreement to them prior to the hearing. Staff stated the agreement was signed by both the Alonzo's and the Church.

Chairman Clifton questioned if there was anyone in the audience wishing to speak for or against the item. Chairman Clifton questioned if there were any questions or concerns of the Commissioners. There being none, Chairman Clifton called for a roll call vote -

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Absent</b>	<b>Phillips</b>	<b>Yes</b>	<b>Pierce</b>	<b>Yes</b>
<b>Wallace</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>	<b>Clifton</b>	<b>Yes</b>

**SU2023-46 was approved with (7) affirmative votes, (0) no votes and (2) absent.**

**7. Rezone 2023-30 a rezoning from I2 to R1 to recognize an existing single family home @ 201 Mitcham Rd**

The applicant was present. Chairman Clifton called the item requesting the applicant come

forward and address the Commission on the merits of the request. Mr. Rhett and Ms. Hannah Melton addressed the Commission stating the request was to rezone the property from industrial to residential to allow the sale of their home. Mr. Melton stated there was an offer and acceptance on the home based on approval of the rezoning request. He stated he would be happy to answer any questions of the Commission.

Chairman Clifton questioned if there was anyone in the audience wishing to speak for or against the item. Chairman Clifton questioned if there were any questions or concerns of the Commissioners. There being none, Chairman Clifton called for a roll call vote -

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Absent</b>	<b>Phillips</b>	<b>Yes</b>	<b>Pierce</b>	<b>Yes</b>
<b>Wallace</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>	<b>Clifton</b>	<b>Yes</b>

**Rezone 2023-30 was approved with (7) affirmative votes, (0) no votes and (2) absent.**

**8. SD2023-70 WNLR Commercial Add Lot 5 Preliminary Plat and SPR located @ 12401  
 Maumelle Blvd**

The applicant was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

1. Engineering requirements on detention:
  - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention. *OR* Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
2. Engineering requirements before the plat will be signed:
  - a. Street improvements must be approved by City Engineer and accepted by City Council.
  - b. Show and label boundary of detention area as a drainage easement if applicable
3. Permit requirements/approvals submitted before a building permit will be issued:
  - a. A signed and recorded plat must be on file with the Planning Department.
  - b. Prior to construction, Owner’s Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
    - i. Proposed pipe material specifications.



- ii. Proposed trench and bedding details, materials and specifications.
  - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
  - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
  - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
  - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
  - h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
4. Meet the requirements of the City Engineer, including:
- a. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
  - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
5. Planning requirements before the plat will be signed:
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
  - b. Provide street trees or provide a bond.
  - c. Provide streetlights or provide a bond.
6. Meet the requirements of Community Planning, including:
- a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Provide dumpster location.

- c. Dumpster to have masonry screening on 3 sides and a solid gate enclosure.
  - d. No fence is to be located in front of the building.
  - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
7. Meet the requirements of the Master Street Plan, including:
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
  - b. Meet the requirements of the Maumelle Blvd Access Management Plan.
8. Meet the requirements of the Screening and Landscaping ordinance, including:
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
  - c. Provide a minimum of 7 street trees adjacent to the Maumelle Blvd right-of-way.
    - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
  - d. Provide a minimum of 8 parking lot trees/.
    - i. Trees shall be planted at one (1) tree per six (6) parking spaces.
    - ii. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
    - iii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
  - e. Provide plant material size and specie specifications on the plan.
    - i. Only trees and shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Trees shall be 2.5 inches in caliper at installation and shrubs shall be eighteen (18) inches in height at planting and be installed a maximum three (3) feet apart.
  - f. Note turf, groundcover, or mulch (species or type) on the development plan
    - i. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
  - g. Plant material shall be irrigated by an automatic underground irrigation system.
  - h. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
9. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
  - b. Provide sign location on site plan.
  - c. All signage must comply with the Maumelle Sign Overlay District.
10. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.
- 11. Meet the requirements of CAW.
- 12. Meet the requirements of NLR Wastewater, including:
  - a. Please add a 15' exclusive sanitary sewer easement for the existing 8" public sanitary sewer main that crosses the southern portion of the property. (Please see attached map)
  - b. Grease Interceptor with sampling manhole is required.
  - c. White Oak Connection Fee applies. Payment of the fee is required prior to connection to NLRW's collection system.
  - d. Please submit a full set of plans to NLRW for review and approval prior to construction.
- 13. Meet the requirements of Rock Region Metro.

Commissioner Wallace provided a second to the motion. By voice vote, the Commission voted unanimously for approval (7/0/2).

**Public Comments/Adjournment:**

Chairman Clifton called for public comment. There being no further business before the Commission, and on a motion by Commissioner Chambers and seconded by Commissioner Wallace, and by consent of all members present (7/0/2), the meeting was adjourned at 4:35 pm. The next regularly scheduled Commission meeting is to be held on Tuesday, January 9, 2024, at 4:00 pm in the City Council Chambers of City Hall, 300 Main Street, NLR, AR.

Respectfully Submitted:  
*Donna James, AICP*  
*Assistant Director of Planning*

**Item #1**

**SD2024-01 Richards Road Lot 15 Preliminary Plat @ Richards Rd and ABF Dr**

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- 1. Engineering requirements on detention:**
  - a. Stormwater detention plan will be required during Site Plan Review process.
- 2. Engineering requirements before the plat will be signed:**
  - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond if applicable
  - b. Provide half of the required right-of-way.
  - c. Street improvements must be approved by City Engineer and accepted by City Council.
- 3. Planning requirements before the plat will be signed:**
  - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 4. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
- 5. Meet the requirements of the Master Street Plan.**
- 6. Meet the requirements of the Screening and Landscaping ordinance.**
- 7. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
- 9. Meet the requirements of CAW.**
- 10. Meet the requirements of NLR Wastewater.**
- 11. Meet the requirements of Rock Region Metro.**



**Item #2**  
**Rezone RZ2024-01**

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**Request:** a Rezoning from I2 to RU, R1, R4 and R5 to allow the development of a mixed use residential subdivision and to amend the Land Use Plan from Light Industrial to Single Family

**Location of the Request:** located South of HWY 165, West of Cypress Crossing Subdivision

**Applicant:** Thomas Engineering, Thomas Pownall

**Owner:** Beau Talbot

**P.C. Background:** 1<sup>st</sup> time on the agenda

**Site Characteristics:** The site is an undeveloped field located on the bank of a waterway relief of the Arkansas River. There is a single family neighborhood located to the east of the site. To the north are office and commercial uses located along Highway 165.

**Master Street Plan.** HWY 165 is classified on the Master Street Plan as a Principal Arterial. There are no dedicated bikeways located in the area.

**Surrounding Zoning & Uses**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	I2	Undeveloped
South	NA	Arkansas River Relief
East	R2	Single Family
West	I2	Undeveloped

**Background:**

1. **Compatible with previous actions?** The Commission has approved rezonings similar to the request to allow the development of projects similar to the applicant's request.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be no effect on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no effect on the surrounding properties due to the request is to rezone the property to correspond with the use of the property, mixed housing types of residential homes.
6. **Is the site of adequate size for the development?** The applicant is proposing a preliminary plat as well as the rezoning to provide the future layout of the development proposal.
7. **Will this set a precedent for future rezoning?** The rezoning will not set precedent.

8. **Should a different zoning classification be requested?** No to allow a mixed use residential development as proposed the rezonings as requested are necessary.

