

North Little Rock Planning Commission
February 11, 2025 - Agenda / Public Hearing 4:00 PM
City Council Chambers – 300 Main Street, NLR, AR 72114

Call to Order

- Roll Call
- Reminder to speak into the microphone

Administrative:

The following Items have been withdrawn and will not be discussed by the Planning Commission – any discussion of the request will require the filing of a new application by the applicant

1. SU2024-19 a Special Use to allow a processing facility in an I2 zoning district @ 1600 Gregory Street
2. SD2024-80 1600 Gregory Street SPR @ 1600 Gregory St

Approval of Minutes: ▪ January 14, 2025

Planning Commission Hearing Items:

3. RZ2025-01 a Rezoning from I2 o RU to allow development of a single family subdivision located east of Kim Dr and adjacent to Country Club of AR Phases 25 A & 25C
4. SD2025-09 Cypress Bend Phase 3 & 4 Preliminary Plat located East of Kim Drive adjacent to Country Club of Arkansas Phase 25-A & Phase 25-C
5. RZ2025-02 a Rezoning from R1 to R4 to allow construction of 4 duplex units on a single lot @ 5524 Camp Robinson Rd
6. SD2025-10 McCall Addition Replat and SPR @ 5524 Camp Robinson Rd
7. SD2025-11 Galloway Industrial Park Lot 2 Revised SPR @ 2901 Harris Rd
8. SD2025-12 Lot 1 of the Revised Plat of Munford Replat of Lot A of WFT Add to the City of North Little Rock @ 5500 MacArthur Dr
9. SD2025-14 Original City of Argenta Lots 4A 5A, 6A & 6B Blk 19 Replat @ 210 E Broadway St
10. CU2025-02 a Conditional Use to allow a photography studio as an allowable use in a C1 Zoning District @ 5101 N Locust St
11. SU2024-21 a Special Use to allow a pawn shop in a C3 zoning district @ 2301 E Broadway
12. SU2025-03 a Special Use to allow 3 shipping containers to serve as storage modules in a C4 Zoning District @ 110 N Redwood St
13. SU2025-04 A Special Use to allow outdoor storage of boats, vehicles, campers and RV's in a C3 Zoning District @ 4609 Camp Robinson Rd

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
January 14, 2025**

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, Chairman
Steve White, Vice-Chair
Emanuel Banks
Vandy Belasco
Don Chambers
Edward Wallace

Members Absent:

Charlie Foster
Junior Phillips
Renee Pierce

Staff Present:

Amy Fields, City Attorney
Shawn Spencer, Director of Planning
Donna James, Assistant Director of Planning

Commissioner Chambers made a motion to excuse those not present. A seconded was provided by Commissioner Wallace. By voice vote all members voted in favor of the motion, (6/0/3).

Approval of Minutes:

Commissioner Chambers made a motion to approve the December 10, 2024, minute summary as submitted. Commissioner Wallace provided a second to the motion. By voice vote, the Commission members voted unanimously in favor of the motion, (6/0/3).

Administrative:

Chairman Clifton informed those present the following item would not be considered by the Commission and would be postponed to a later hearing date by the request of the applicant: SU2024-19 a Special Use to allow a processing facility in an I2 zoning district @ 1600 Gregory Street – Postponed, SD2024-80 1600 Gregory Street SPR @ 1600 Gregory St – Postponed, SD2025-04 Clendennin's Add Lots 1R – 5R Block 2 Replat @ 201 W 4th Street – Withdrawn, SU2025-01 a Special Use to allow an events center in a C6 zoning district @ 201 W 4th Street – Withdrawn, SU2024-21 a Special Use to allow a pawn shop in a C3 zoning district @ 2301 E Broadway - Postponed

Planning Commission Hearing Items – Development Review Committee & Public Hearings:

SD2025-01 Northshore Business Park Add Lot 8 SPR for new restaurant and putt-putt golf @ in the 5400 Block of Northshore Cove

Mr. Jacob White 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. Due to previously provided regional detention, on-site detention is not required.
2. 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. If applicable, 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. If applicable, 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 CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - 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 signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, 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.

3. 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. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. 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.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - g. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - h. All driveways are to be concrete within the ROW.
 - i. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - j. Street improvements must be approved by City Engineer and accepted by City Council.
4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening. If the dumpster is to be shared with the adjacent property please provide an easement along with a shared dumpster agreement.
 - c. Provide a shared parking and access agreement with the adjacent property.
 - d. No fence is to be located between the street property line and the front of the building.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
5. Meet the requirements of the Master Street Plan.
6. 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 scaled landscape plan, graphically indicating plant material and locations, plant material legend noting the different plant materials, plant material list and specifications indicating minimum plant material size at installation.
 - i. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - d. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street 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.
 - e. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
 - i. 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.
 - ii. 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.
 - f. 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.
 - 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. Landscape plans to be revised prior to the January 2024 Planning Commission Hearing.
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. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. An, A-2 assembly occupancy with an occupant load of 100 or more shall be equipped with an automatic fire sprinkler system. This includes any areas under the roof. (Volume 2 Section 903.2.1.2, Section 202 *Area, Building*)
 - ii. 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)
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
9. Meet the requirements of CAW, including:
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health

- Engineering Division and Little Rock Fire Department is required.
- d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - e. Contact Central Arkansas Water regarding the size and location of the water meter.
 - f. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - g. Execution of Customer Owned Line Agreement is required.
 - h. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - i. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
10. Meet the requirements of NLR Wastewater, including:
- a. White Oak Connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
 - b. Grease interceptor with sampling manhole is required.
 - c. A public main extension is required to serve proposed development.
 - d. Please submit a full set of plans to NLRW for review and approval prior to construction.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval 6/0/3).

SD2025-02 Clifton Corner Add Lots 1 & 2 Pre Plat and SPR @ 2323 E 8th Street

Mr. Nick Tucker 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. On-site detention not required.
- 2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
- 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. If applicable, 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. If applicable, 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 CNLR Floodplain Development Permit application to City Engineer.
 - f. If applicable, 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 signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, 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.

- d. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
- e. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- f. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- g. All driveways are to be concrete within the ROW.
- 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 ROW dedication along E 8th Street.
- 6. Provide approval from City Council for any waivers requested before applying for a building permit.
- 7. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening on three sides and an opaque gate enclosure.
 - c. No fence is to be located between the property line and the front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 8. Meet the requirements of the Master Street Plan, including:
 - a. Provide ½ street improvements.
 - b. Provide ROW dedication.
- 9. 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 minimal landscape and buffer ordinance requirements.
 - c. Provide a scaled landscape plan, graphically indicating plant material and locations, plant material legend noting the different plant materials, plant material list and specifications indicating minimum plant material size at installation.
 - i. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - d. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street 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.
 - e. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.

- i. 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.
 - ii. 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.
 - f. 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.
 - 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.
- 10. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
- 11. 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. A group F-1 occupancy exceeding 2,500 square feet containing woodworking operations that generate sawdust shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4.1)
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iv. 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)
 - v. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - vi. Gates shall have an approved means of emergency operation. (Volume 1 Section 503.6)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 12. Meet the requirements of CAW, including:
 - a. Provide a 15' utility easement for the existing 3" PVC main on the south property line.
 - b. If development is planned CAW will need to perform Hydraulic analysis on the area and plans will need to be submitted to CAW for review.
 - c. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- 13. Meet the requirements of NLR Wastewater.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval 5/0/3/1 abstention, Chairman Clifton).

SD2025-03 Hemlock Add Lot 1 Replat @ 1001 Hemlock Street

Mr. Nick Tucker 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. Allow existing building encroachments into the building setback.
2. Engineering requirements on detention:
 - a. Stormwater detention plan will be required during Site Plan Review process.
3. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 40 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
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.
5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
6. Meet the requirements of the Master Street Plan, including:
 - a. Provide ½ street improvements.
7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
8. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
9. Meet the requirements of the Fire Marshal.
10. Meet the requirements of CAW, including:
 - a. Provide 15' utility easement for existing 8" CI main inside of the property line on the west property line.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
11. Meet the requirements of NLR Wastewater, including:
 - a. A public main extension is required to connect to public sanitary sewer.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval 6/0/3).

SD2025-05 Barton's Addition Lot A Block 48 Replat and SPR @ in the 800 Block of N Olive Street

Mr. Thomas Pownall 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 the increase of impervious surfaces. (roof tops/parking)
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.
 - b. Provide half of the required 60 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
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. If applicable, 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. If applicable, 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 CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. 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.
 - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - j. If applicable, 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. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. 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.
 - e. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - h. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - i. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - j. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - k. All driveways are to be concrete within the ROW.
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.
 - b. Dumpster to have masonry screening.
 - c. No fence is to be located between the front property and the front of the building.
7. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
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 minimal landscape and buffer ordinance requirements.

- c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street 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. Trees shall be planted at one (1) tree per six (6) parking spaces.
 - i. 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.
 - ii. 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.
 - f. 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. 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 note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system
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. An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. (Volume 2 Section 903.2.8)
 - 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. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - v. Gates shall have an approved means of emergency operation. (Volume 1 Section 503.6)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
11. Meet the requirements of CAW, including:

- a. All trees must have a minimum of 5' of separation from existing water mains.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - c. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - d. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - f. Execution of Customer Owned Line Agreement is required.
 - g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - h. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
12. Meet the requirements of NLR Wastewater, including:
- a. Please submit flow projection of proposed development.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval 6/0/3).

SD2025-06 Argenta Addition Lot B Block 48 Replat and SPR @ in the 700 Block of N Olive Street

Mr. Thomas Pownall 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 the increase of impervious surfaces. (roof tops/parking)
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.
 - b. Provide half of the required 60 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
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. If applicable, 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. If applicable, 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 CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. 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.
 - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - j. If applicable, 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. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. 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.
 - e. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - h. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - i. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - j. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - k. All driveways are to be concrete within the ROW.
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.
 - b. Dumpster to have masonry screening.
 - c. No fence is to be located between the front property and the front of the building.
7. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
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 street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.

- d. 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.
 - e. Trees shall be planted at one (1) tree per six (6) parking spaces.
 - f. 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.
 - g. 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.
 - h. 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.
 - j. 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.
 - k. 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.
 - l. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
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. An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. (Volume 2 Section 903.2.8)
 - 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. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - v. Gates shall have an approved means of emergency operation. (Volume 1 Section 503.6)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
11. Meet the requirements of CAW.
- a. All trees must have a minimum of 5' of separation from existing water mains.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - c. The Little Rock Fire Department needs to evaluate this site to determine whether

- additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
- d. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - f. Execution of Customer Owned Line Agreement is required.
 - g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - h. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
12. Meet the requirements of NLR Wastewater, including:
- a. Please submit flow projection of proposed development.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval 6/0/3).

SD2025-07 Ozark Candies and Nuts Addition Lots 1 & 2 Replat and SPR @ 6208 MacArthur Drive

Mr. Blake Butler and Mr. Jim Dobry were 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. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
- 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.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
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. If applicable, 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. If applicable, 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 CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - 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 signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, 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.
- d. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- e. All driveways are to be concrete within the ROW.
- 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. Other Boards approvals required before applying for a building permit.
 - a. Provide approval from Board of Zoning Adjustment to allow the front yard building encroachment.
- 7. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening on 3 sides along with an opaque gate enclosure.
 - c. No fence is to be located between the property line and the front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 8. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
- 9. 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 minimal landscape and buffer ordinance requirements.
 - c. Provide a scaled landscape plan, graphically indicating plant material and locations, plant material legend noting the different plant materials, plant material list and specifications indicating minimum plant material size at installation.
 - i. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - d. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street 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.
 - ii. Provide a minimum of 10 trees adjacent to MacArthur Dr.
 - e. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.

- i. 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.
 - ii. 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.
 - iii. Provide a landscape for any new parking areas.
 - f. 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.
 - g. Existing vegetation buffer to be maintained between the development and adjacent residential zoned properties to the north.
 - 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.
 - i. Landscape plans to be revised prior to the January 2024 Planning Commission Hearing.
- 10. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
- 11. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Emergency lighting. (Volume 1 Section 1008)
 - ii. Approved exit signs. (Volume 1 Section 1013)
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iv. 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)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 12. Meet the requirements of CAW, including:
 - a. Please include existing 5' CAW easements for the ex 8" ductile iron main, instrument numbers 2008049287 and 2008062121.
- 13. Meet the requirements of NLR Wastewater, including:
 - a. Please submit a full set of plans to NLRW for review and approval prior to construction.
- 14. Meet the requirements of Pulaski County, including:
 - a. The County has no objections to the request.
 - b. Pulaski County Planning will sign the plat after NLR Planning Commission approves the site plan and replat and NLR BZA approves the variance.
 - c. Pay \$10 filing fee at the time of execution and the applicant will need to provide a Bill of Assurance for this specific replat.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval 6/0/3).

SD2025-08 Oakley Trailer Shop SPR @ 200 Oakley Drive

Mr. Ben Hartter 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. Stormwater detention plan not required as there is no increase of or a reduction of impervious surface.
2. 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. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - c. Provide CNLR Floodplain Development Permit application to City Engineer.
 - d. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - e. 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.
 - f. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
3. 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. Repair or replace existing curb to City Engineer's standards.
 - c. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - d. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is added to the site the dumpster is to have masonry screening on 3 sides along with an opaque gate enclosure.
 - c. No fence is to be placed between the front of the building and the street right of way.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
5. Meet the requirements of the Master Street Plan.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees are required at 30' on center along River Park Road.

- d. Provide parking lot shade trees @ 1 tree per 6 parking spaces. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - e. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - f. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - g. Provide 6 foot front yard landscape strip between property line and paving along River Park Road.
 - h. Provide 4 foot side yard landscape strip between property line and paving along the eastern perimeter of the site.
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. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. A Group F-1 fire area exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4)
 - ii. Group S-1 storage facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iv. 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)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
9. Meet the requirements of CAW, including:
- a. Include Ex. CAW Easement for Ex. 8" main on the west side of the property instrument number 2019075340
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - c. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - d. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - e. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

- f. Contact Central Arkansas Water regarding the size and location of the water meter.
 - g. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
 - h. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - i. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
10. Meet the requirements of NLR Wastewater, including:
- a. Please submit a full set of plans to NLRW for review and approval prior to construction.
 - b. Private service line permit and inspection will be required through NLRW.
 - c. Air/Vac testing of new manhole will be required by NLRW.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval 6/0/3).

SU2025-02 a Special Use to allow an events center in an I2 zoning district @ 305 Phillips Road

Chairman Clifton turned the meeting over to Vice-Chair White and stepped down from the dais. Vice-Chair White called the item and requested the applicant come forward to address the Commission. Mr. Clifton stated he was the owner of the property as well as the applicant. He stated the building was located in an industrial area. He stated the building previously housed the Yale Forklift Company. He stated the nearest residents were over 1 mile away. He stated the building was sprinkled. He stated the fire marshal had reviewed and provided requirements necessary for the building to be used as an events center.

Mr. Steve (???) All American Poly wanted clarification of the proposed events center. He questioned if the center would be party central and the plans for the yard and driveway. He stated he had trucks entering and leaving the site and employees on-site 24-7.

Mr. Clifton provided the days and hours of operation as well as stating all parking would be located on-site. He stated there would not be a liquor license but there would be a beer and wine permit requested.

Mr. Ivan Wilson also of All American Poly questioned the grass area on the west side of the property and if the grassed area would be paved or remain unpaved. He stated the closer the pavement and parking was to his property the more likely there would be issues impacting his property.

Mr. Clifton stated the parking was currently paved and the grass area on the west side of the property would not be paved for parking.

There was a general discussion concerning the parking and the number of spaces provided. Mr. Clifton stated the occupancy load was 380 persons. He stated all the required parking could be accommodated on site.

Chairman White called for a motion. The motion was made and seconded. Chairman White called for a roll call vote.

Banks	Yes	Belasco	Yes	Chambers	Yes
Foster	Absent	Phillips	Absent	Pierce	Absent
Wallace	Yes	White	Yes	Clifton	Abstain

SU2025-02 was approved with (5) affirmative votes, (0) no votes, (3) absent and (1) abstention.

Public Comments/Adjournment:

Chairman White 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 (6/0/3), the meeting was adjourned at 4:16 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, February 11, 2025, 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
Special Use 2024-19

Request: a Special Use to allow Manufacturing, Assemblage, or Processing – Heavy, an abattoir/slaughterhouse and meat processing facility, in an I2 zoning district

Location of the Request: @ 1600 Gregory Street, NLR, AR

Applicant: RME, Rickett Moriconi Engineering, Inc.

Owner: Anchor Realty Investments LLC

Background: The item was originally on the Commission’s agenda for the December 10, 2024 hearing but was postponed to the Commission’s January meeting date, at the request of the applicant, to allow the applicant time to provide additional information regarding questions which had been raised by the Commissioners and citizens. The item was also postponed from the Commission’s January 14, 2025 hearing date once again to provide the information previously requested by Commission and citizens to address their questions and concerns. To date staff has not received any information to pass along to the Commission or citizens regarding their questions and comments.

Site Characteristics: The building was constructed in 1959 as a warehouse facility. The applicant purchased the property in 2019 to use as warehouse space for their existing restaurant facilities. The warehousing consist of paper products for the restaurants and storage of food products for the restaurants. The area is an industrial area consisting of numerous warehouse businesses. The UP rail lines are located along the rear of the property. Gregory Street dead ends into the property.