**Summary:**

The applicant is seeking rezoning from I2 to RU, R1, R4 and R5 to allow the future development of a residential subdivision. The development is proposed to include single family, townhouse and multi-family housing. The development will include 11 residential lots developed with the RU zoning development criteria. 18-lots developed as townhomes under the R5 development criteria, 48 units of apartments developed under the R4 development criteria and 34 single family lots developed under the R1 zoning development criteria.

The development will be constructed with public and private streets. The plat indicates areas which will be developed with gated entrances. The development includes a boat ramp to be used by the residents of the development and will not be accessible non-subdivision residents.

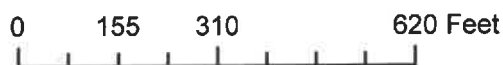
The request also includes an amendment to the Land Use Plan. The current land use indicates the property for Light Industrial. The request is to amend the plan to Single Family.

Staff is supportive of the rezoning and land use plan amendment requests.

# Rezone Case #2024-01



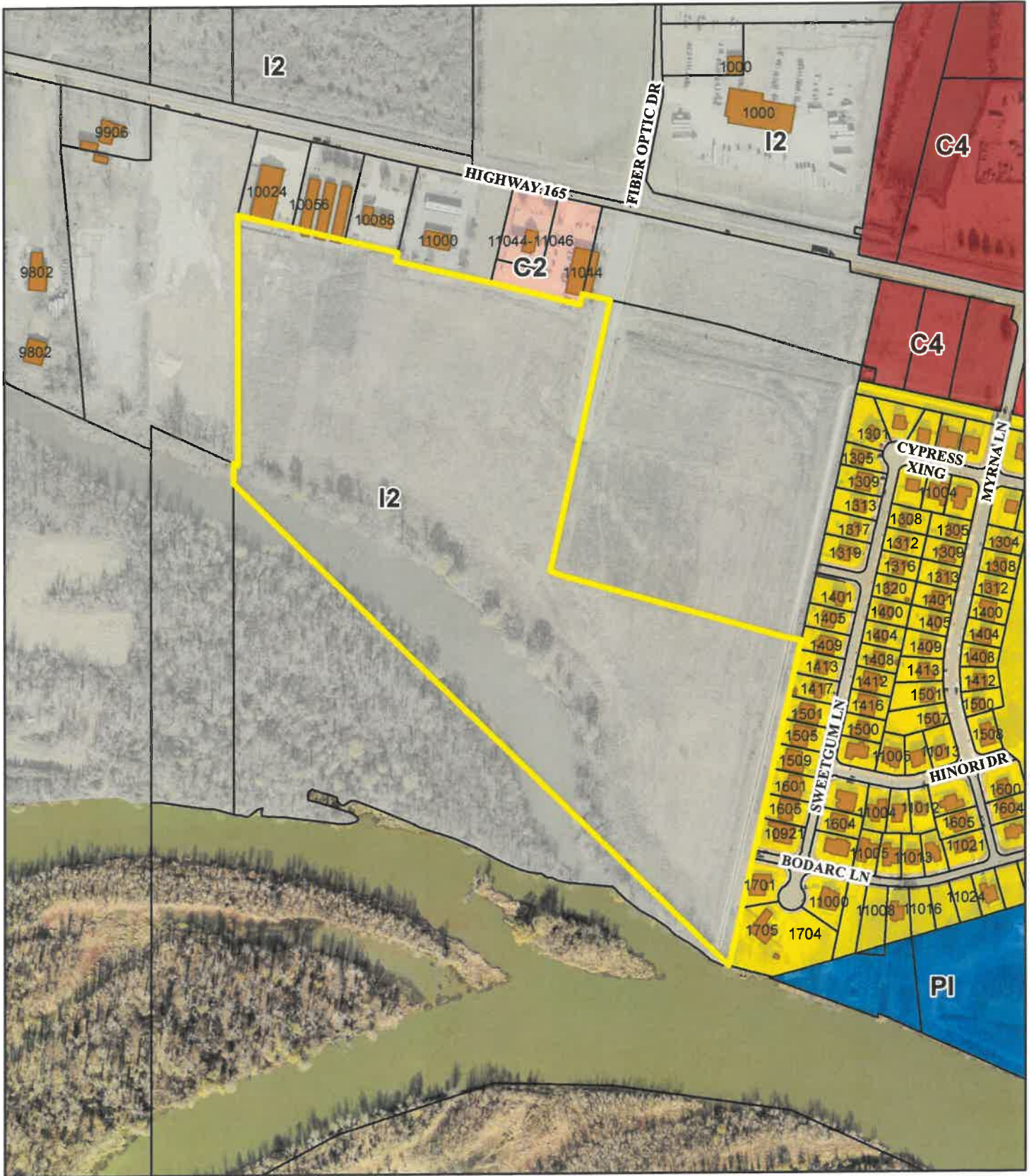
1 inch = 300 feet



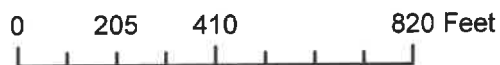
Date: 12/27/2023



# Rezone Case #2024-01

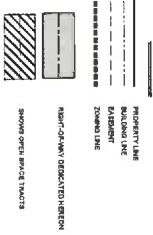


1 inch = 400 feet

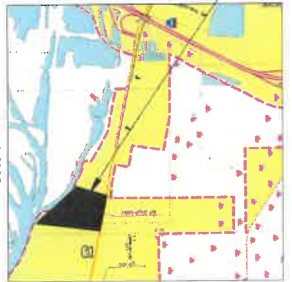


Date: 12/27/2023

**LEGEND**



**THIS SITE**



VICINITY MAP

**PRELIMINARY  
PLAT OF  
STILLWATER ADDITION  
LOTS 1 - 64  
TRACTS A, B, C, D, E, & F  
AND DEDICATION OF  
STILLWATER DRIVE, DRIVE 1, DRIVE 2, & DRIVE 3  
AND IN SECTIONS 11 & 12, TOWNSHIP 1 NORTH, RANGE 11  
WEST, CITY OF NORTH LITTLE ROCK,  
PULASKI COUNTY, ARKANSAS**

**GENERAL NOTES:**  
1. THE CITY OF NORTH LITTLE ROCK HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE CITY OF NORTH LITTLE ROCK PLAT ACT AND LOCAL ORDINANCES. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND.  
2. THE CITY OF NORTH LITTLE ROCK DOES NOT WARRANT THE ACCURACY OF THE INFORMATION ON WHICH THIS PLAT IS BASED.  
3. THE CITY OF NORTH LITTLE ROCK DOES NOT WARRANT THE LEGAL VALIDITY OF THE INFORMATION ON WHICH THIS PLAT IS BASED.  
4. THE CITY OF NORTH LITTLE ROCK DOES NOT WARRANT THE SUITABILITY OF THE INFORMATION ON WHICH THIS PLAT IS BASED.  
5. THE CITY OF NORTH LITTLE ROCK DOES NOT WARRANT THE COMPLETION OF THE PROJECT.  
6. THE CITY OF NORTH LITTLE ROCK DOES NOT WARRANT THE PROTECTION OF THE RIGHTS OF OTHERS.  
7. THE CITY OF NORTH LITTLE ROCK DOES NOT WARRANT THE PROTECTION OF THE RIGHTS OF THE STATE.  
8. THE CITY OF NORTH LITTLE ROCK DOES NOT WARRANT THE PROTECTION OF THE RIGHTS OF THE PEOPLE.  
9. THE CITY OF NORTH LITTLE ROCK DOES NOT WARRANT THE PROTECTION OF THE RIGHTS OF THE FUTURE GENERATIONS.  
10. THE CITY OF NORTH LITTLE ROCK DOES NOT WARRANT THE PROTECTION OF THE RIGHTS OF THE ENVIRONMENT.

TRACT	ACRES
TRACT A	10.1
TRACT B	10.1
TRACT C	10.1
TRACT D	10.1
TRACT E	10.1
TRACT F	10.1
<b>TOTAL</b>	<b>60.6</b>



THOMAS ENGINEERING COMPANY  
REGISTERED PROFESSIONAL ENGINEER  
PULASKI COUNTY, ARKANSAS  
No. 11664

### Item #3

## SD2024-02 Stillwater Add Preliminary Plat for development of a residential subdivision including Single Family, Multi-family and Townhouse

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### 1. Engineering requirements before the final plat/replat will be signed:

- a. \$500/acre for residential development instead of providing on-site detention. (OR) provide onsite detention as well as calculations showing detention is adequate.
- b. Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
- c. Provide 25' property line corner radius at cross streets.

### 2. Permit requirements/approvals submitted before construction can begin:

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
- c. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
  - i. Proposed pipe material specifications.
  - ii. Proposed trench and bedding details, materials and specifications.
- d. Provide CNLR Grading Permit application to City Engineer with grading plans.
- e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
- h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- i. Schedule preconstruction meeting with City Engineer. The contractor's on-site superintendent must be present.

### 3. Meet the requirements of the City Engineer, including:

- a. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

**Item #3**

**SD2024-02 Stillwater Add Preliminary Plat for development of a residential subdivision including Single Family, Multi-family and Townhouse**

Page 2 of 4

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**4. Planning requirements before the plat will be signed:**

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Pay for street signs.
- c. Provide street trees or provide a bond.
- d. Provide streetlights or provide a bond.
- e. Street names to be approved by Planning Staff.
- f. Provide 10' utility easements around property perimeter.

**5. Other Boards approvals required before applying for a building permit.**

- a. Provide approved City Council ordinance on rezoning property.

**6. Meet the requirements of Community Planning, including:**

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Provide dumpster location for multi-family portion of the development. Dumpster to have masonry screening on three sides.
- c. Trash pick-up on private streets to be arranged by property owners association.
- d. No fence is to be within a front building line.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.

**7. Meet the requirements of the Master Street Plan, including:**

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.

**8. Meet the requirements of the Screening and Landscaping ordinance, including:**

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
- c. Provide a buffer/screening adjacent to the dissimilar land use to the north and west as defined by Section 7.2.4: Buffers between Dissimilar Uses.
  - i. The development of the RU, R4, R5, or R2 adjacent to C2 or 12 zoned properties requires a full screen as defined by Section 7.3.1. Class Full Screens.
  - ii. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
  - iii. Trees from Section 7.5, Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
  - iv. A minimum of 54 trees will be required adjacent to the north property lines and a minimum of 36 trees will be required adjacent to the west property line.
  - v. An eight (8) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. The opaque screen must be opaque in all seasons.
  - vi. R4 is separated by an access easement adjacent to the RU property will we require the Half Screen.
  - vii. R5 is separated by an access easement adjacent to the R2 property will require the Thin

**Item #3**

**SD2024-02 Stillwater Add Preliminary Plat for development of a residential subdivision including Single Family, Multi-family and Townhouse**

Page 3 of 4

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**Screen.**

- viii. Street trees are required along the interior drives and Stillwater Drive.
- d. Provide a minimum of 15 parking lot trees for the apartment complex parking. Trees shall be planted at one (1) tree per six (6) parking spaces. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
- e. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
  - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
  - ii. Note turf, groundcover, or mulch (species or type) on the development plan
  - iii. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
- f. Plant material shall be irrigated by an automatic underground irrigation system.
- g. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
- h. Provide plant material legend graphically indicating the different plant materials. Provide plant material list and specifications indicating minimum plant material size at installation.

**9. Meet the following requirements concerning signage:**

- a. All signs require a permit and separate review.

**10. Meet the requirements of the Fire Marshal, including:**

- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
  - i. Where there are houses, fire hydrants shall have an average spacing of 500 feet along the road. The maximum distance from any point on a street frontage to a hydrant shall be 250 feet. (Volume 1 Appendix C Table C102.1)
  - ii. Where hydrants are not needed for the protection of structures they shall be provided at spacing not to exceed 1000 feet. (Volume 1 Appendix C Table C102.1c)
  - iii. In a one or two family residential development, where the number of one or two family dwelling units exceeds 30 there shall be two separate, fire apparatus access roads, or all dwelling units shall be equipped throughout with an approved automatic sprinkler system. These roads shall be sufficiently remote from each other. Townhouse dwelling units will be included in this count. (Volume 1 Appendix D107)
  - iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
  - v. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
- b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)

**11. Meet the requirements of CAW.**

**Item #3**

**SD2024-02 Stillwater Add Preliminary Plat for development of a residential subdivision including Single Family, Multi-family and Townhouse**

Page 4 of 4

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**12. Meet the requirements of NLR Wastewater, including:**

- a. Public sanitary sewer main extension is required to serve the property. Please make formal submittal of plan to provide sewer service to the development.
- b. Please provide flow projections for the proposed development. NLRW will analyze projected flow and determine whether sewer improvements will be needed to the receiving sewer system.
- c. Connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.

**13. Meet the requirements of Rock Region Metro.**



**Item #4****SD2024-03 UP Railroad Lot 1 Preliminary Plat and SPR for a wastewater treatment facility**

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- 1. Engineering requirements on detention:**
  - a. Stormwater detention plan previously approved by City Engineer.
- 2. Engineering requirements before the plat will be signed:**
  - a. Show and label boundary of detention area as a drainage easement if applicable.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. A signed and recorded plat must be on file with the Planning Department.
  - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
    - i. Proposed pipe material specifications.
    - ii. Proposed trench and bedding details, materials and specifications.
  - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
  - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
  - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
  - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
  - h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 4. Meet the requirements of the City Engineer, including:**
  - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
  - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
  - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.



**Item #4**

**SD2024-03 UP Railroad Lot 1 Preliminary Plat and SPR for a wastewater treatment facility**

2 | Page

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**5. Planning requirements before the plat will be signed:**

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.

**6. Meet the requirements of Community Planning, including:**

- a. Provide the standard requirements of Zoning and Development Regulations.

**7. Meet the requirements of the Master Street Plan.**

**8. Meet the requirements of the Screening and Landscaping ordinance.**

**9. Meet the following requirements concerning signage:**

- a. All signs require a permit and separate review.

**10. Meet the requirements of the Fire Marshal, including:**

- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
  - i. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
  - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
  - iii. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
  - iv. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
  - v. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
- b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)

**11. Meet the requirements of CAW.**

**12. Meet the requirements of NLR Wastewater, including:**

- a. Please make a full and complete submittal to NLRW for any modifications or additions to the sanitary sewer collection system or treatment process for review and approval prior to construction.
- b. Union Pacific is a permitted customer, and any changes that may affect the conditions or parameters of the permit shall be reviewed by NLRW.