Master Street Plan: Gregory Street is a local commercial street on the Master Street Plan. There are no dedicated bikeways located in the general area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2	Warehouse
South	I2	UP Rail Lines
East	I2	Warehouse
West	I2	Warehouse

General Information:

1. **Compatible with previous actions?** A Special Use has been considered for uses which are not typical to a particular zoning district or area. The Special Use is limited to an applicant and is not a transferable use to a future user of the facility.
2. **Neighborhood Position/Comment?** Staff and the Commissioners have both received numerous calls, emails and correspondence (well over 200 emails @ the time of printing) indicting opposition and a strong disagreement with the placement of the slaughterhouse at this location. Staff has received very few positive or supportive communications.

3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities.
4. **Legal Consideration/Reasonableness?** The placement of the facility in proximity to existing businesses and residents raises concerns.
5. **Will the approval have a stabilizing effect on surrounding properties?** The area is an industrial area backing up to the UP Rail Lines. The rear of the property, adjacent to the rail line, is the location proposed for the holding pens for the livestock. There is a potential for negative impacts from the outdoor activities associated with the request.
6. **Is the site of adequate size for the development?** The site is a developed site. The holding pen is the proposed addition to the property. There is adequate area for the placement of the holding pen.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No, a Special Use is the appropriate request within the I2 zoning district to allow the placement of an abattoir.

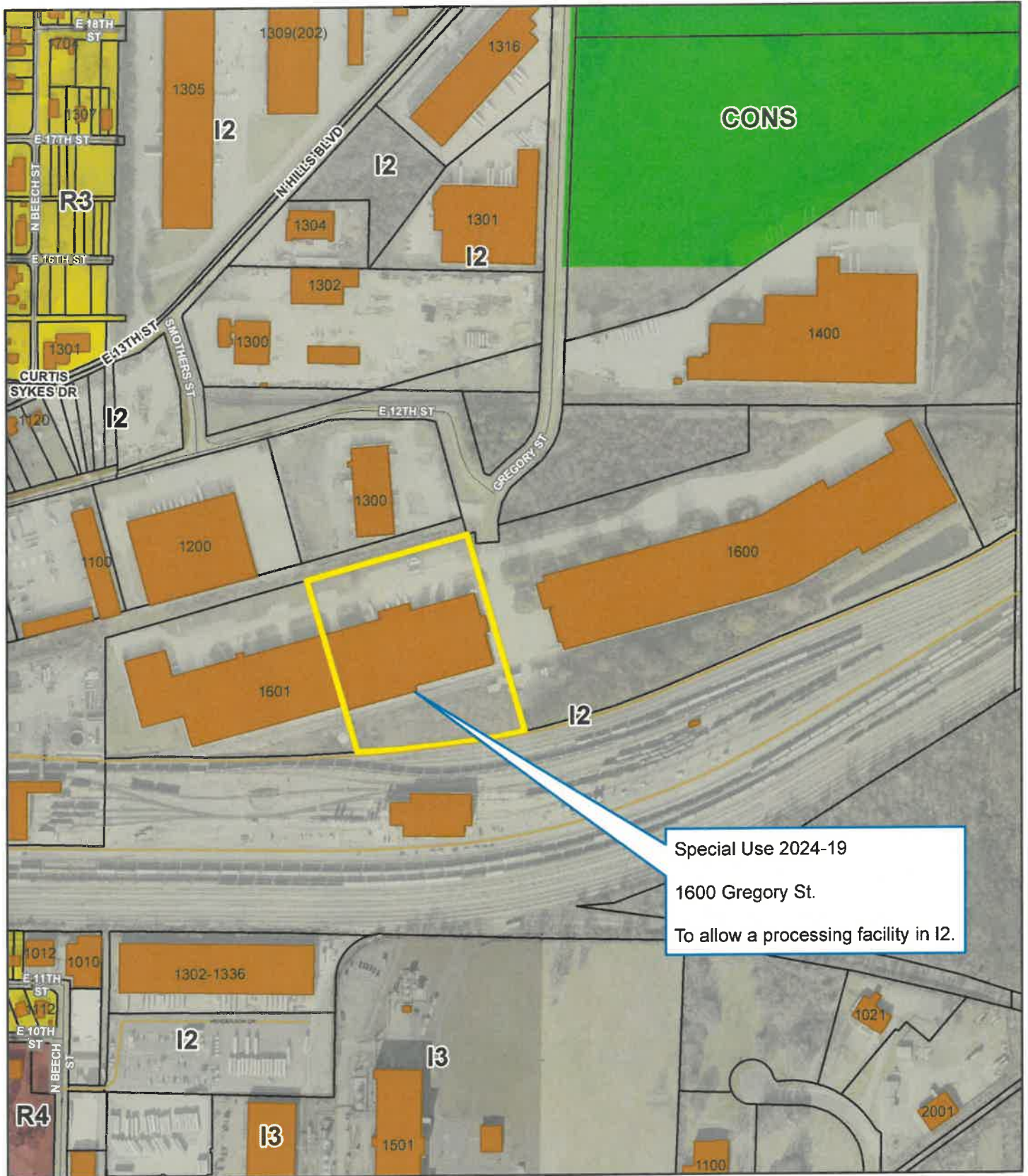
Summary: The applicant is seeking approval of a Special Use to allow the placement of an abattoir at this location. The applicant is seeking to allow livestock (beef cattle) to be brought to the site, unloaded and held in an outdoor holding pen/corral until processing. The corral is located in the rear of the building adjacent to the rail line. The property is zoned I2. Within the I2 zoning district Manufacturing, Assemblage, or Processing – Heavy defined as an establishment engaged in manufacturing, assembly, fabrication, packaging, or other industrial processing of raw or extracted materials or the provision of industrial services, where there is potential for external effects such noise, dust, glare, odors, or vibration. A slaughterhouse is listed as a potential use within this zoning designation. From the permitted use table a Special Use is required to allow the use within an I2 zoning district and a Conditional Use is required to allow the use within an I3 zoning district.

The applicant indicates there will be a load of livestock per week brought to the site. The intent is to allow up to 50 animals to be held at the site until processed within an outdoor corral. The intent is to process all animals before any additional livestock are delivered. Once the animals are processed the animal waste and bi-products will be disposed of as required by state and federal law to prevent pollution and protect the ecosystems.

Conditions to Consider:

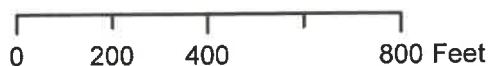
1. Meet all the requirements of SD2024-80.
2. Applicant must meet all applicable Federal, State, County and City requirements.
3. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
4. Business license to be issued after Planning Staff confirmation of requirements.
5. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Special Use #2024-19



Zoning Map

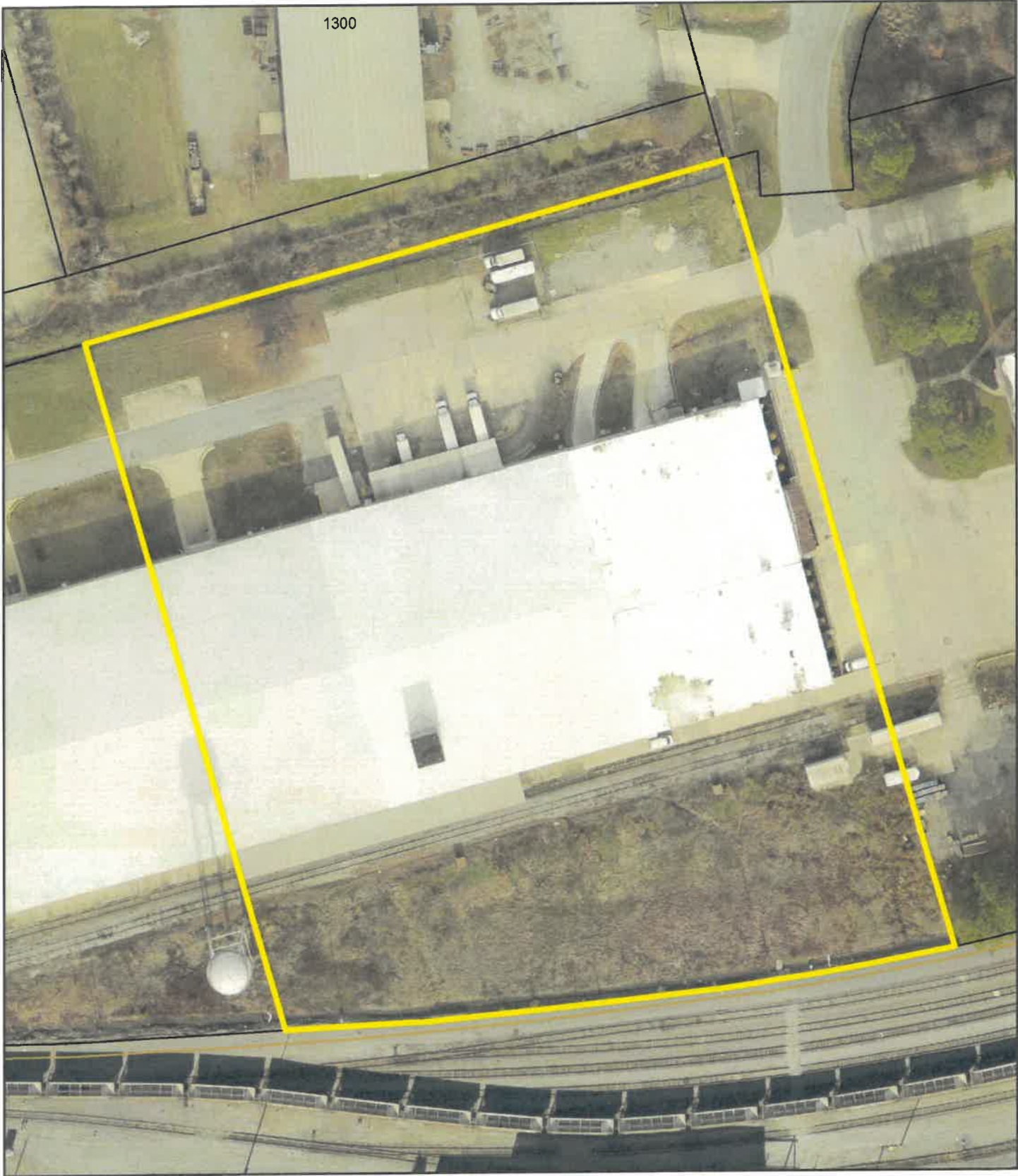
1 inch = 400 feet



Date: 11/26/2024

Not an actual survey

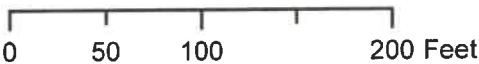
Special Use #2024-19



Ortho Map

Date: 11/26/2024

1 inch = 100 feet



Not an actual survey



October 29, 2024

Mr. Shawn Spencer, Director
City of North Little Rock Planning Department
700 W. 29th Street
North Little Rock, Arkansas 72114
(501) 975-8835
SSpencer@nlr.ar.gov

Re: Processing Facility
1600 Gregory Street
North Little Rock, Arkansas

Please accept the enclosed information for consideration by the City of North Little Rock for the following purposes:

1. Site Plan Review Application
2. Special Use Application

The special use application is to allow for the installation and operation of a beef cattle processing facility on the existing David's Burger's warehouse and storage facility. The specific details of this operation can be provided by the owner if required by the City of North Little Rock. The information below is enclosed in this submittal packet to support these requests:

1. Eight copies of the completed Site Plan Review Checklist
2. Eight copies of the completed Special Use Application
3. Eight copies of the boundary survey for 1600 Gregory Street
4. One CD with all supporting documents.
5. Review fee in the amount of \$420.00 (\$200.00 Site Plan Review fee & \$220.00 special Use Permit Fee)

If there are any comments or questions regarding this application or the information supporting the application, please direct those to our attention.

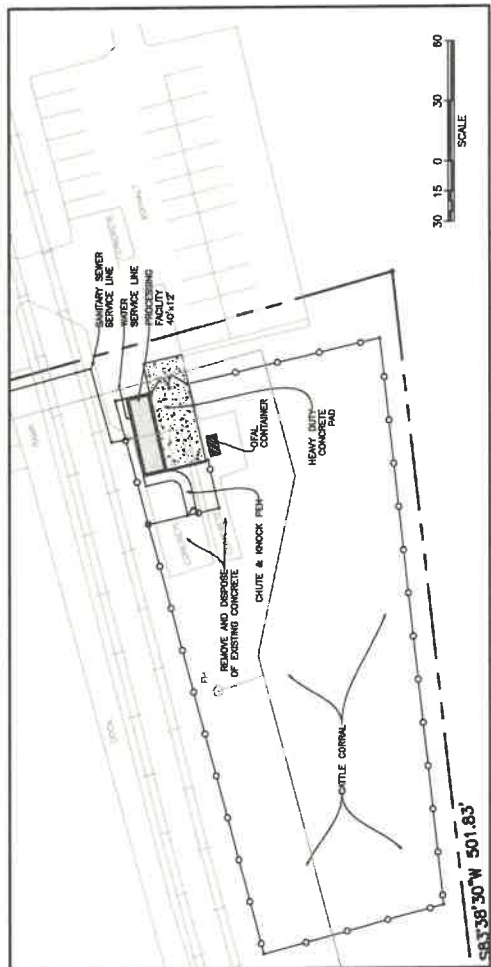
Sincerely,

Rickett Moriconi Engineering, Inc.

Mark E. Rickett, PE, CFM
Partner

Rickett Moriconi Engineering, Inc.
P.O. Box 7383
Little Rock, AR 72217
TEL (501) 690-6068
www.rickettmoriconi.com

PROJECT NO.
24-015



Item #2**SD2024-80 1600 Gregory Street SPR @ 1600 Gregory St**

1. Provide a replat of the property prior to request for building permit.
2. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention.
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. If applicable, 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. If applicable, 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. If applicable, provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to CNLR Planning Department if an extension of a main is required.
 - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to CNLR Planning Department.
 - j. If applicable, 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. If applicable, repair or replace existing sidewalk and curb to City Engineer's standards.

- 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.
 - c. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - d. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
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. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance to allow a Special Use for Manufacturing, Assemblage, or Processing – Heavy (a Slaughter House) at this location.
7. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
8. Meet the requirements of the Master Street Plan.
9. Meet the requirements of the Screening and Landscaping ordinance.
10. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
11. Meet the requirements of the Fire Marshal.
12. Meet the requirements of CAW, including:
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - f. Execution of Customer Owned Line Agreement is required.
 - g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This

assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

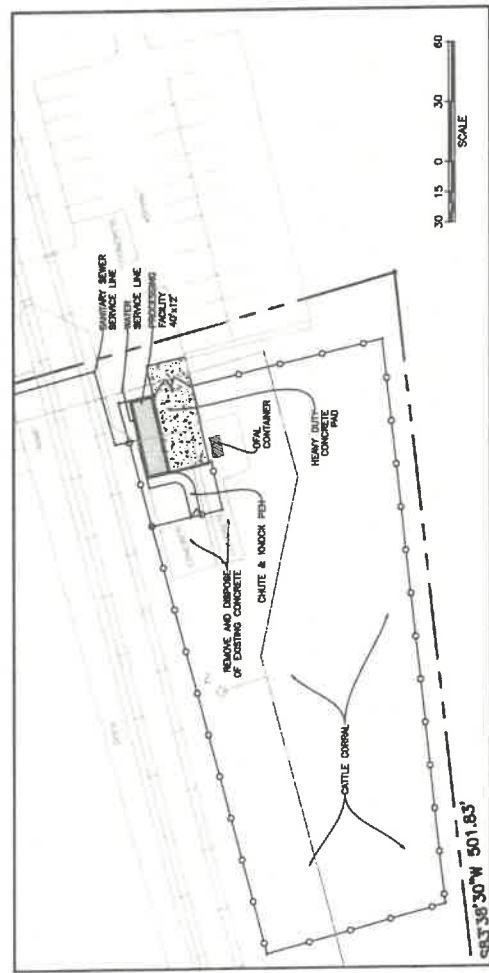
- h. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

- i. All trees must have a minimum of 5' of separation from existing water mains.

13. Meet the requirements of NLR Wastewater, including:

- a. Please add 15' exclusive sanitary sewer easement to all existing sanitary sewer lines within the parcel boundaries.
- b. Please provide all plumbing plans and floor plans for the processing facility.
- c. A Grease interceptor with sampling manhole is required to collect any Fats, Oils, Grease or Solids discharged.
- d. Please contact Mitch Foreman, NLRW Pretreatment Department (mforeman@nlrwu.com) for pretreatment and industrial permitting requirements.
- e. A wastewater survey is attached. Please complete and return to NLRW. Sanitary sewer requirements will be established once the requested information is received.
- f. NLRW will sample and monitor the effluent discharge from the processing facility to ensure pretreatment is required.
- g. Please submit a full set of plans to NLRW for review and approval prior to construction.

24-015
SP1



Item #3
Rezone 2025-01

Request: a Rezoning from I2 to RU & R5 to allow development of a single family subdivision and townhomes

Location of the Request: located east of Kim Dr and adjacent to Country Club of AR Phases 25A & 25C

Applicant: Holloway Engineering Surveying and Civil Design

Owner: Kim Properties, LLC

Site Characteristics: The site is located adjacent to Country Club of Arkansas Phases 25A & 25 C which is developing with lot sizes similar to the applicant's request. A single family subdivision within the city limits of the City of Maumelle is located to the north of the property and mining is located to the south.

Master Street Plan: Vestal Boulevard, a proposed Commercial/Industrial Collector is located along the parcels eastern boundary connecting Maumelle Boulevard to White Oak Crossing. There are no designated bikeway indicated on the Master Bike Plan in this area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	NA	Maumelle, City of
South	I2	Mining Quarry
East	NA	Maumelle, City of
West	R1 & RU	Single Family

General Information:

1. **Compatible with previous actions?** Yes, in the recent past the City has granted a number of rezoning's in this area from various classifications to a similar density zoning classification being requested.
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. Vestal Blvd along the eastern boundary is proposed as a commercial/industrial collector.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** This development is proposed with a density similar to the subdivisions developing to the west of this site.

6. **Is the site of adequate size for the development?** The RU zoning is being requested due to the developer's desire to develop more lots that would typically be allowed within an R1 or R2 zoning district. The R5 zoning request is to allow development of townhomes as an alternate housing type.
7. **Will this set a precedent for future rezoning?** The precedent has been set with previous zonings to RU and R5 in the general area.
8. **Should a different zoning classification be requested?** No, to allow the development of the single family homes and the townhomes with the density proposed by the applicant requires the zoning as proposed.

Summary:

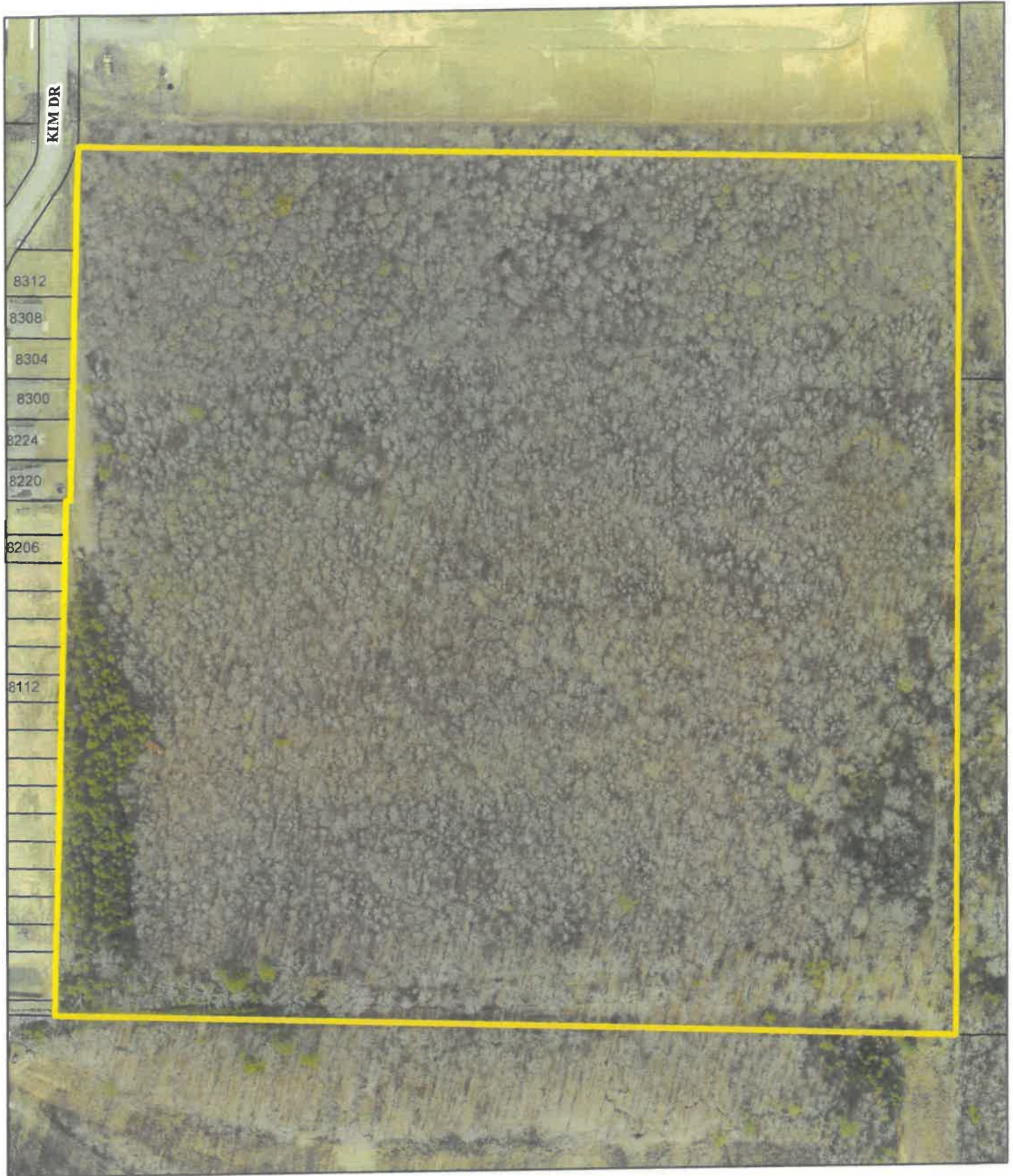
The applicant is seeking a rezoning from I2 to RU and R5 to allow development of a residential subdivision with mixed housing types. As a companion application the applicant is seeking approval of a preliminary plat for Cypress Bend Phases 3 & 4 (SD2025-09). The applicant is seeking to develop 39.715-acres with 260 lots. The preliminary plat indicates a total of 9,058.52 linear feet of new public streets. The minimum lot size proposed is 0.107-acres with an average lot size of 0.10-acres. The plat indicates 6.55 lots per acre. The plat includes 7 tracts of open space with a total of 3.367-acres of open space.

The RU, Residential Urban Zoning District is intended to provide areas that mimic traditional urban residential forms within existing urban neighborhoods and new neighborhood developments. The RU zoning district allows a 0 – 15-foot front yard setback as opposed to the 25-foot front yard setback required for R1 and R2 zoned properties. The rear yard setback is permitted at 10-feet as opposed to the 25-foot within the R1 and R2 zoning districts. The applicant is proposing to develop 198 single family detached lots.

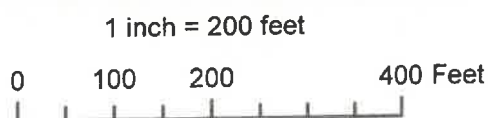
The R5 zoning district allows attached housing on individual lots. The townhome district is intended to provide areas for townhomes and small lot multi-family developments as well as lower density single-family developments. The development is proposed containing 62 townhome lots with an average lot size of 0.047-acres.

Staff is supportive of the applicant's request to rezone the property from the current I2 zoning district to RU and R5 to allow the development of an attached and detached residential subdivision.

Rezone Case #2025-01

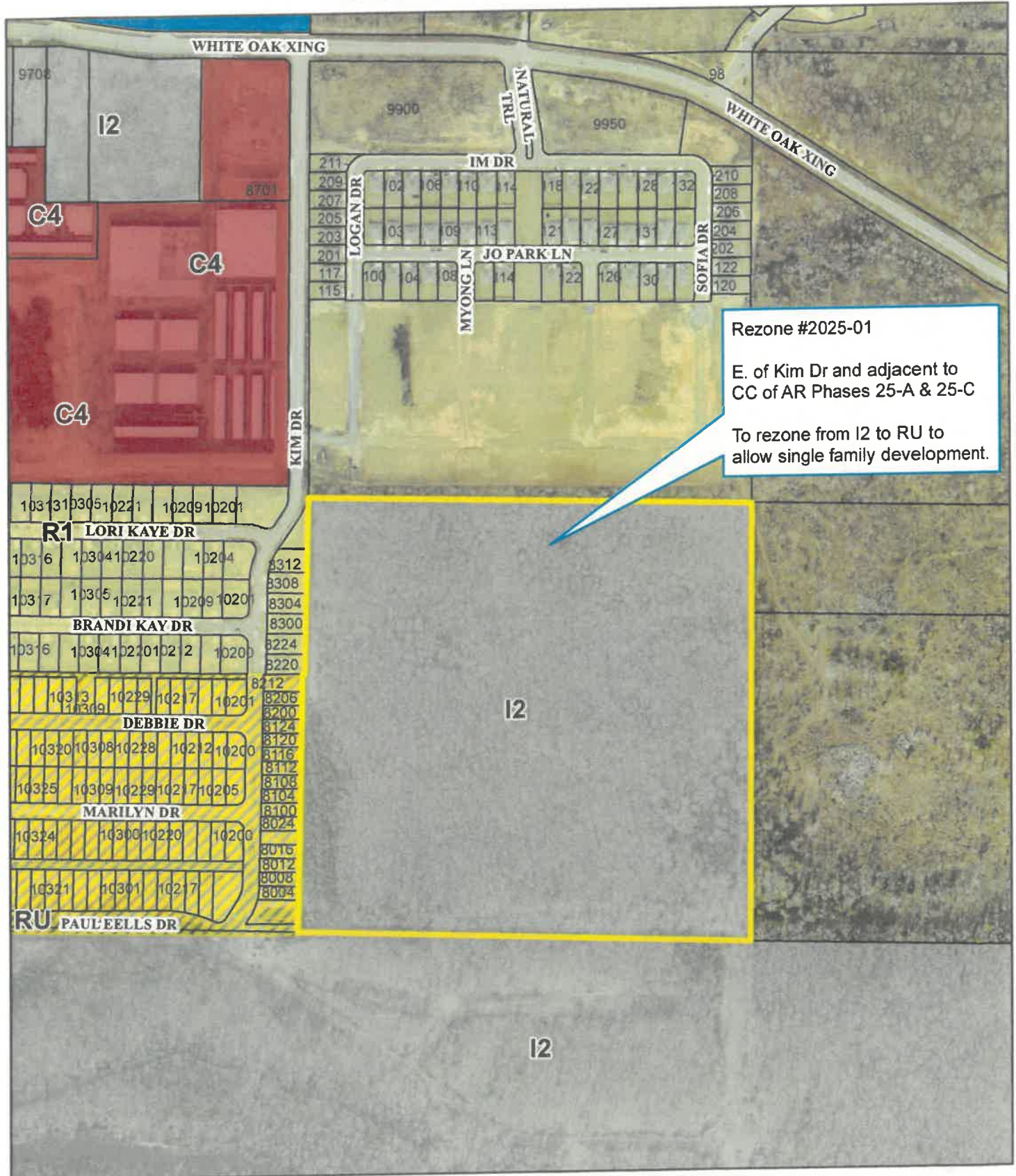


Ortho Map

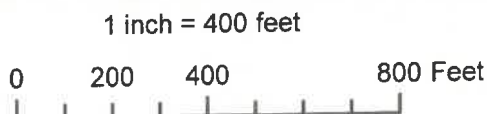


Date: 1/16/2025

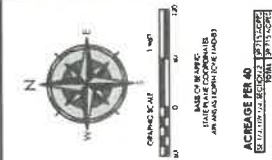
Rezone Case #2025-01



Zoning Map



Date: 1/16/2025



VICINITY MAP

PRELIMINARY FLAT
OF
CYPRESS BEND
PH III & IV
NORTH LITTLE ROCK
FULASKI COUNTY, ARKANSAS
1/24/25

LEGAL DESCRIPTION:

**SCOUTING AS A QUARTER OF THE FORTY-NINTH QUARTER OF SECTION 12
LEAFLET DESCRIPTION.**

GENERAL NOTES:

- [illegible]

FLOOD STATEMENT.

FLOOD STATEMENT:
GRAPHIC PROFILE OF THE INFORMATION SHOWS OF FLOOD DAMAGE
DATE MAPTED: 05/19/2005, DATED JULY 6, 2005, LOCATED IN THE
COUNTY OF THE PROPOSED, WITHIN THE FLOOD MAP, ADD, ARE A



GENERAL PAYING NOTES:

- [illegible]

[illegible]

LEGEND	
	CONCRETE
	WOOD/CLAY TILE
	BUILDING MATERIAL
	GLASS PANEL
	PAINTED IRON PIPE
	STEEL PLATE/PIPE
	TOUCH-SENSITIVE INK-PRINTED
	PRE-PRINTED
	SHARPENED BRASS/STAINLESS
	CORROSION-RESISTANT
	WATER-PROOF
	WATER-SEAL LINE
	PAINTED STEEL LINE
	WOODEN/CLAY TILE
	WOODEN/CLAY TILE
	PAINTED STEEL LINE
	SHARPENED BRASS/STAINLESS
	CORROSION-RESISTANT
	PRE-PRINTED
	TOUCH-SENSITIVE INK-PRINTED
	STEEL PLATE/PIPE
	PAINTED IRON PIPE
	BUILDING MATERIAL
	GLASS PANEL
	WOOD/CLAY TILE

SCIENTIFIC OF PHARMACY PLAY APPROPRIAL

PURSUANT TO THE NORTH CAROLINA RULES OF PROFESSIONAL CONDUCT, THE BOARD OF PROFESSIONAL ACCOUNTANCY HAS ADOPTED THE FOLLOWING RULES OF PROFESSIONAL CONDUCT, WHICH ARE EFFECTIVE AS OF JANUARY 1, 2000.

Date _____
JULIAN SPENCER

ADVERTISING OPPORTUNITIES AVAILABLE TO LIFE SCIENCE

J. J. EPC FOLLOWUP HERE: CENTER THAT THE PLAN CORRECTLY REPRESENTS A PLAN MADE BY ME. AND THAT ENGINEERS CANNOT BE HELD RESPONSIBLE FOR THE ASSUMABLE SAFETY RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

11/17/17

ABSTRACT

J. J. EPOCH FOLLOWS HEREIN, CERTIFYING THAT THIS PLAY CORRECTLY REPRESENTS A PLAY MADE BY ME, AND THAT THE SAME IS A PRODUCTION OF THE STANFORD SUBROBATION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

8

CORNERS			
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83	10/11/00	10/11/00	
84	10/11/00	10/11/00	

ANGLE θ	1000 θ	1000 θ^2	1000 θ^3	1000 θ^4
0.1	100	10	1	0.1
0.2	200	40	8	1.6
0.3	300	90	27	8.1
0.4	400	160	64	25.6
0.5	500	250	125	62.5
0.6	600	360	216	129.6
0.7	700	490	343	240.1
0.8	800	640	512	409.6
0.9	900	810	729	656.1
1.0	1000	1000	1000	1000.0

Item #4**SD2025-09 Cypress Bend Phase 3 & 4 Preliminary Plat located East of Kim Drive adjacent to Country Club of Arkansas Phase 25-A & Phase 25-C**

1. Engineering requirements before the final plat/replat will be signed:
 - a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient during site plan review process.
 - 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. Show and label boundary of detention area as a drainage easement.
 - d. Provide 25' property line corner radius.
2. 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.
3. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance rezoning the single family portion of the property to RU.
 - b. Provide approved City Council ordinance rezoning the townhouse portion of the property to R5.
4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No fence is to be within a front building line.
5. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA and City standards.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Tree plantings shall be required for all new Single-family and Two-family dwellings.
 - b. One (1) tree shall be required for each lot and to be located within 10' of the front property line.
 - c. Trees shall be 2.5" caliper or greater at time of planting. Caliper shall be measured 3' above the ground surface.
 - d. Trees must be installed prior to receiving the certificate of completion for the home.
7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
 - b. Indicate the location of the proposed subdivision sign on the proposed plat and indicate the area as a sign easement.
8. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Access into the development shall be provided by 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. These roads shall be useable by a fire truck before construction on the dwellings begins. (Volume 1 Appendix D107)
 - 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 will support 85,000 lbs. (NLR Ordinance 9267)

- iv. Where there are houses, fire hydrants shall have an average spacing of 500 feet along streets. The maximum distance from any point on a street frontage to a hydrant shall be 250 feet. (Volume 1 Appendix C Table C102.1)
- v. Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides. (Volume 2 Chapter 2 Definitions)
- vi. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
- Or
- vii. If each dwelling unit extends from the foundation to the roof they will be separated by fire resistance rated walls meeting the requirements of AFPC Volume 3 Section R302.2.1 or R302.2.2.

9. Meet the requirements of CAW, including:

- a. Contact CAW early in planning stages to perform hydraulic analysis on this project to determine correct main sizing and if a main extension is needed to provide adequate flow.
- b. A connection to the existing 8" main on Kim Dr. will need to be provided. More than one connection to Kim Dr. may need to be provided.
- c. A connection to the existing 8" main on Johnathan Dr. will need to be provided.
- d. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- e. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and Maumelle Fire Department is required.
- f. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- g. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
- h. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

10. Meet the requirements of NLR Wastewater, including:

- a. Please provide 15' sanitary sewer easement on all public sanitary sewer mains.
- b. White Oak Connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
- c. Please submit a full set of plans to NLRW for review and approval prior to construction.

Item #5
Rezone 2025-02

Request: a Rezoning from R1 to R4 to allow construction of 4 duplex units on a single lot

Location of the Request: @ 5524 Camp Robinson Rd, NLR, AR

Applicant: Richardson Engineering, PLLC

Owner: Porschal Durham

Site Characteristics: The property is located at the intersection of W 56th Street and Camp Robinson Road. The site is an undeveloped parcel. There are a few substantial trees located on the property. There is a drainage channel located along the eastern boundary of the property. Across W 56th Street there is a church. Along Camp Robinson Road to the south are single family homes as well as to the west of the parcel.