**13. Meet the requirements of Rock Region Metro.**

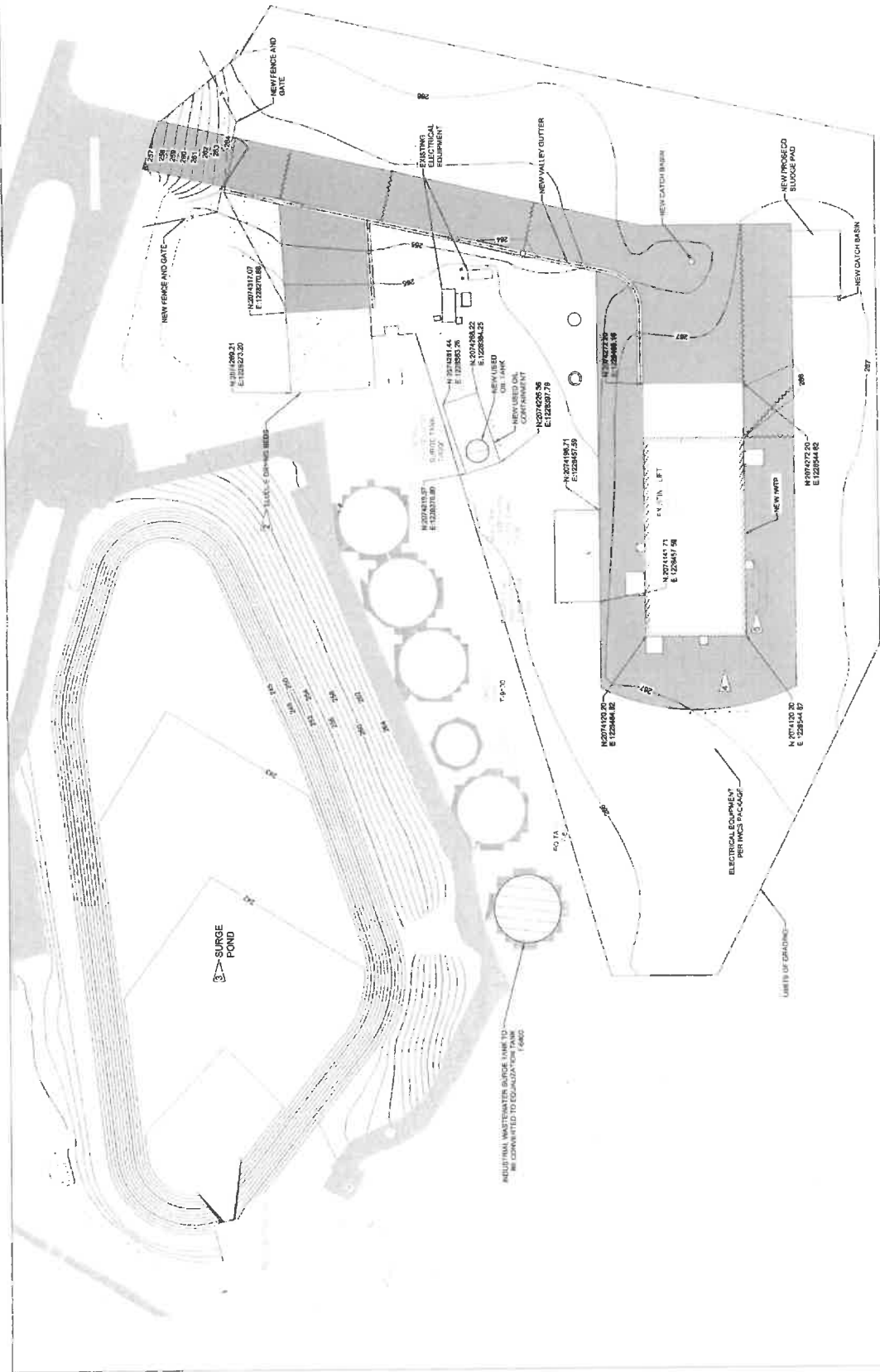


**GENERAL NOTES**

- THIS SHEET IS FOR GENERAL LOCATION AND SITE WIDE CONSTRUCTION DETAILS AND ANY SYSTEM COMPONENT LOCATIONS SEE SPECIFIC SHEETS. FOR EXPANDING DETAILS SEE SHEET C-302.
- SEE STRUCTURAL DRAWINGS FOR BUILDING DETAILS.
- WATER MAINS AND SANITARY SEWERS SHALL BE PRACTICALLY AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM 18" CLEARANCE SHALL BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWER MUST BE PLACED BELOW AND AT LEAST 18-INCHES ABOVE THE TOP OF THE SEWER LINE. IF THIS DISTANCE MUST BE MAINTAINED IN WATER TIGHT ENCASUREMENT, THE ENCASUREMENT SHALL EXTEND AT LEAST 15 FEET EITHER SIDE OF THE CROSSING, WHERE A WATER LINE MUST UNAVOIDABLY CROSS OVER A SEWER LINE. AT LEAST 18-INCHES SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDS OF THE PRECEDING ENCASUREMENT REQUIREMENT.

**CONSTRUCTION NOTES**

- NOTE REMOVED PER ADDENDUM #1
- REPLACE SLUDGE DRYING BEDS
- POND TO BE REGRADED, LINED AND CAPACITY TO BE 10' X 20' LONG C-304
- PARKING SPACE STRIPING PER ARKANSAS DOT SPECIFICATIONS. SPACES TO BE 10' WIDE X 20' LONG TYP. OF 61.
- 8' X 20' ACCESSIBLE PARKING SPACE PER ARKANSAS DOT SPECIFICATIONS AND WHEELCHAIR SYMBOL PER ARKANSAS DOT SPECIFICATIONS. APPROVED ACCESSIBLE PARKING SIGN TO EXTERIOR OF BUILDING.



PROPOSED OVERALL SITE PLAN  
SCALE: 1" = 30'



**BUILDING AMERICA**  
 Office of Architecture, Vision, and Leadership  
 Field & Environmental Mgmt.  
 NORTH LITTLE ROCK YARD  
 1101 W. BROADWAY ST., NORTH LITTLE ROCK, AR 72114  
 INDUSTRIAL WASTEWATER TREATMENT PLANT IMPROVEMENTS  
 PROJECT NO. 2021-0022  
 SHEET NO. C-301



CALL BEFORE YOU DIG  
**1-800-338-8193**  
 CALL BEFORE YOU DIG  
 ARKMOBILE.COM

IF THIS BAR DOESN'T MEASURE 1" THEN THIS DRAWING IS NOT TO SCALE

**ISSUED FOR CONSTRUCTION**

**ARCADIS**  
 ARCADIS U.S., INC.  
 409 E COEUR D'ALENE AVE, SUITE 3  
 COEUR D'ALENE, ID 83814

NO.	DATE	REVISIONS
1	11/14/22	ISSUED FOR CONSTRUCTION
2	11/14/22	ADDENDUM #1

**Item # 5**  
**Special Use # SU2024-01**

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**Request:** a Special Use to allow a daycare center in an R5 zone

**Location of the Request:** 1821 Edmonds Street, NLR, AR

**Applicant:** Iesha Green

**Owner:** New Hope Baptist Church

**P.C. Background:** 1<sup>st</sup> time on the agenda for this request. A Special Use to allow a daycare center was approved by City Council on December 23, 2019. Since Special Use approvals are not transferable the applicant is seeking to allow a Special Use to allow her to operate a daycare at this site.

**Site Characteristics:** Site consists of a large church building, two parking lots, and a drive through area for drop off & pick up.

**Master Street Plan:** Edmonds and E 19<sup>th</sup> Streets are classified as a local street on the Master Street Plan.

**Surrounding Zoning and Uses**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	PI	Glenview Elementary
South	Cons & R4	Undeveloped
East	I2	Residential
West	R3	Residential

**Background:**

1. **Compatible with previous actions?** Daycare centers have been approved in church facilities in the past.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no impact on the surround properties with the approval of the Special Use.
6. **Is the site of adequate size for the development?** The site is adequate for the proposed use of a daycare.
7. **Will this set a precedent for future rezoning?** The request is a Special Use to allow a daycare. The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No, since the primary use of the property is a church a Special Use for the daycare is appropriate.