Master Street Plan: Camp Robinson Road is classified as a Minor Arterial on the Master Street Plan. West 56th Street is classified as a local street. There are no dedicated bikeways located in the area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R2	Church
South	R1	Single Family
East	R1	Single Family
West	R1	Single Family

General Information:

1. **Compatible with previous actions?** Although the immediate area is primarily single family and R1 zoning, there is multi-family located within the general area.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal 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 minimal effect on the surrounding properties due to the request to rezone the property and allow the construction of 4 duplex units.
6. **Is the site of adequate size for the development?** The site is adequate to allow the development as proposed.
7. **Will this set a precedent for future rezoning?** No, there are multi-family developments located in the general area.

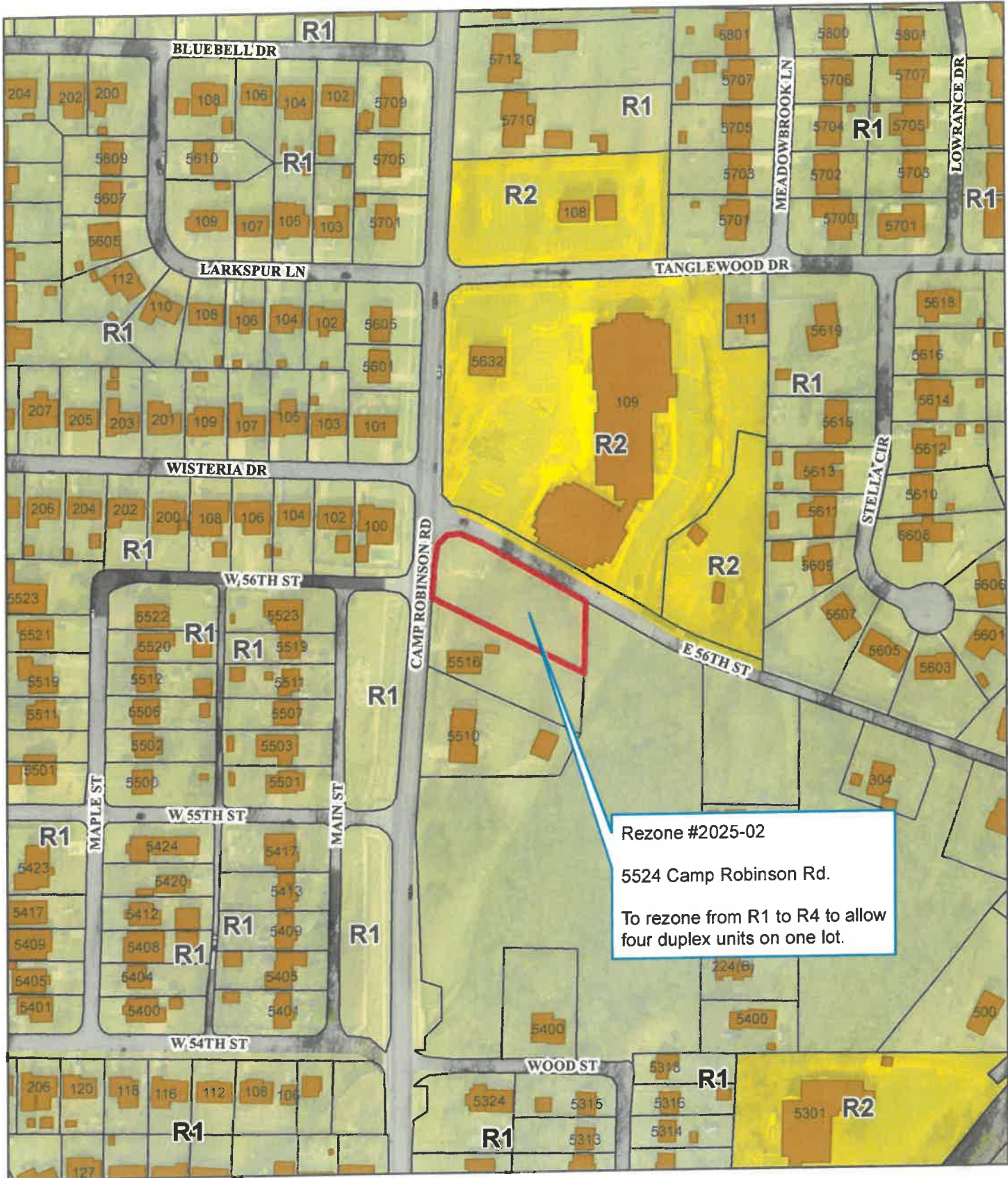
8. **Should a different zoning classification be requested?** No, R4 is the zoning classification necessary to allow the development of the 4 duplex units as proposed.

Summary:

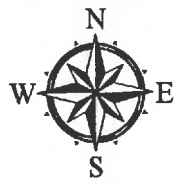
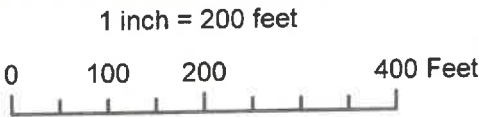
The applicant is seeking a rezoning from R1 to R4 to allow the redevelopment of this parcel with four duplex units. Along with the rezoning request the applicant is seeking a replat and SPR for the property (SD2025-10). Each building is proposed containing 1,075 square feet of floor area. The site plan indicates the placement of the units with drives from W 56th Street. Each building is proposed with 3 parking spaces. The buildings are indicated with a 15-foot separation between buildings. The site plan indicates a 25-foot rear yard setback to allow for outdoor living space for the future residents.

Staff is supportive of the applicant's request to rezone the property to R4 to allow the placement of the duplex units as proposed.

Rezone Case #2025-02

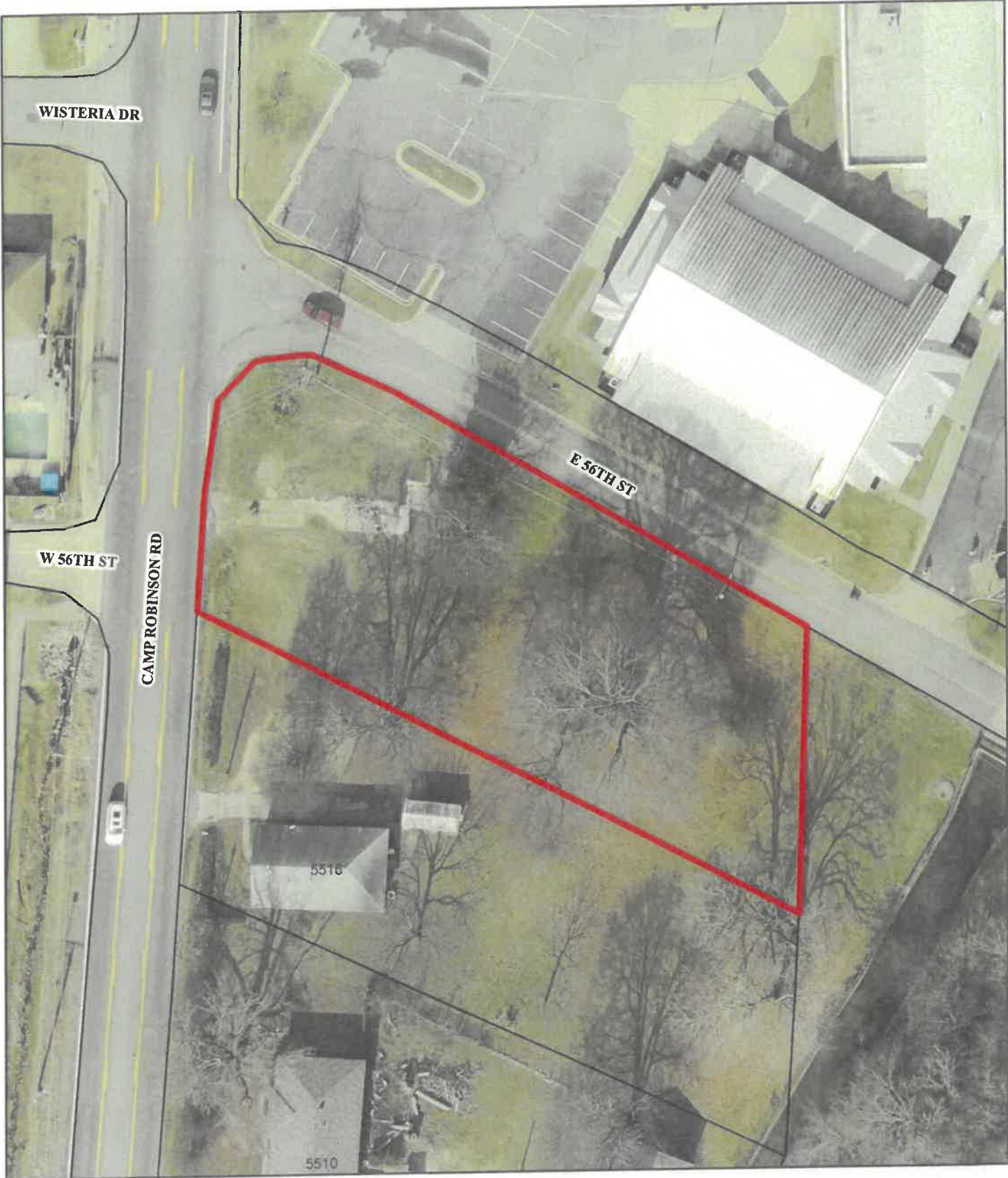


Zoning Map

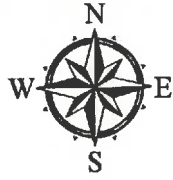
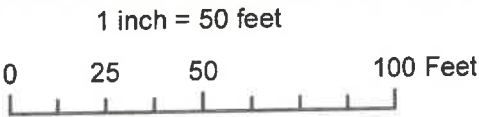


Date: 1/16/2025

Rezone Case #2025-02



Ortho Map

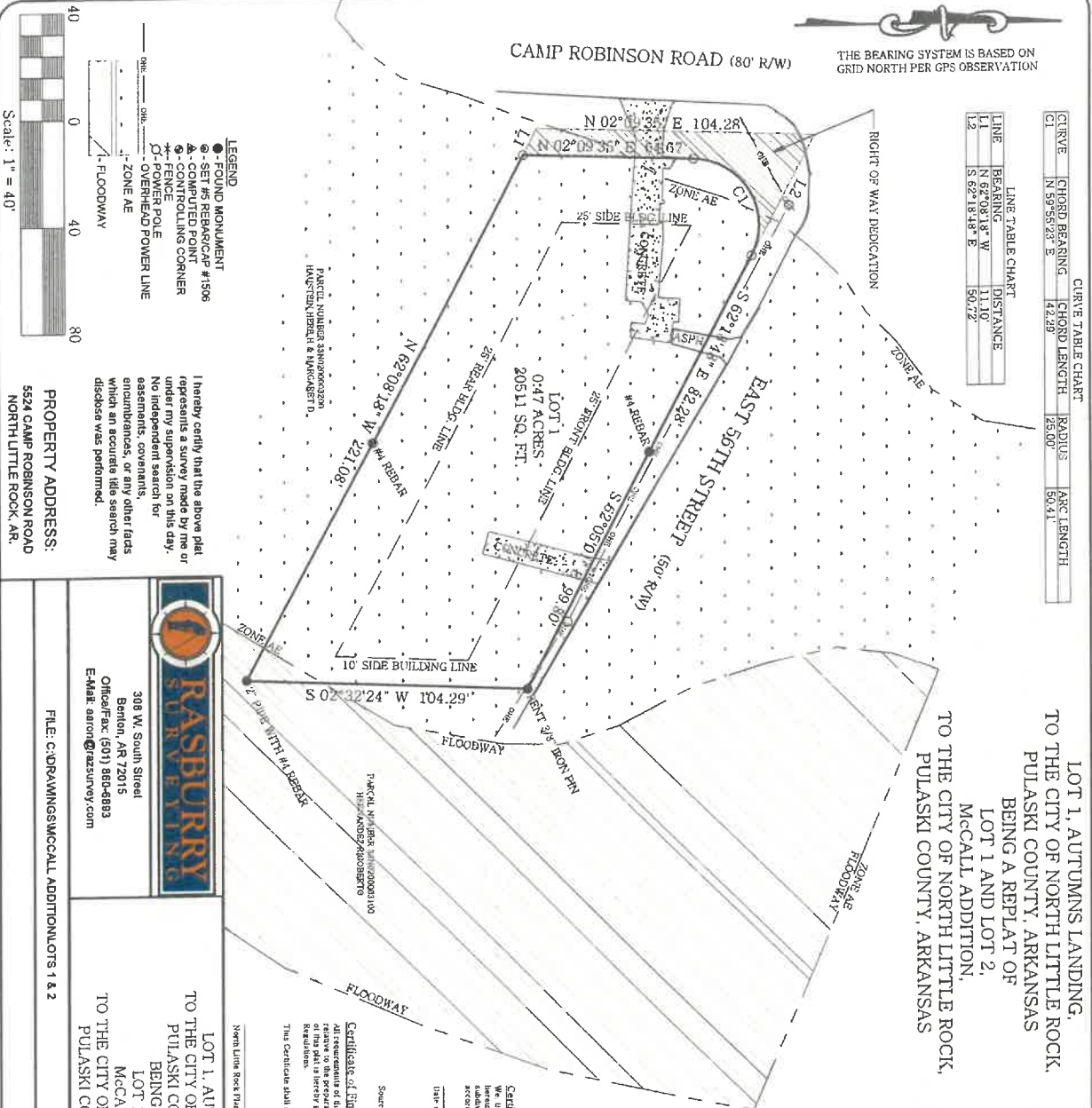


Date: 1/16/2025

CURVE TABLE CHART			
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	N 59°55'23" E	42.29	25.00
50.41'			
LINE TABLE CHART			
LINE	BEARING	DISTANCE	
L1	N 62°08'18" W	11.10	
L2	S 62°18'48" E	50.72	

THE BEARING SYSTEM IS BASED ON GRID NORTH PER GPS OBSERVATION

CAMP ROBINSON ROAD (80' R/W)



LOT 1, AUTUMN'S LANDING,
TO THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS
BEING A REPLAT OF
LOT 1 AND LOT 2,
MCCALL ADDITION,
TO THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS



VICINITY MAP
(INCHES)

Certificate of Final Surveying Accuracy
I, James A. Rasbury, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision. That all monuments shown herein are actually exist and their positions are correctly shown. That the bearings and distances shown are accurately determined in terms of length and direction of the property sides.

Signed:
James A. Rasbury
Registered Land Surveyor
No. 1506, Arkansas

Certificate of Owner
I, the undersigned, hereby certify that the plat and description herein do correctly and truly represent the land and interests therein as the same are owned and held by me or under my supervision, and that the same are not subject to any other claim or interest in accordance with the plat.

Signed: _____
Date of Execution: _____
Owner: _____

Certificate of Final Plat Approval
All requirements of the City of North Little Rock Subdivision Rules and Regulations have been met. This plat is hereby approved, subject to further provisions of said Rules and Regulations.
This Certificate shall expire: _____

North Little Rock Planning Commission

Date of Execution

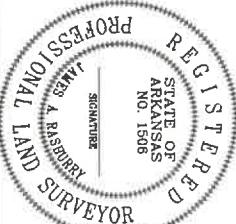
LOT 1, AUTUMN'S LANDING,
TO THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS
BEING A REPLAT OF
LOT 1 AND LOT 2,
MCCALL ADDITION,
TO THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS

FILE: C:\DRAWINGS\WICCALL ADDITIONAL LOTS 1 & 2

308 W. South Street
Benton, AR 72015
Office/Fax: (501) 860-6893
E-Mail: arsur@rasbury.com

FIELDWORK DATE: 11-28-24
PLAT DATE: 12-17-24

DRAWN BY: DCR
CHECKED BY: JAR

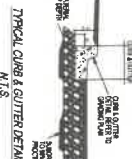
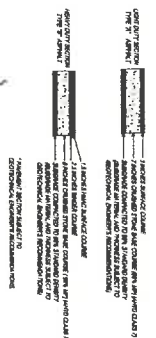


DESIGNED, DRAFTED &
FIELDWORK BY:
JAMES A. RASBURY
PROPOSED SIDE - 25 FEET
PROPOSED FRONT - 10 FEET
PROPOSED REAR - 25 FEET
PROPOSED REAR - 25 FEET

OWNER/DEVELOPERS:
ZACHARY & JESSICA DUBHAM
ADDITIONAL ADDRESS:
SHERWOOD, AR, 72150

SOURCE: RPL
FANAL NO. 051100426
DATE: JULY 8, 2016

PAVEMENT SECTION



- NOTES:**
- 1) PAVEMENT SHALL BE 3000 PSI MINIMUM STRENGTH.
 - 2) CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH.
 - 3) CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH.
 - 4) CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH.
 - 5) CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH.
 - 6) CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH.
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 - 8) CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH.
 - 9) CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH.
 - 10) CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH.

- GENERAL NOTES:**
- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SHERWOOD, AR.
 - 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SHERWOOD, AR.
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 - 10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SHERWOOD, AR.