**Item # 5**

**Special Use # SU2024-01**

Page 2 of 2

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**Summary:** The applicant is requesting a special use request for a daycare in an R-5 zone. The primary use of the building is a church. There is sufficient parking and a safe drop off/ pick up area. The playground is proposed to the rear of the building that's near Edmonds St. The playground fence must be installed prior to the issuance of the zoning certificate for the business license. The applicant met with the Design Review Committee.

Staff is supportive of the applicant's request.

**Design Review Committee and Design Review Committee Recommendation:** The applicant met with the Design Review Committee on December 20, 2023. The Committee recommended approval with conditions.

**Conditions to Consider:**

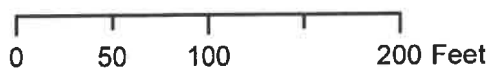
1. Hours of operation are from 6 am to 7 pm Monday through Friday.
2. Meet the minimum requirements of DHS for the number of children to be served and provide the required child to staff ratio as required by DHS.
3. Meet DHS requirement for recreational activities.
4. Playground area shall have direct accessed from the building to the fenced playground area.
5. Playground areas shall have emergency exit away from the building and must meet all applicable building and fire regulations.
6. Playground fence shall be an opaque 6' solid wood fence around the playground area and must be installed to secure a zoning certificate for the business license.
7. Applicant shall meet all applicable Federal, State, County, and City requirements.
8. Playground shall meet DHS and City of NLR requirements for playground surfaces and equipment.
9. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a Level 3 or Level 4 registered sex offender resides within 2,000 feet of the proposed site for the daycare center / home daycare facility.
10. Business license to be issued after Planning Staff confirmation of requirements.
11. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

# Special Use #2024-01



**Ortho Map**

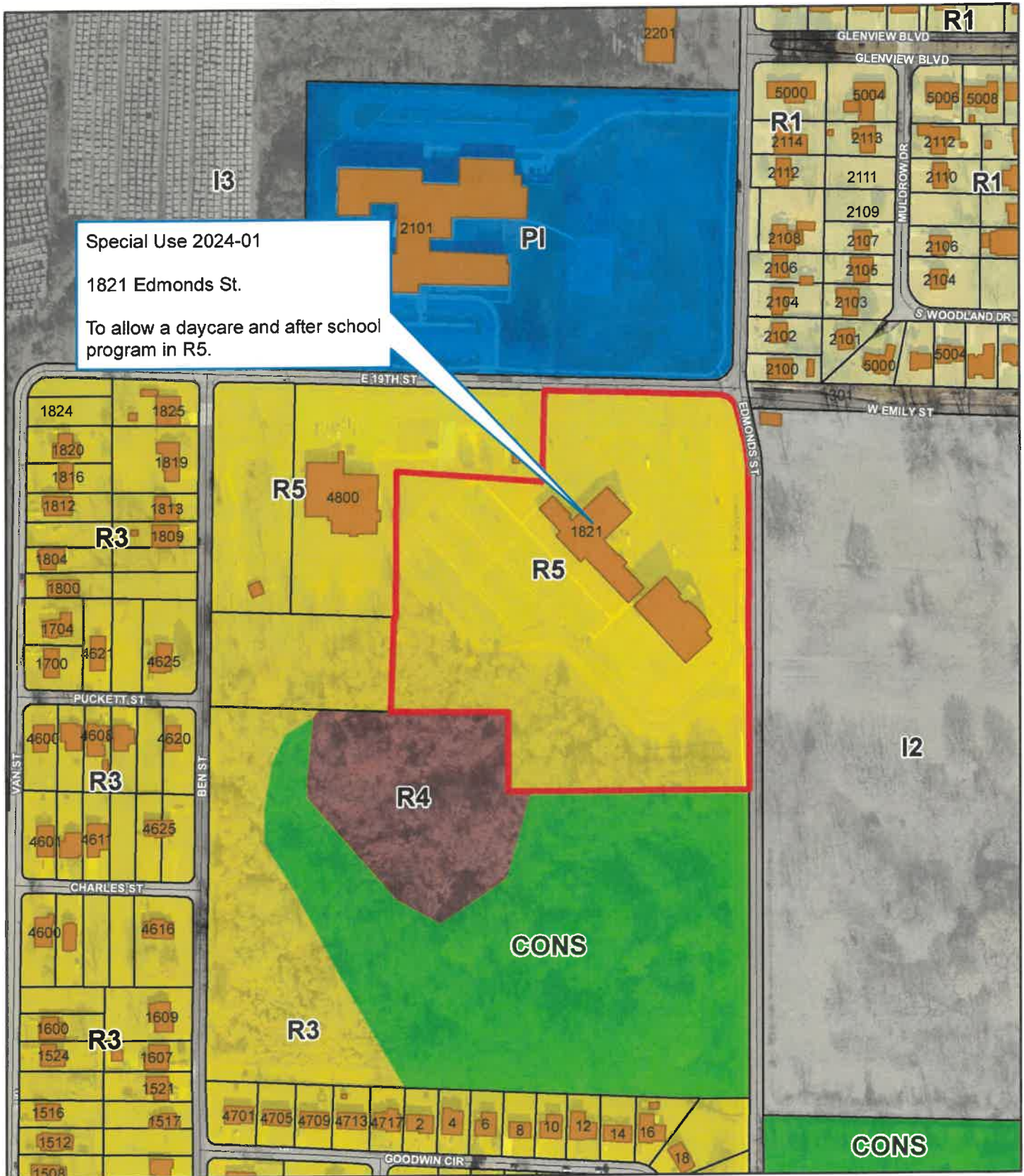
1 inch = 100 feet



Date: 12/27/2023

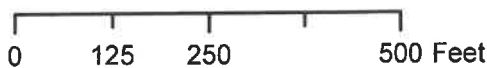
Not an actual survey

# Special Use #2024-01



Zoning Map

1 inch = 250 feet



Date: 12/27/2023

Not an actual survey

**To:** City of North Little Rock

**Subject:** Request for Establishment of Childcare Facility – Sankofa Learning Academy

I am writing to formally request approval to establish a daycare facility in the Glenview neighborhood of North Little, catering to the developmental needs of children ages 3-5 years and providing an after-school program for K-8 students.

Our program director, Iesha Green, holds a Bachelor's in Child Psychology, Sociology, and History as well as a Master of Arts in Teaching and a Master's in Educational Equity and brings over 12 years of experience in Pre-K through 12th grade education.

**Program Overview:**

1. **Preschool** (serving children 3-5 years old)

- *Student Capacity:* determined by DHS (approximately 1,575 sq ft. )
- *Daily Operation Hours:* Monday - Friday, 7 am - 6 pm

2. **After School Program** (K-8):

- *Student Capacity:* determined by DHS (approximately 3,000) sq ft.
- *Daily Operation Hours:* Monday - Friday, 3pm - 7 pm

3. **Mother's Day Out** (K-8):

- Monthly, Saturdays- varied hours

*\* In the future, we desire to add infants and toddlers (6 weeks old to 3 years old) to our program.\**

We understand the importance of safety, and to ensure our student's well-being, we will install a secure 60-foot wooden fence around the facility to enclose our playground.

There is a great need for a childcare facility in this area. Our daycare will be a valuable addition to our community, providing a supportive environment for children's growth and development. We assure you that all operations will adhere to the highest standards, and we are committed to working closely with the community to address any concerns.

Thank you for considering our proposal. We look forward to the opportunity to contribute positively to our city.