UTILITIES:

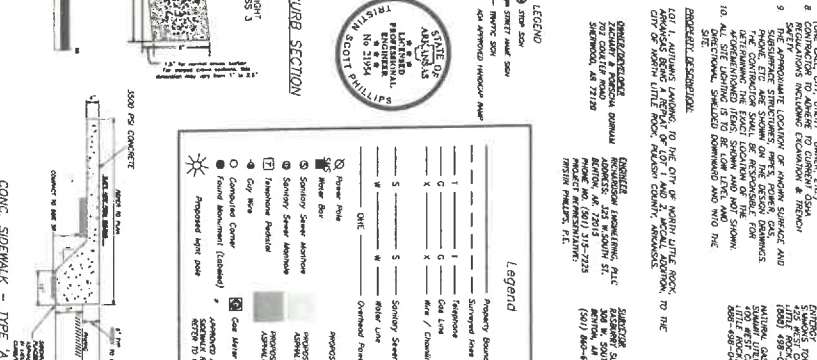
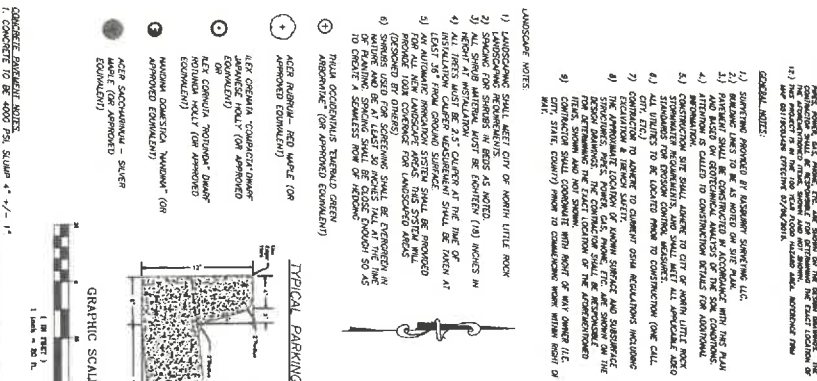
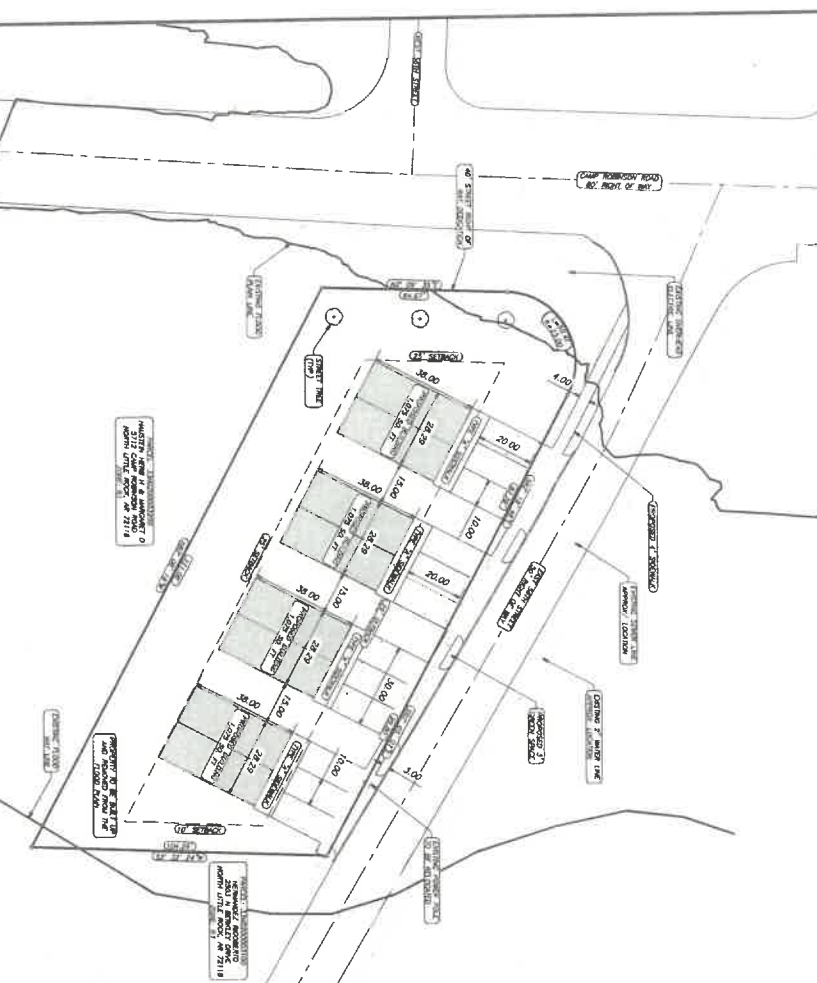
UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

- LANDSCAPE NOTES:**
- 1) LANDSCAPING SHALL BE DONE BY THE CITY OF SHERWOOD, AR.
 - 2) LANDSCAPING SHALL BE DONE BY THE CITY OF SHERWOOD, AR.
 - 3) LANDSCAPING SHALL BE DONE BY THE CITY OF SHERWOOD, AR.
 - 4) LANDSCAPING SHALL BE DONE BY THE CITY OF SHERWOOD, AR.
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 - 7) LANDSCAPING SHALL BE DONE BY THE CITY OF SHERWOOD, AR.
 - 8) LANDSCAPING SHALL BE DONE BY THE CITY OF SHERWOOD, AR.
 - 9) LANDSCAPING SHALL BE DONE BY THE CITY OF SHERWOOD, AR.
 - 10) LANDSCAPING SHALL BE DONE BY THE CITY OF SHERWOOD, AR.

- GENERAL NOTES:**
- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SHERWOOD, AR.
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 - 10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SHERWOOD, AR.

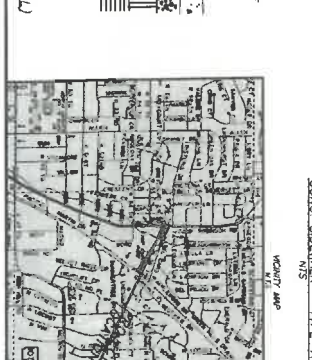
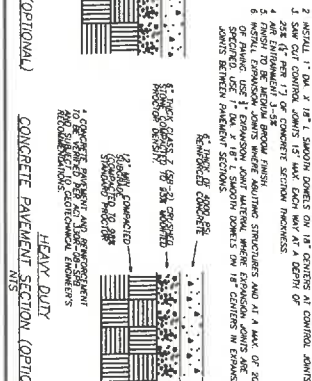
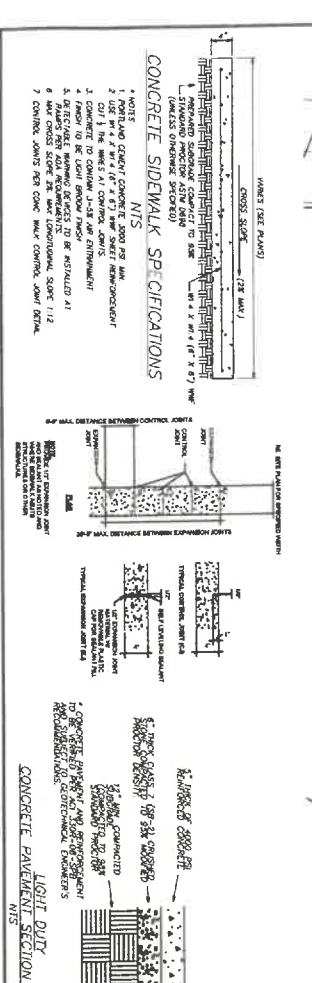
UTILITIES:

UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.



LEGEND:

Legend symbols for various features including concrete, compacted subgrade, and various dimensions. A note specifies 'CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH'.



LEGEND:

Legend symbols for various features including concrete, compacted subgrade, and various dimensions. A note specifies 'CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH'.

Item 1



Plan No: 72793

1736 Square Feet

Beds: 4 - Baths: 2 - Half Baths: 2

28'3.5 W x 38' D

All Brick

Item #6**SD2025-10 McCall Addition Replat and SPR @ 5524 Camp Robinson Rd**

1. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
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.
 - b. Provide half of the required 80 foot right-of-way with the current plat.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
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 prior to request for building permit.
 - b. If applicable, 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. If applicable, 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 CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide CNLR Floodplain Development Permit application 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 signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, 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-Built 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. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. 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.
- e. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - h. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - i. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - j. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - k. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - l. All driveways are to be concrete within the ROW.
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. Other Boards approvals required before applying for a building permit.
- a. Provide approved City Council ordinance on rezoning property to R4.
7. Meet the requirements of Community Planning, including:
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If proposed provide dumpster location. All dumpsters are to have masonry screening on 3 sides along with an opaque gate enclosure.
 - c. No fence is to be located between the building and the front property line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
8. Meet the requirements of the Master Street Plan.
9. Meet the requirements of the Screening and Landscaping ordinance, including:
- a. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - b. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street 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.
 - ii. Provide a minimum of 6 trees adjacent to the E 56th St right-of way.
 - iii. Provide a minimum of 3 trees adjacent to the Camp Robinson Rd right-of-way.
 - c. Trees shall be planted at one (1) tree per six (6) parking spaces.
 - i. 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.
 - ii. 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.
 - iii. Provide a minimum 2 parking area trees.

- d. 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.
 - e. 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.
 - f. Landscape plans to be revised prior to the February 2024 Planning Commission Hearing.
10. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
11. Meet the requirements of the Fire Marshal.
12. Meet the requirements of CAW, including:
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the
 - d. Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - e. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - f. Contact Central Arkansas Water regarding the size and location of the water meter.
 - g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's
 - h. Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - i. The facilities on-site will be private. When meters are planned on private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - j. Execution of Customer Owned Line Agreement is required.
 - k. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
 - l. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
13. Meet the requirements of NLR Wastewater, including:
- a. Duplexes will be required to combine service lines to have one connection point to the public sanitary sewer main.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.

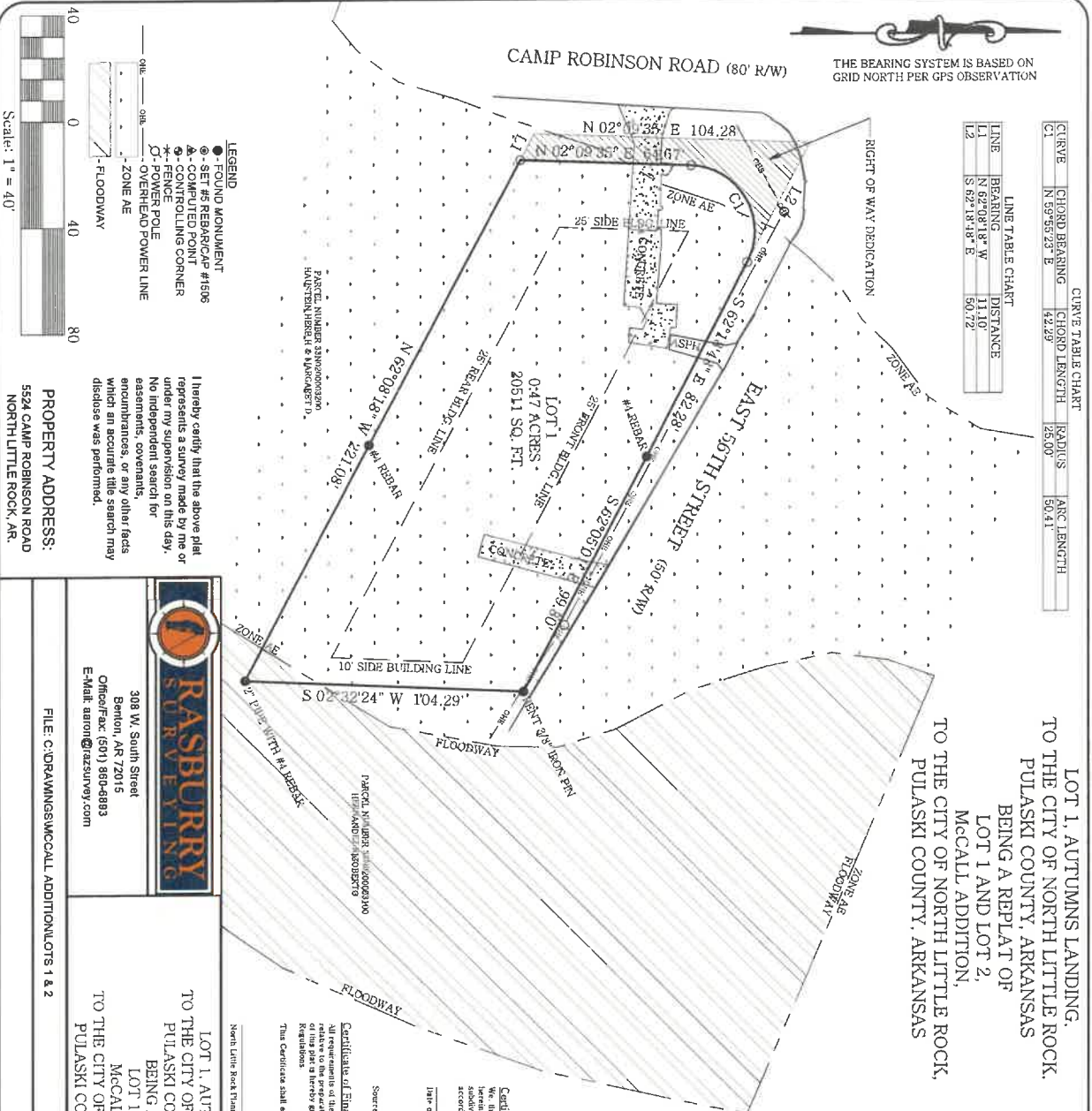
THE BEARING SYSTEM IS BASED ON GRID NORTH PER GPS OBSERVATION

CURVE TABLE CHART

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 69°55'23" E	42.29	25.00'	50.41'

LINE TABLE CHART

LINE	BEARING	DISTANCE
L1	N 62°08'18" W	11.10'
L2	S 62°18'18" E	50.12'



LOT 1, AUTTUMS LANDING.
TO THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS
BEING A REPLAT OF
LOT 1 AND LOT 2,
MCCALL ADDITION,
TO THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for encumbrances, covenants, easements, or any other facts disclose was performed.

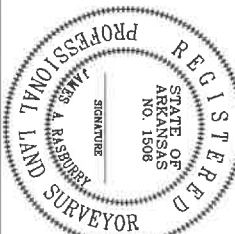
PROPERTY ADDRESS:
5524 CAMP ROBINSON ROAD
NORTH LITTLE ROCK, AR.

308 W. South Street
Benton, AR 72015
Office/Fac (501) 860-6883
E-Mail: aaron@rasbury.com

FILE: C:\DRAWINGS\MCCALL ADDITION\LOTS 1 & 2

LOT 1, AUTTUMS LANDING,
TO THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS
BEING A REPLAT OF
LOT 1 AND LOT 2,
MCCALL ADDITION,
TO THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS

FIELDWORK DATE: 11-26-24
PLAT DATE: 12-17-24
DRAWN BY: DCR
CHECKED BY: JAR



Certificate of Final Plat Approval
All requirements of the City of North Little Rock Subdivision Rules and Regulations of this plat have been granted, subject to further provisions of said Rules and Regulations.
This Certificate shall expire _____



Certificate of Owner
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, planned and subdivided, and to be hereby surveyed, plotted and subdivided said real estate in accordance with this plat.
Owner _____
Date of Elevation _____
Signed _____
Sealed _____

PROPOSED ZONING
R-1
PROPOSED FRONT - 25 FEET
PROPOSED SIDE - 10 FEET
PROPOSED REAR - 25 FEET

Certificate of Final Surveying Accuracy
I, James A. Rasbury, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision in accordance with the laws of the State of Arkansas and that all interior lot lines are accurately described in terms of length and direction of the proper sides.

REGISTERED LAND SURVEYOR
No. 1506, Arkansas
JAMES A. RASBURY
308 W. SOUTH STREET
BENTON, AR 72015
OFFICE/PHONE: (501) 860-6883
FAX: (501) 860-6884
E-MAIL: aaron@rasbury.com



7. POLYIMIDE FILM COATING

6. POLYIMIDE FILM COATING

5. POLYIMIDE FILM COATING

4. POLYIMIDE FILM COATING

3. POLYIMIDE FILM COATING

2. POLYIMIDE FILM COATING

1. POLYIMIDE FILM COATING

FORWARD ALL MAIL AND INQUIRIES SUBJECT TO CONFIDENTIALITY TO THE FOLLOWING ADDRESS:

CONFIDENTIALITY REQUESTS AND RECOMMENDATIONS

MANAGEMENT ACTION SUBJECT TO CONFIDENTIALITY

12) THE PROJECT IS IN THE 100 YEAR FLOOD HAZARD AREA. NOTWITHSTANDING THE FACT THAT THE PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA, THE FOLLOWING INFORMATION IS PROVIDED FOR YOUR INFORMATION:

13) THE APPLICANT LOCATION OF KNOWN SUBJECT AND SUBSIDIARY STRUCTURES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DSDM DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE ABOVE-MENTIONED ITEMS, SHOWN AND NOT SHOWN.

NOTES

- [illegible]

LANDSCAPE NOTES

- 1) LANDSCAPING SHALL MEET CITY OF NORTH LITTLE ROCK LANDSCAPING REQUIREMENTS.
- 2) SPACING FOR SHRUBS IN BEDS AS NOTED.
- 3) ALL SHrub MATERIAL MUST BE DIVERTED TO RECYCLING WORKS IN ACCORDANCE WITH CITY OF NORTH LITTLE ROCK ORDINANCE 10-10-01.
- 4) ALL TREES MUST BE 3.5' CALIBER AT THE TIME OF INSTALLATION. CURRENT MEASUREMENTS SHALL BE TAKEN AT THE TRUNK 4' FROM THE TRUNK.
- 5) ALL PLANTING PROTECTION SYSTEMS SHALL BE PROVIDED TO PROTECT TREES AND SHRUBS FROM DAMAGE DURING CONSTRUCTION. PROVIDE 100% COVERAGE FOR LANDSCAPED AREAS (PROTECTED BY OTHERS).
- 6) SHRUBS USED FOR SCREENING SHALL BE ESTABLISHED IN ACCORDANCE WITH CITY OF NORTH LITTLE ROCK ORDINANCE 10-10-01.
- 7) PLANTING SPACING SHALL BE CLOSE ENOUGH SO AS TO PROVIDE A COMPLETE SCREEN.

TYPICAL PARKING CURB SECTION



GRAPHIC SCALE

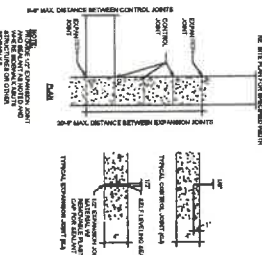


CONC. SIDEWALK - TYPE 'A'
NTS

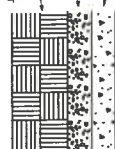


CONCRETE SIDEWALK SPECIFICATIONS

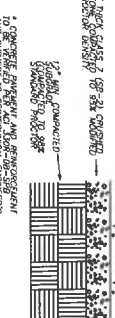
1. PORTLAND CEMENT CONCRETE 3000 PSI MIN.
2. USE W 4 X 4 (6" X 6") JOINT SHEET REINFORCEMENT CUT TO THE WIDTHS AT CONTROL JOINTS
3. CONCRETE TO CONTAIN 3-5% AIR ENTRAINMENT
4. FINISH TO BE LIGHT BROOD FINISH
5. DETECTABLE WARNING DEVICES TO BE INSTALLED AT RAMPED AND AID REQUIREMENTS
6. MAX CROSS SLOPE 3% MAX LONGITUDINAL SLOPE 1:12
7. CONTROL JOINTS PER CONC. WALK CONTROL JOINT DETAIL



CONCRETE PAVEMENT SECTION (OPTIONAL)



CONCRETE PAVEMENT SECTION (OPTIONAL)



UTILITIES

- [illegible]

DOI: 10.1002/ajim.10005

APPROXIMATE RENTAL OF LOT 1 AND 2, MCDILL ALPHEM, TO THE CITY OF NORTH LITTLE ROCK, FALCON COUNTY, ARKANSAS.

OWNER/DEVELOPER ZACHRY & PETERCO JOURNAL 10003333, 325 S. AUSTIN ST. BIRMINGHAM, AL 35202	LENDER FARMERS TRUSTING, F.L.C. 10003333, 325 S. AUSTIN ST. BIRMINGHAM, AL 35205	SUBMITTER SHARON E. PETERCO 10003333, 325 S. AUSTIN STREET BIRMINGHAM, AL 35205
(301) 860-5893		(301) 860-5893
PROJECT REPRESENTATIVE: KEVIN PHILLIPS, P.E.		

STOP SIGN

- | | |
|-------|----------------------------|
| _____ | Property Boundary |
| _____ | Surveyed Area |
| _____ | Religious |
| _____ | Gas Line |
| _____ | Fire / Chemical Protection |
| _____ | Sanitary Sewer |
| _____ | Water Line |
| _____ | Other |

1

- [illegible]

SITE PLAN
T 56TH STREET
EX DEVELOPMENT
THE SW 1/4 OF THE
ON 14, T-2-N, R-12-



PROJECT NO. 023-028		No.	Revised	Date	Prepared For
Scale 1" = 20'	Date 12/20/2024				ZACHARY & PORSCHA DURHAM 702 COULTER ROAD SHERWOOD, AR 72120
Sheet: 1 of 1					

Item #7**SD2025-11 Galloway Industrial Park Lot 2 Revised SPR @ 2901 Harris Rd**

1. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
2. 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. If applicable, 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. If applicable, 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 CNLR Floodplain Development Permit application to City Engineer.
 - f. If applicable, 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 signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, 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.
3. Meet the requirements of the City Engineer, including:
 - a. 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.
 - b. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - c. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - d. If applicable, show and label boundary of detention area as a drainage easement.
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, including:
 - a. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - b. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street 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.
 - ii. Provide a minimum of 22 trees adjacent to the Harris Rd right-of way.
 - c. Trees shall be planted at one (1) tree per six (6) parking spaces.
 - i. 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.
 - ii. 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.
 - iii. Provide a minimum 23 parking area trees.
 - d. 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.
 - e. 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.
 - f. All turf and plant material shall be irrigated by an automatic underground irrigation system and noted on the landscape plan.
 - g. Provide a landscape plan.
 - i. Provide plant material legend graphically indicating the different plant materials. Provide plant material list and specifications indicating minimum plant material size at installation.
 - h. Any disturbed turf or groundcover shall be repaired before final acceptance of the project, show limits of work on landscape / site plan.
 - i. Landscape plans to be revised prior to the February 2024 Planning Commission Hearing.
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. 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. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
 - iii. Group S-1 storage facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
 - iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - v. 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)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
9. Meet the requirements of CAW.
10. Meet the requirements of NLR Wastewater, including:
 - a. Please submit a full set of plans to NLRW for review and approval prior to construction.

[illegible]

ZONE 12



811
Know what's below.
Call before you dig.

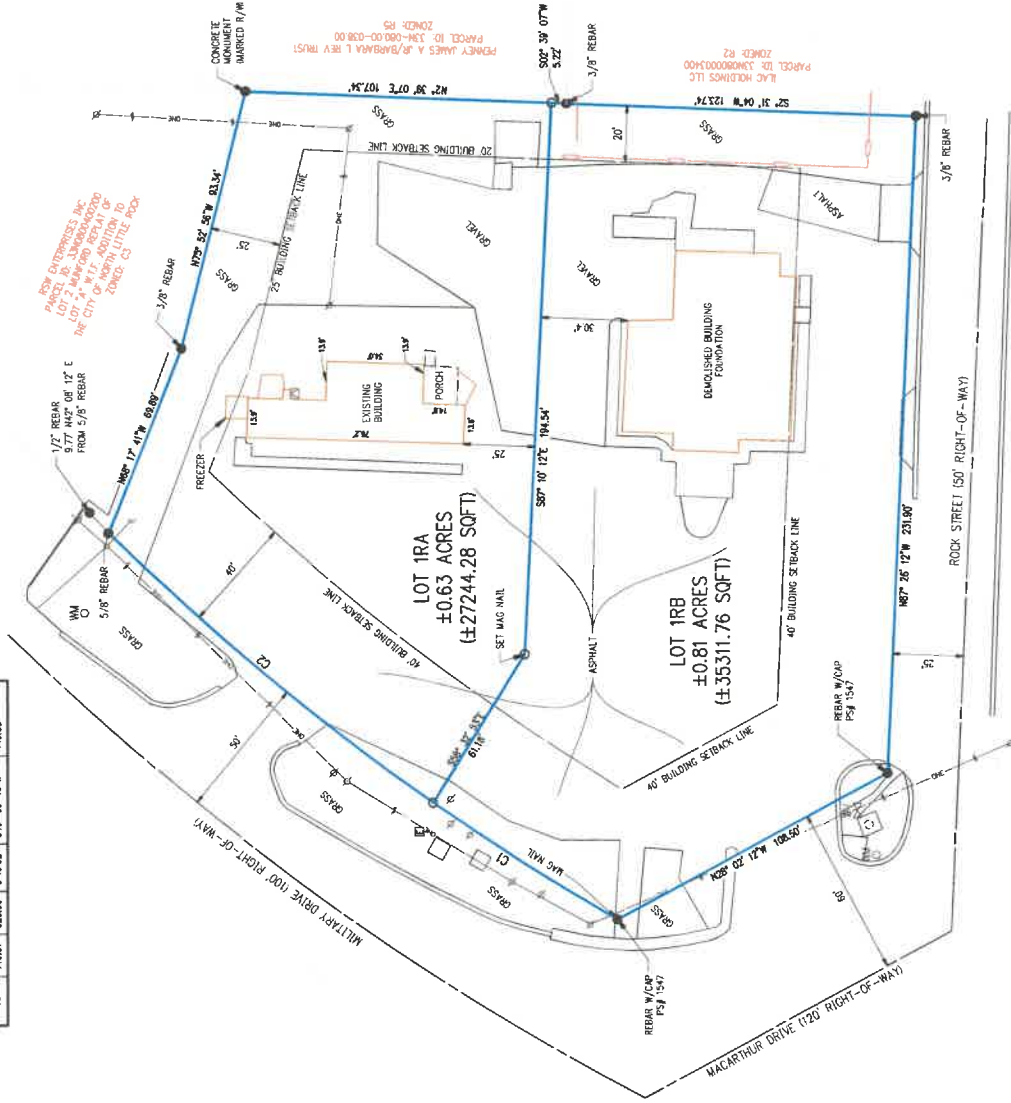


Item #8**SD2025-12 Lot 1 of the Revised Plat of Munford Replat of Lot A of WFT Add to the City of North Little Rock @ 5500 MacArthur Dr**

1. Prior to the signing of the plat the abandoned sign structure located on the property must be removed.
2. Engineering requirements on detention:
 - a. Stormwater detention plan will be required during Site Plan Review process.
3. Engineering requirements before the plat will be signed:
 - a. Provide half of the required 100 foot right-of-way with the current plat.
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.
5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
6. Meet the requirements of the Master Street Plan.
7. Meet the requirements of the Screening and Landscaping ordinance.
8. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
9. Meet the requirements of the Fire Marshal.
10. Meet the requirements of CAW.
11. Meet the requirements of NLR Wastewater, including:
 - a. Due to proposed replat Lot 1RB may be required to install a private service line within the new property boundaries with site development.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.

THE REPLAT OF LOT 1 OF THE REVISED PLAT OF MUNFORD REPLAT OF LOT A OF W.F.T. ADDITION TO THE CITY OF NORTH LITTLE ROCK

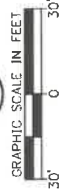
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	78.97	923.00'	4°45'34"	N33° 05' 07"E	78.85'
C2	148.51'	923.00'	9°05'02"	S49° 06' 15"W	148.35'



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 SUCH, THE PROPERTY IS NOT INSURED AGAINST FLOOD DAMAGE. THE PROPERTY OWNER IS ADVISED THAT THE LOCATION OF THE FLOOD ZONE BOUNDARY LINES IS IN RELATION TO THE PROPERTY LINES.

DRAWING LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING BUILDING LINES
- OVERHEAD ELECTRICAL LINE
- CHAIN LINK FENCE LINE
- CENTERLINE OF STREET
- SET 1/2" REAR (W/CAP, PSF 1547)
- WATER VALVE
- WATER METER
- ELECTRIC PEDESTAL
- POWER POLE
- GAS METER



STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE, NAD 83
DISTANCES: GROUND
BEARINGS: GRID
CONVERGENCE ANGLE: 0° 10' 08.137" 0000"
"VALUES TAKEN AT THE SEC OF LOT 11A"

LEGAL DESCRIPTION

LOTS 1A & 1B OF THE REPLAT OF LOT 1 OF THE REVISED PLAT OF MUNFORD REPLAT OF LOT A OF W.F.T. ADDITION TO THE CITY OF NORTH LITTLE ROCK, AS SHOWN ON A PLAT OF RECORD, PLAT BOOK 32, PAGE 26, RECORDS OF PULASKI COUNTY, ARKANSAS.

CERTIFICATE OF OWNERS

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED REAL ESTATE IS OUR OWN AND WE DO HEREBY CONVEY, SELL AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE: _____ OWNER: _____
DATE: _____ OWNER: _____
DATE: _____ OWNER: _____

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THE DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE: _____ NORTH LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF ENGINEERING ACCURACY

I, JERRY KELSO, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL ENGINEERING REQUIREMENTS OF THE CITY OF NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

DATE: _____ JERRY KELSO PE NO. 18407
10625 FINANCIAL CENTRE PARKWAY
STE 300, LITTLE ROCK, AR 72111

CERTIFICATE OF SURVEYING ACCURACY

I, MICHAEL NGUYEN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE: _____ MICHAEL NGUYEN PLS NO. 1547
1000 LEDERMAN DR., CONWAY, AR 72034



STATE PLAT CODE: PLATTED SUBDIVISION

RECORD INFORMATION
DEVELOPER: LEE BOBO
171 KINGS MOUNTAIN DRIVE
LITTLE ROCK, AR 72117-5516
OWNER: LEE BOBO
171 KINGS MOUNTAIN DRIVE
LITTLE ROCK, AR 72117-5516
LOANED: C4
MINIMUM LOT WIDTH = 100.0'
MINIMUM LOT AREA = 10000 SQFT
MINIMUM FRONT YARD SETBACK = 40.0'
MINIMUM EXTERIOR YARD SETBACK = 40.0'
MINIMUM SIDE YARD SETBACK = 25.0'
MINIMUM REAR SETBACK = 20.0'
MINIMUM HEIGHT = 35.0'
TOTAL SUBDIVISION ACRES: 41.44

REPLAT SURVEY
W.F.T. ADDITION TO THE CITY OF NORTH LITTLE ROCK
REPLAT FOR:
KELINO LEE
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS



FILE #	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, are an instrument of professional service provided by the undersigned to the client for their exclusive use in connection with the project described herein. It is not to be used, in whole or in part, for any other project without the written authorization of Crafton Tull, Inc. or its duly authorized representative.

Crafton Tull
1001 Logansport Dr.
Little Rock, Arkansas 72204
www.craftontull.com

PROJECT NO. 2021-001
DATE: 01/07/2025
APPROVED BY: M. NGUYEN
STREET NAME: 10111
10111-001-001

CONTACT: MICHAEL NGUYEN
1001-101-001-001

Item #9

SD2025-14 Original City of Argenta Lots 4A 5A, 6A & 6B Blk 19 Replat @ 210 E Broadway St

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
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.
 - b. 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.
 - b. Provide street trees or provide a bond.
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. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. A fire safety and evacuation plan shall be provided and maintained (Volume 1 Section 403, 404)
 - ii. Meet the fire-resistance rating requirements for exterior walls based on the fire separation distance. (Volume 2 Table 705.5)
 - iii. An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. (Volume 2 Section 903.2.8)
 - iv. Class 1 standpipes shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the fire department vehicle access. (Volume 1 Section 905.3.1)
 - v. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - vi. 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)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
9. Meet the requirements of CAW.
10. Meet the requirements of NLR Wastewater, including:
 - a. 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.
 - b. Please add 15' exclusive sanitary sewer easement to all existing public sanitary sewer lines not within the public right-of-way.
 - c. Please submit a full set of plans to NLRW for review and approval prior to construction.



THIS SITE

CERTIFICATE OF SURVEYING ACCURACY
I, John R. Powell, hereby certify that this plot represents a boundary survey made by me and that boundary markers shown herein actually exist and their location, type and material are correctly

Date _____

John R. Pound R/S 1218

INSTITUTE OF ENGINEERING TECHNOLOGY

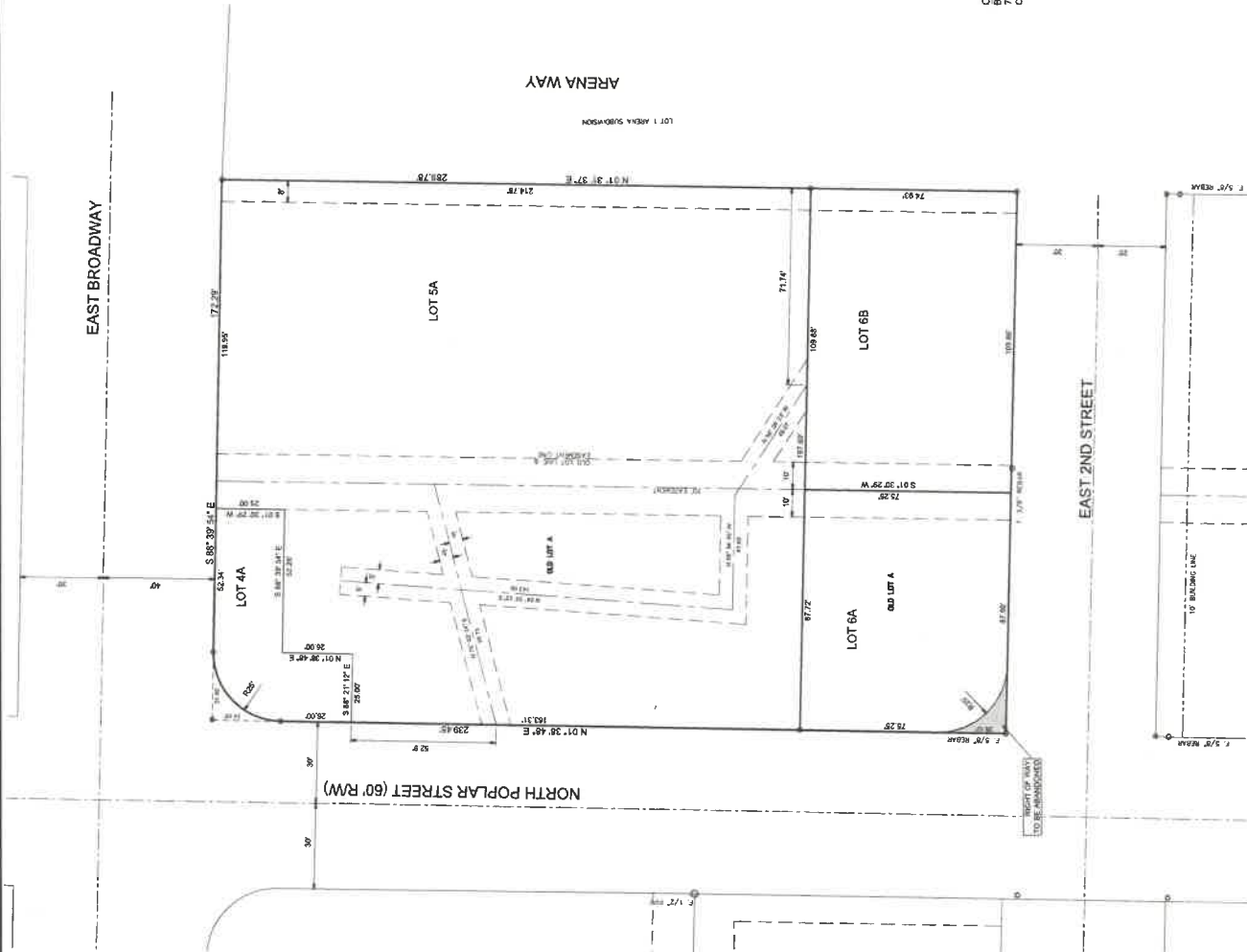
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3	3	3	3
4	4	4	4
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95	95	95	95
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98	98	98	98
99	99	99	99
100	100	100	100

CERTIFICATE OF DOWER
We, the undersigned, owners of the real estate
shown and described hereon, hereby certify
that we hereby lay off, plat, and subdivide
said real estate in accordance with this plat

DATE

CERTIFICATE OF FINAL APPROVAL
Pursuant to the North Little Rock Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said Rules and Regulations.