Sincerely,  
Iesha Green  
ieshagreen6@gmail.com  
(501) 909-0064



Edmonds St



Fencing

Fencing

Play Ground

Fencing

House of Hope

CDC

Parking

Wheel Chair

Assistable  
Pull under  
for pick up  
Drop off

Chair

Wheel

Parking

Parking

Parking

Edmonds St

Edmonds St

Parking



**Item #6**  
**RZ2024-02**

**Request:** a rezoning from R3 to R4 to recognize two existing duplexes on a single lot

**Location of the Request:** 520 and 524 W 14<sup>th</sup> St, NLR, AR

**Applicant/Owner:** Rock City Houses LLC

**P.C. Background:** 1<sup>st</sup> time on the agenda

**Site Characteristics:** The site contains 2 recently constructed duplex units currently located on individual platted lots. The Missouri Pacific Railroad is located to the west of this site and an asphalt paving contractor is located to the south of the site. There are a number of vacant lots located in the neighborhood. West 14<sup>th</sup> Street is a narrow street with no curb and gutter or sidewalk in place.

**Master Street Plan.** W 14<sup>th</sup> Street is indicated as a local residential street on the Master Street Plan.

**Surrounding Zoning & Uses**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	R3, Two-family	Single Family
South	R3, Two-family	Arkansas Asphalt Paving
East	R3, Two-family	Single Family
West	I1, Industrial Park District	Missouri Pacific Railroad Co.

**Background:**

1. **Compatible with previous actions?** The Commission has recommended the Council approve rezonings to allow multiple units on a single lot.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be no effect on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no effect on the surrounding properties due to the request is to rezone the property to recognize the existing duplex units.
6. **Is the site of adequate size for the development?** The site is a developed site with two duplex units located on individual lots. The applicant is seeking to replat the lots into a single lot upon approval of the rezoning.
7. **Will this set a precedent for future rezoning?** No.

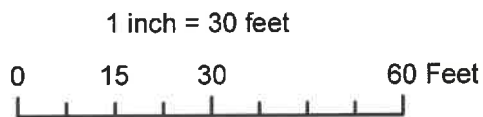
8. **Should a different zoning classification be requested?** No, to allow multiple units on a single lot requires a rezoning as proposed by the applicant.

**Summary:**

The applicant is seeking to rezone the property to R4 to allow the two existing lots to be replatted into a single lot allowing four units on a single parcel of land. The applicant indicates there is an issue with connecting one of the buildings to the city wastewater collection lines as the lots are currently platted. To allow sewer access the service line would have to run across the other platted lot. NLR Wastewater does not allow this to occur meaning service lines can not cross another property to access the main sewer line. With the rezoning and ultimately the replatting this allows the units to be located on a single lot allowing the building to have to sewer service.

Staff is supportive of the applicant's request.

# Rezone Case #2024-02



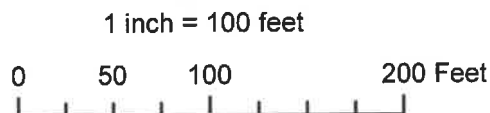
Date: 12/27/2023

# Rezone Case #2024-02

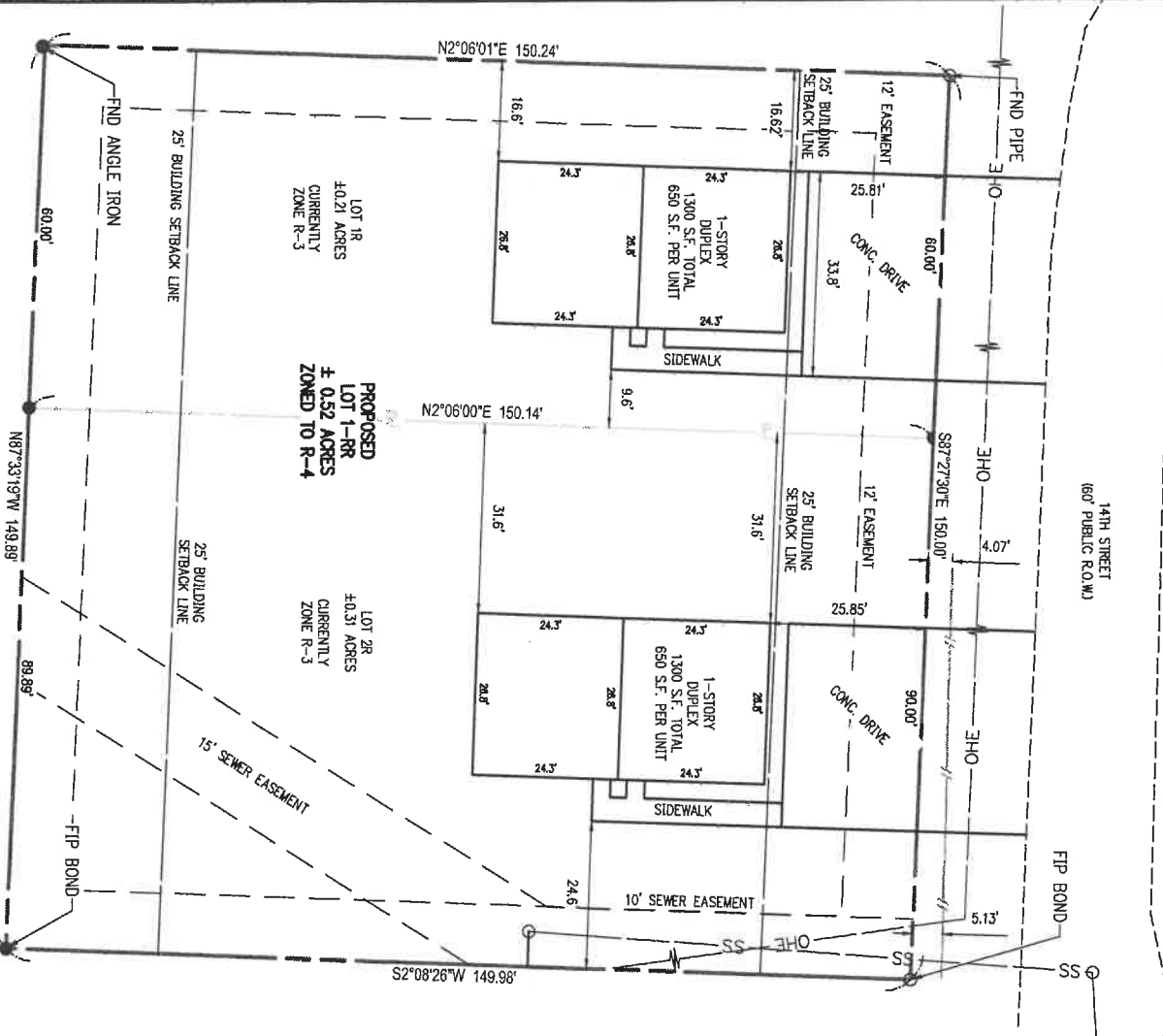
Rezone #2024-02

520, 524 W. 14th St.

To rezone from R3 to R4 to recognize two existing duplexes on a single lot.