Date _____ North Little Rock Planning Commission



LEGEND

SHOWS EXISTING STREETS.

SHOWS RIGHT OF WAY TO BE ABANDONED

SHOWS SEWER, UTILITY AND DRAINAGE EASEMENT.

SHOWS 3/8" PIPE AND CAP

SHOWS SURVEY MARKER AS NOTED

GENERAL NOTES

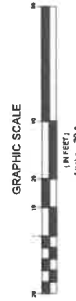
1. THIS PROPERTY IS ZONED C-6.
2. THIS PLAT IS NOT IN THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 05162 D344 G DATED JULY 6, 2015.
3. THIS PLAT CONTAINS 57,096 S.F. OR 1.310 ACRES, MORE OR LESS.

LOT 1A CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1B CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1C CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1D CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1E CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1F CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1G CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1H CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1I CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1J CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1K CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1L CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1M CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1N CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1O CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1P CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1Q CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1R CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1S CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1T CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1U CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1V CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1W CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1X CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1Y CONTAINS 2,745 S.F. OR 0.063 AC.
 LOT 1Z CONTAINS 2,745 S.F. OR 0.063 AC.

RAPIDS OF BEAVERDAM, ARKANSAS, STATE 1843 NORTH ZONE

PLAT OF

LOTS 4A, 5A, 6A & 6B BLOCK 19
ORIGINAL CITY OF ARGENTA
(BEING A REPLAT OF LOT "A" ORIGINAL CITY OF
ARGENTA AND OTHER LANDS)
IN THE CITY OF NORTH LITTLE ROCK
AND IN SW1/4 SECTION 35
TOWNSHIP 2 NORTH, RANGE 12 WEST
PULASKI COUNTY, ARKANSAS



OWNER & DEVELOPER:
BROADWAY STREET LLC
700 FRONT STREET, STE. 101
CONWAY AR 72032



THOMAS
ENGINEERING
COMPANY

PLAT OF
LOTS 5A, 6A & 6B, BLOCK 19
ORIGINAL CITY OF ARGENTA
CITY OF LITTLE ROCK, ARKANSAS

59810 LOOKOUT ROAD, N. LITTLE ROCK, AR 72116
771-501-7549-4453 FAX: 501-754-6914
SCALE 1"=30'

APPROVED	DRAWN BY JRP	DATE 12/20/24	SHEET NO. 1
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Item #10
Conditional Use 2025-02

Request: a Conditional Use to allow a photography studio as an allowable use in a C1 Zoning District

Location of the Request: @ 5101 N Locust St, NLR, AR

Applicant/Owner: Hines-Watts Properties LLC, Amanda Hines-Watts

Background: Ordinance # 3691 rezoned the property from R4 to O1 to allow the construction and operation of a Masonic Lodge Building on the property. When the Zoning Ordinance was updated July 2020 (Ord. #9263) O1 was changed to PI. Ordinance #9710 adopted by City Council on October 14, 2024 rezoned the property from PI to C1.

Site Characteristics: This property is located on the corner of N Locust Street and McCain Blvd. There is a traffic light at this intersection. The building on the property was constructed in 1965 containing 5,900± square feet and built/used as a Masonic Lodge through the years. The site appears to contain approximately 50 parking spaces. There is a large office building located across Locust Street and to the north of this lot. To the west is a City of North Little Rock Elementary School.

Master Street Plan: North Locust Street is indicated as a local residential street on the Master Street Plan. E McCain Blvd is indicated as a Minor Arterial on the Master Street Plan. There is a Bike Route indicated along N Locust Street.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	PUD	Office, International Union Elevator Constructors Local 79
South	R4	Single Family
East	R4	Office Salvation Army
West	PI	Park View Elementary

General Information:

1. **Compatible with previous actions?** The City has approved Conditional Use requests in the past to allow a use which is not a typical by-right use which is compatible with a neighborhood if proper of conditions are placed on the approval.
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 minimal effect on the surrounding properties with the current request to allow a photography studio at this location.
6. **Is the site of adequate size for the development?** The site is a developed site.

7. **Will this set a precedent for future rezoning?** No, the zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No, a Conditional Use within the existing zoning designation is the appropriate request.

Staff Summary:

The applicant is seeking a Conditional Use to allow a photography studio at this site. The applicant indicates in the cover letter the property was marketed as C2, which a photography studio is allowed within the C2 zoning districts, and was the sole reason for her purchase of the property. She states her studio is a small studio. Photography sessions will take place both at this location as well as other sites around the area. The days and hours of operation for the photography studio are from 8 am to 9 pm daily and during senior pictures and in the summer months 8 am to 10 pm daily. The applicant indicates the sessions will be by appointment as well as a limited number of walk-ins for special photographs such as passports and/or individual id's.

Staff is supportive of the applicant's request. A photography studio is typically a business which does not generate a great deal of traffic and is typically a quiet neighbor.

Conditions to Consider:

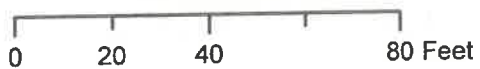
1. The days and hours of operation for the photography studio are from 8 am to 9 pm daily and during senior pictures and in the summer months 8 am to 10 pm daily.
2. All signs must comply with the NLR Sign Code.
3. All structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
4. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
5. Business license to be issued after Planning Staff confirmation of requirements.

Conditional Use # 2025-02



Ortho Map

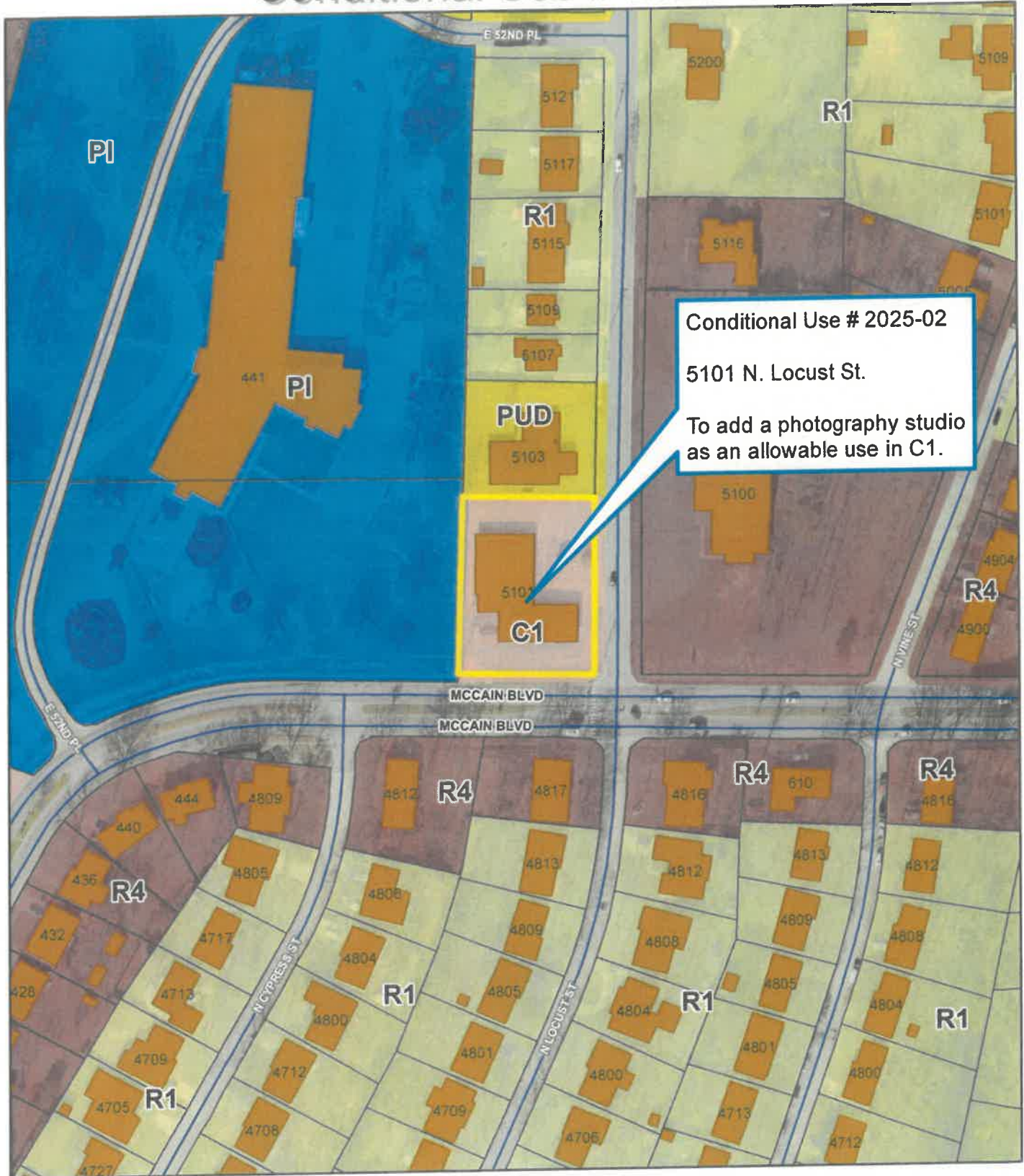
1 inch = 40 feet



Date: 1/22/2025

Map is not to survey accuracy

Conditional Use # 2025-02



Zoning Map

1 inch = 150 feet



Date: 1/22/2025

Map is not to survey accuracy

James, Donna

From: amandawatts83@gmail.com
Sent: Tuesday, January 21, 2025 1:13 PM
To: James, Donna
Subject: 5101 North Locust

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mrs. James,

I purchased this property with the understanding that it was zoned C2. When I went to switch my business licenses, this was not the case. I would like to request a conditional use for a photography studio. Please let me know if you need any additional information. Thank you for your assistance.

-Amanda Hines-Watts
(501)613-2326



MEMBER NATIONAL SOCIETY
PROFESSIONAL ENGINEERS

THOMAS ENGINEERING COMPANY

3810 LOOKOUT ROAD
NORTH LITTLE ROCK, ARKANSAS 72116
TELE. No. 501-753-4483

CIVIL ENGINEERS-LAND SURVEYORS
LAND PLANNING & DEVELOPMENT
RESIDENTIAL-COMMERCIAL-INDUSTRIAL



REZONING MAP
LOT "H", BLOCK 1
PIKE VIEW ADDITION
CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DATE: 8/13/24
SCALE: 1" = 50'

Item # 11
Special Use 2024-21

Request: a Special Use to allow a pawn shop in a C3 zoning district

Location of the Request: @ 2301 E Broadway, NLR, AR

Applicant/Owner: Fred Jackson

Background: A business license was issued for Quick Cash Pawn in July of 2010. In 2020 the business closed and the business license was not renewed. Since the business was closed for more than a 12-month period the property is no longer considered a non-conforming use. The Zoning Ordinance currently requires all pawn shop businesses to be approved via a Special Use.

Site Characteristics: The site along E Broadway has a mixture of uses including warehousing, restaurants, industrial and commercial uses. Based on previous roadway widening the building is located very close to the curb.

Master Street Plan: E Broadway is indicated as a Principal Arterial on the Master Street Plan. There are no dedicated bike lanes located in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4 & I2	Bruce Oakley Inc.
South	C4	Fleet Tire & Undeveloped Commercial Property
East	C4	Warehouse Showroom Store
West	C4	Restaurant

General Information:

1. **Compatible with previous actions?** Approval of a pawn shop has occurred with previous city action in the form of a Conditional Use.
2. **Neighborhood Position/Comment?** No comment at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities with the approval of the Special Use.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** If managed properly there should be no negative impact on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is a developed site.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No, a Special Use is required for a Pawn Shop regardless of the zoning district.

Summary: The applicant is seeking approval of a Special Use to allow the placement of a pawn shop in a C3 zoning district. The Zoning Ordinance defines Retail - Pawn Shop (Special Use only) as a

business that loans or advances money on deposit of personal property or deals in the purchase or possession of personal property on condition selling such property back to the recipient of the loan or advance of money when such loan or advance is paid. Such establishments are distinguished from pay-day lenders or cash advance lenders.

The applicant previously operated a pawn shop at this location for 10+ years, prior to COVID. The applicant states during the COVID time he was forced to close the pawn shop but is now requesting approval to reopen the business.

Conditions to Consider:

1. The hours of operation are limited to Monday through Saturday from 9 am to 9 pm.
2. There is to be no outdoor display of merchandise.
3. All signs must comply with the NLR Sign Code.
4. Any structure located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
5. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
6. Business license to be issued after Planning Staff confirmation of the requirements.

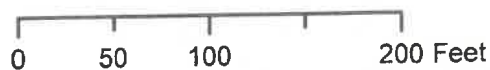
Special Use #2024-21



Zoning Map

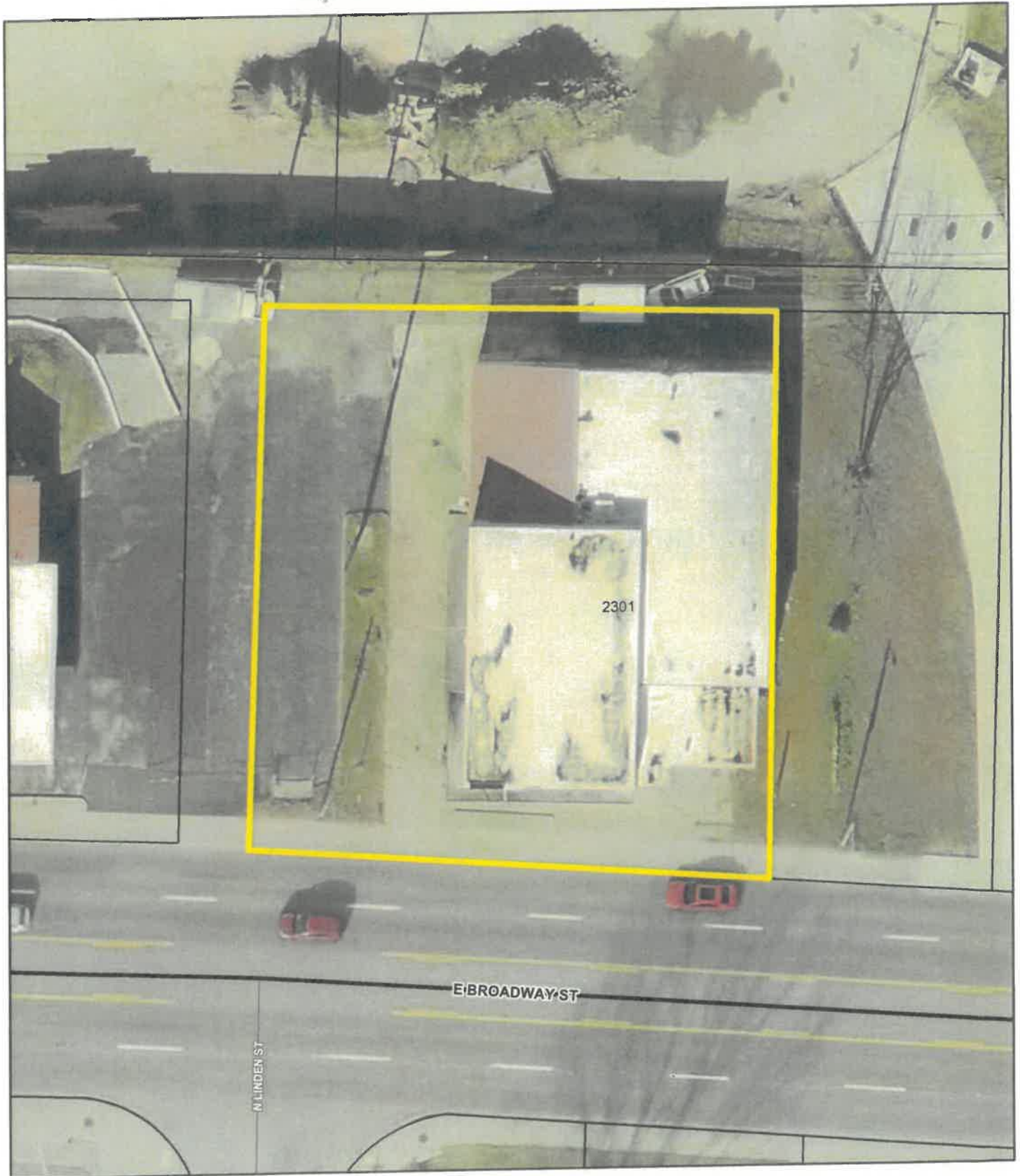
Date: 11/22/2024

1 inch = 100 feet



Not an actual survey

Special Use #2024-21



Ortho Map

Date: 11/22/2024

1 inch = 30 feet

0 15 30 60 Feet



Not an actual survey

I Fred Jackson would like
to re-open my Pawnshop at 2301 East
broadway North Little Rock, Ark.