Date: 12/27/2023



GRAPHIC SCALE IN FEET  
 20' 0 20'

**BASIS OF BEARINGS**

STATE PLANE COORDINATES  
 ARKANSAS NORTH ZONE, NAD 1983  
 U.S. SURVEY FOOT  
 BEARING GRID  
 DISTANCE: GROUND  
 SCALE FACTOR: 1.0000036754680  
 CONVERGENCE ANGLE: -0° 09' 31.15529827"  
 \*VALUES TAKEN AT THE N.E.C. OF SURVEY\*

**DRAWING LEGEND**

- PROPERTY LINE ———
- EXISTING EASEMENTS ———
- BUILDING SETBACKS ———
- PROPOSED BUILDINGS ———
- EXISTING ASPHALT ———
- EXISTING CONCRETE ———
- EXISTING RIGHT-OF-WAY ———
- OVERHEAD ELECTRIC ——— OHE ———
- SANITARY SEWER ——— SS ———
- SET 1/2" REBAR WITH CAP, LS #1755
- FOUND IRON PIN (AS NOTED)
- CALCULATED POINT

**LEGAL DESCRIPTION**

LOTS 1R AND 2R OF NORTH ARGENTA, AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, RECORDS OF THE CIRCUIT CLERK'S OFFICE.

**FLOOD ZONE NOTE**

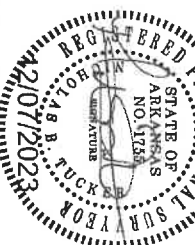
BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 0511903044G, DATED JULY 06, 2015, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

**SURVEY CERTIFICATION**

FOR THE USE AND BENEFIT OF MIDARK HOUSES LLC:  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 01/06/2023.

DATE OF PLAT OR MAP: 12/07/2023

*Nicholas Tucker*  
 NICHOLAS TUCKER, LS #1755



STATE PLAT CODE: PLATTED SUBDIVISION



REPLAT - BOUNDARY SURVEY  
 LOTS 1R AND 2R TO LOT 1-RR  
 NORTH ARGENTA  
 520/524 14TH STREET

PREPARED FOR:  
 MIDARK HOUSES LLC

NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS



P.O. Box 1021  
 Cabot, Arkansas 72023  
 phone: 501.269.7136  
 www.tuckersurveying.com

DELTA	DESCRIPTION	DATE

PROJECT NO: 2300026  
 DRAWN BY: B. REBER  
 APPROVED BY: N. TUCKER  
 SHEET NO: 1 OF 1

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**Item #7**  
**Special Use 2023-43**

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**Request:** a Special Use to allow an events center in a C3 zone

**Location of the Request:** @ 2657 Pike Ave, NLR, AR

**Applicant:** Albino Gutierrez

**Owner:** Pike Plaza Shopping Center LLC

**P.C. Background:** 1<sup>st</sup> time on the agenda

**Site Characteristics:** The site is the Pike Plaza Shopping Center. There are a number of businesses located within the shopping center. There is also a large number of vacant spaces.

**Master Street Plan:** Pike Avenue is classified on the Master Street Plan as a principal arterial. W Pershing Blvd is classified as a collector street classification. There is a bike route located along Parker Street and West Pershing Blvd. A proposed bike lane is indicated along MacArthur Drive.

**Surrounding Zoning and Uses**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	R2	Single Family
South	C3	Single Family
East	C3	Warehouse under construction
West	C3	Undeveloped Property

**Background:**

1. **Compatible with previous actions?** Event Center applications require approval of a Special Use within any zoning district.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal impact on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The approval could have a stabilizing effect on the surrounding property by bringing new life into the shopping center. Care must be taken to not impact the adjacent single family homes located to the north and south of this site.
6. **Is the site of adequate size for the development?** The site is a developed site containing buildings and paved parking.
7. **Will this set a precedent for future rezoning?** No, the allowance of an events center requires review and approval of a Special Use.

8. **Should a different zoning classification be requested?** Events centers are not allowed by right in any zoning district within the City of North Little Rock. A Special Use is appropriate for an events center within a C3 zoning district.

**Summary:** The applicant is seeking approval of a Special Use to allow this lease space to be utilized as an events center. The applicant states neither in Little Rock nor North Little Rock is there a place serving the Latino Community. The applicant's intent is to serve the Latino Community with activities typical for their culture for all ages.

The applicant states the proposal includes an indoor flea market on Saturday and Sundays. Secondly, there will be events focused on providing activities for children, which he states is lacking in the area. The children events planned include indoor sports activities along with other child friendly activities to engage the area youth.

In addition, the events center is proposed as a place in North Little Rock for Latino adults to gather and a place to host concerts, weddings, family gatherings, birthday celebrations, dancing, and other family oriented activities. The applicant states *El Patron* proposes this project as a place in North Little Rock to hold these activities and events.

The applicant states the shopping center is a large space with ample parking to serve the events center and the other retail spaces located in the shopping center. The applicant states he wants to provide a positive business for the community and the City of North Little Rock. He states this project is one of many projects planned within the City. The applicant states the intent is to demonstrate to the community that projects can be completed in conjunction with private and public participation.

The hours of operation are proposed from 7 am to 2 am Friday and Saturday and from 7 am to 11 pm Sunday through Thursday. All activities will take place within the building with no outdoor activities proposed for the site. There will be security provided for events, which take place serving alcohol. The applicant must meet the requirements of the Fire Marshall's office with regard to occupancy capacity for the events center.

**Conditions to Consider:**

1. The applicant must provide written approval from the Fire Marshall's office along with an inspection report prior to the issuance of a Zoning Certificate for a Business License for the events center
2. All change in occupancy type/use shall conform to applicable building and fire regulations
3. The hours of operation are limited to 7 am to 2 am Friday and Saturday and from 7 am to 11 pm Sunday through Thursday
4. Provide licensed security for/at events serving alcohol
5. Provide (1) on-site parking space per (5) occupants per occupancy load
6. Applicant shall meet all applicable Federal, State, County, and City requirements
7. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter



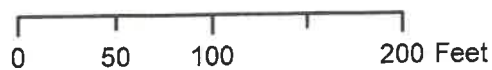
8. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes
9. Business license to be issued after Planning Staff confirmation of requirements

# Special Use #2023-43



OrthoMap

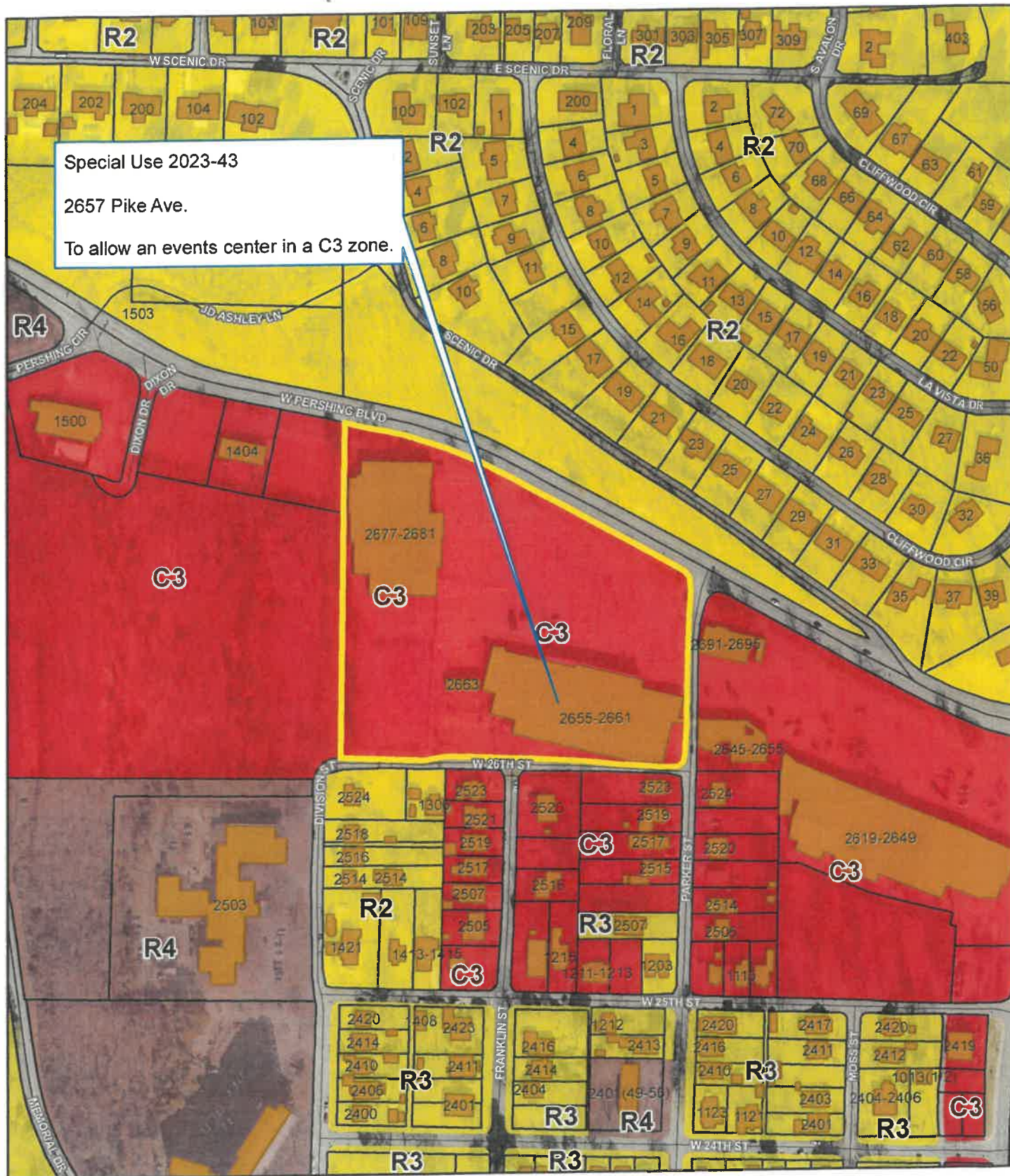
1 inch = 100 feet



Date: 11/6/2023

Not an actual survey

# Special Use #2023-43

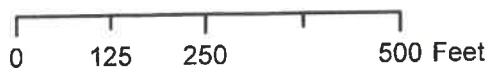


Special Use 2023-43  
2657 Pike Ave.  
To allow an events center in a C3 zone.



Zoning Map

1 inch = 250 feet

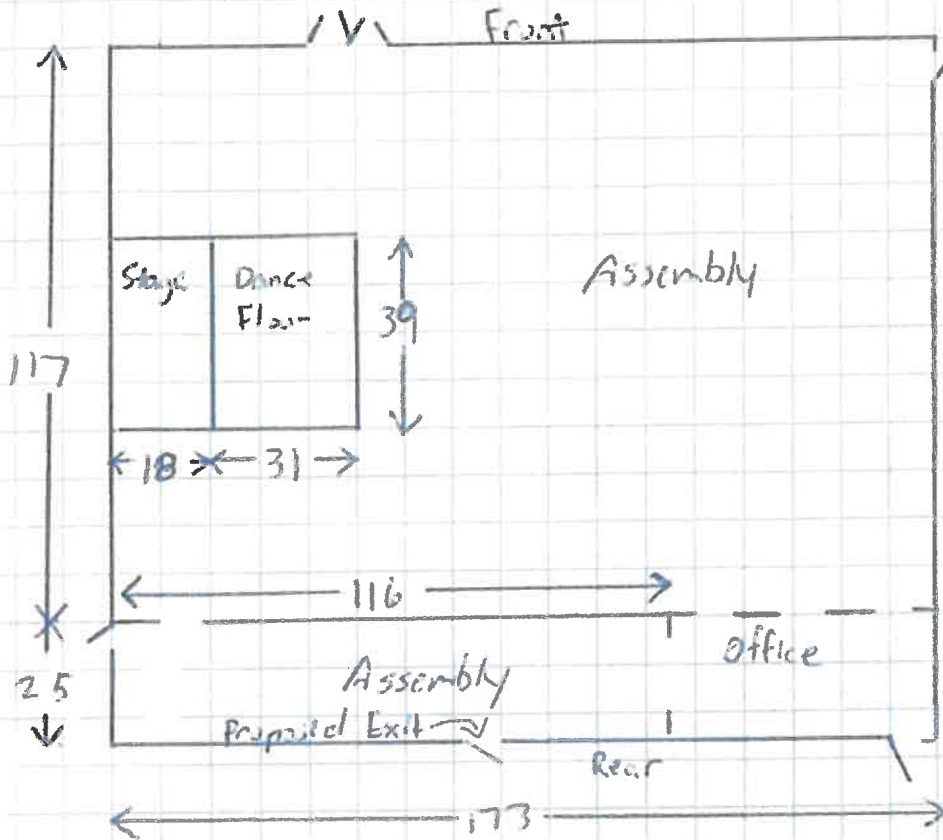


Date: 11/6/2023

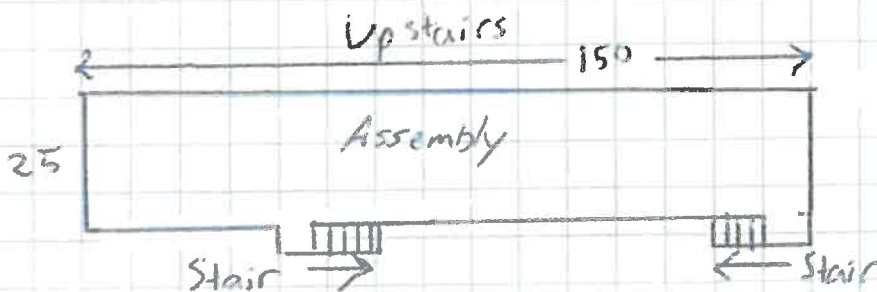
Not an actual survey

This letter explains why the intention is to create an event center. In neither Little Rock nor Nor Little Rock is there a place with a plan to do something that serves the community, for example, an indoor flea market on Saturdays and Sundays. second fun for children they plan to do some indoor sports this would be one of the places in Nor Little Rock fun for older adults there is neither in Little Rock nor in Nor Little Rock for Latinos among them a place to do concerts for Latinos in general for Es That is why El Patron is proud to present a project here in Nor Little Rock to hold these events, a large place and good parking where everyone is happy to bring one of these places to this city, it will generate taxes for this city and in the future . . do regulated concerts so that everyone wins we want to plan positive things for this city doing businesses that can work if you don't allow it we will start working on the projects that we want to do and this is one of the first projects in this city of Nor Little Rock therefore We will begin by making a Civic Center called Centro Civico El Patrón to demonstrate that projects can be done in conjunction with those in charge of carrying out this in the city of Nor Little Rock. If you have any questions, whoever reads this letter, we are at your service and in advance. I inform you that I want all your support because I do not want to violate the law anywhere I want to do everything according to the law because I do not want surprises from anywhere that is why I ask for your support and guide me for a good way to do lasting business thank you

# 2657 Pike



- Not to scale
- Measurement are not exact
- Building is fire sprinklered



Exit capacity  
 • 4 existing exits  
 246 inches allows  
 1640 occupants

• Adding a double door exit 72 inches wide will allow the full occupancy load of 1964

## occupants by floor space

- Dance floor - 242 occupants
- Front assembly area - 1267 occupants
- Back assembly area - 194 occupants
- Upstairs assembly area - 250 occupants
- Office area - 10 occupants
- Total occupants - 1964**