Fred Jackson

Fred Jackson man at yahoo.com

501 708-5646

303 Killdeer Rd Lonoke 72086

Item #12
Special Use 2025-03

Request: a Special Use to allow 3 shipping containers to serve as storage modules in a C4 Zoning District

Location of the Request: @ 110 N Redwood St, NLR, AR

Applicant/Owner: Haney Contractors LLC

Background: Staff received a complaint concerning the placement of storage modules on the property by the adjoining neighbor. Staff investigated and then informed the applicant of the need for a Special Use to allow the storage modules to remain on the property.

Site Characteristics: The site contains a non-residential buildings which has been a number of uses previously. The parking area is gravel with access to the site from N Redwood Street. The property to the east is a duplex and the property to the north is a single family residence. The property across N Redwood Street is an unoccupied commercial building.

Master Street Plan: E Washington Ave is classified as a Minor Arterial on the Master Street Plan. N Redwood Street is classified as a local street. There are no sidewalks located along E Washington Ave or along N Redwood Street.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Single Family
South	R4 & C4	Single Family & Restaurant
East	R4	Duplex and Single Family
West	C2 & R4	Unoccupied Commercial, Residential & Restaurant

General Information:

1. **Compatible with previous actions?** The Commission has reviewed requests concerning the placement of containers in the past. Staff is unaware of a time the Commission has considered the placement of three containers on a single parcel which were proposed to be semi-permanent.
2. **Neighborhood Position/Comment?** Staff has received several calls from the adjacent property owner indicating concern over the placement of the containers and the inability for the adjacent neighbor *"to see out her window"*.
3. **Effect on public service and utilities?** There should be no effect on public services and utilities with the placement of the storage containers.
4. **Legal Consideration/Reasonableness?** The request is reasonable to allow the containers to be located on the site as they transition from job site to job site.

5. **Will the approval have a stabilizing effect on surrounding properties?** It is possible with the current placement there could be a negative impact on the adjacent residents and the immediate area.
6. **Is the site of adequate size for the development?** The site does not appear to be adequate in size for the placement of the 3 containers and still provide the required parking.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** A Special Use is the appropriate request to allow the containers to remain on the property in excess of 60-days.

Staff Summary:

The applicant is seeking the allowance of three mobile storage containers on the site. The applicant indicates in their cover letter their business is a construction contractor which uses the containers on job sites to secure tools and materials such as lumber, trim, drywall, scaffolding, walk-boards, etc. The applicant indicates the containers will come and go to and from the property to job sites as needed by the particular client's needs. The applicant states there will be a maximum of three containers located at this site at any one-time.

The existing building contains a service garage area with 2,084 square feet, a 448 square foot garage and 672 square feet of office space (3,204 square feet total). Parking for a contractor's office is based on one space per 300 gross square feet of floor area or 11 parking spaces are required to serve this site.

Two 40-foot long containers and one 20-foot long container have been placed on the site. The two 40-foot containers have been placed along Washington Avenue along the front property line and approximately 5-feet from the east property line. The 20-foot container has been placed along N Redwood Street and adjacent to the building.

Section 5.18.2: Mobile Storage Containers and Roll-off Dumpsters in Commercial Areas defines the allowance for mobile storage containers located on commercial property. The ordinance states there is to be a maximum of one mobile storage container on a site, the mobile storage container may not be located within the required parking areas, mobile storage containers are not permitted in the front or side yards, the mobile storage container is to be located a minimum of 10-feet from the primary structure and 5-feet from property lines and not located within the sight triangle, and the mobile storage containers are not to be located on the site in excess of 60-days consecutive days, and in excess 60-days in any calendar year. To allow placement of a mobile storage container for greater than sixty (60) days requires approval of a Special Use.

As currently placed the containers are located within the front yard and have not been placed to meet the typical minimum separation distance from the primary structure and the property lines. It also appears the containers are located within a portion of the required parking for the site. According to the applicant the site does not allow for the placement of the containers within the rear yard since the building was constructed to the rear property line.

Staff has concerns with the current proposal. The containers do not meet the minimums for placement on a site with regard to location and the typical setbacks from property lines and structures. In

addition staff has concerns the placement of the modules has a significant impact on the required parking for the site.

Conditions to Consider:

1. Allow two 8' x 40' mobile storage containers and one 8' x 20' mobile storage container on the site.
2. Allow two of the mobile storage containers to be located within the front yard and one mobile storage container to be located in the side yard.
3. The mobile storage containers must be located a minimum of 10-feet from any structure and 5-feet from any property line.
4. Mobile storage containers shall not be located within the sight triangle of N Redwood Street and E Washington Ave.
5. Provide screening between containers and neighboring property to include:
 - i. Buford Holly (or equal) 36-inches tall, 24-inches wide at planting
 - ii. Planted 5-feet apart, stating 10-feet from each end of the containers
 - iii. Plantings are to be irrigated.
6. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
7. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
8. Business license to be issued after Planning Staff confirmation of requirements.

Special Use #2025-03



Ortho Map

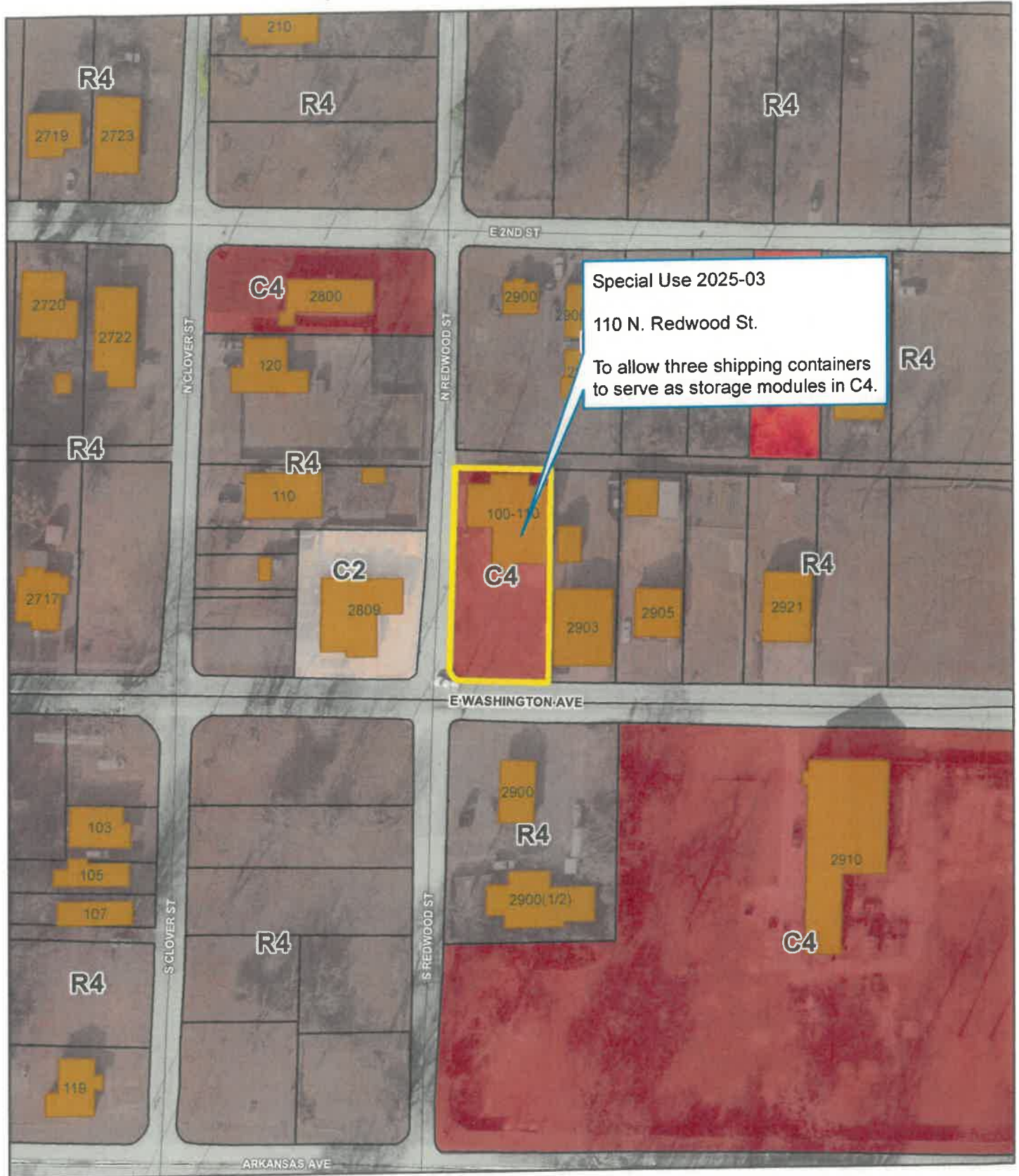
1 inch = 40 feet



Date: 1/16/2025

Not an actual survey

Special Use #2025-03



Zoning Map

Date: 1/16/2025

1 inch = 100 feet



Not an actual survey



Haney Contractors, LLC
212 Center St Little Rock, AR 72201

Property Address:
110 N Redwood St
NLR, AR 72114

Property Owner: Haney Contractors, LLC

To Whom It May Concern,

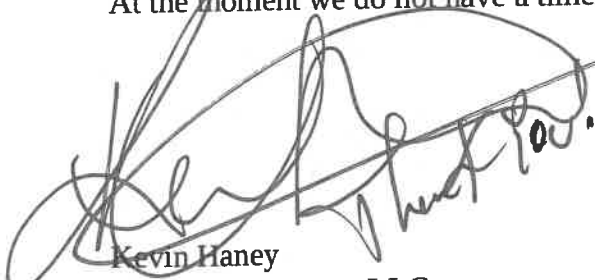
This letter is to provide information concerning the size & use of storage containers at 110 N Redwood Street in North Little Rock, Arkansas. A property that is currently zoned C-4

There are 3 containers currently located on the lot. 2 – 40 foot & 1 – 20 foot.

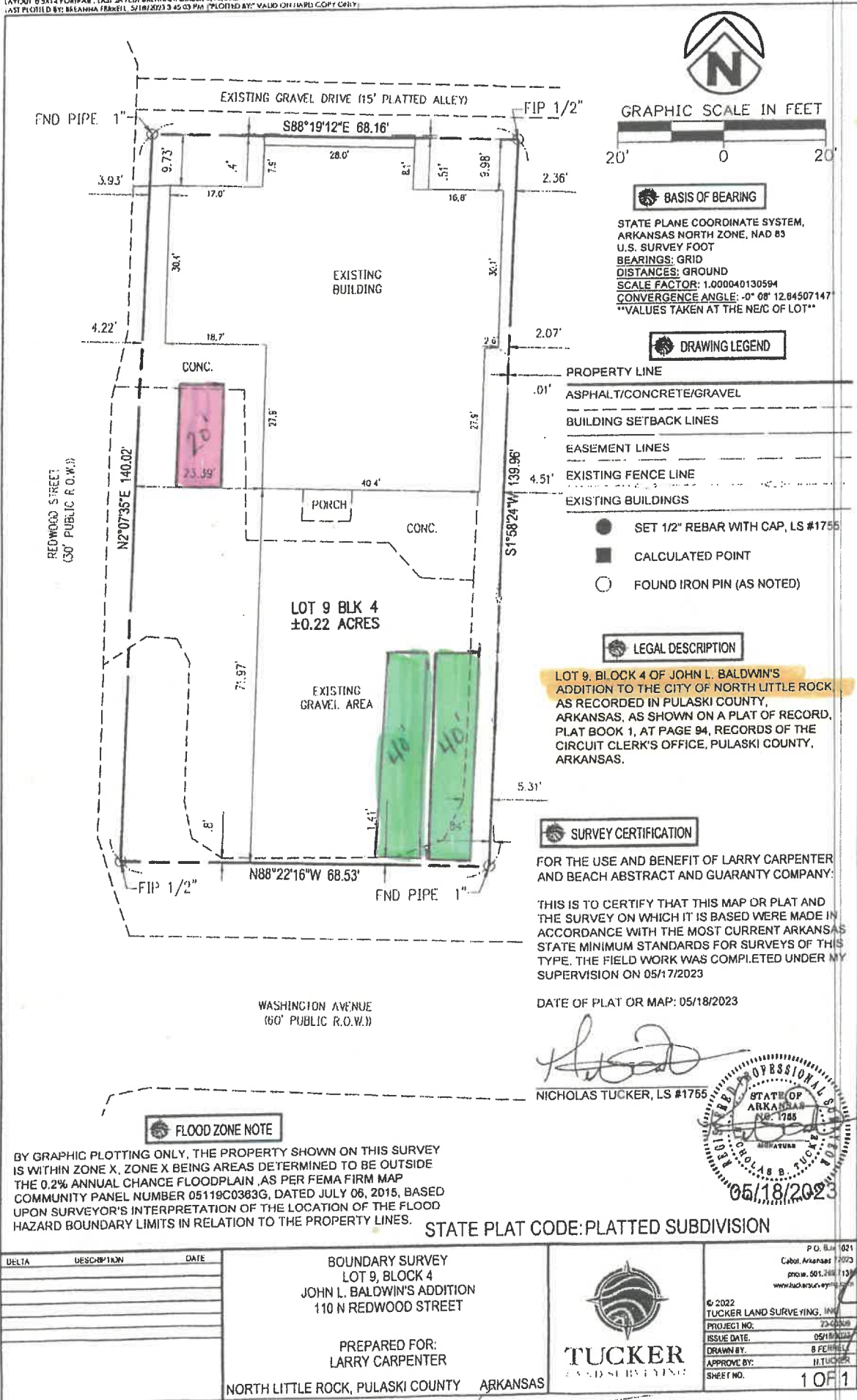
These containers are used on job sites at various times. So these containers can come and go to/from this property as needed by our clients demand. At any point in time there will only be a maximum of 3 containers located on this property.

While on property, these containers will be used to store construction materials and job site tools. e.t. lumber, trim, drywall, scaffolding, walkboards etc.

At the moment we do not have a timeline for how long the containers will be on property.



Kevin Haney
Haney Contractors, LLC



Item #13
Special Use #2025-04

Request: A Special Use to allow outdoor storage of boats, vehicles, campers and RV's in a C3 Zoning District

Location of the Request: @ 4609 Camp Robinson Rd, NLR, AR

Applicant/Owner: James Chung Jr.

Background: In July 1972 a rezoning from R3 to C3 was approved. December 2002 a Special Use was approved to allow a daycare at this location. February 2008 a Conditional Use was approved to change ownership of the allowed daycare. The property transitioned to a Beauty Supply Store in 2017.

Site Characteristics: The site contains an existing retail building with parking located along the front of the building and on the north side of the building. Due to the widening of Camp Robinson Road the front paved area is very narrow and appear the spaces are backing into the right of way. There is a carwash located to the north of the site and a drainage way to the west. East of the site are a number of retail uses including restaurants, City of NLR Police Substation and a convenience store with fuel.

Master Street Plan: Camp Robinson Road is classified as a Minor Arterial on the Master Street Plan. There are no dedicated bikeways located in the immediate area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Carwash
South	C3	Dollar General
East	C3	Retail
West	C3	Drainage Structure

General Information:

1. **Compatible with previous actions?** Outdoor storage has been permitted via a Special Use.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal 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?** If managed properly the use should not have a negative effect on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is developed and the area proposed for storage is existing.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.

8. **Should a different zoning classification be requested?** A Special Use is the appropriate request to allow the outdoor storage as proposed by the applicant.

Staff Summary:

The applicant is seeking approval to allow the placement of outdoor storage of boats, RV's, campers and vehicles within a fenced area in the rear of the existing site. There is a chain link and wood fence located around the rear of the property. The proposal is to allow the outdoor storage within the fenced area.

The building contains 4,000 square feet of floor area. Typical parking required for a retail use based on one space per 300 gross square feet of floor area would be 14 parking spaces. The existing parking located along MacArthur Drive appears to be located within or at a minimum backing into the right of way. This potentially creates an unsafe situation for customers entering and leaving the site. Staff recommends the parking along MacArthur be removed. The plan as submitted indicates parking located along the side of the building. The parking indicated is sufficient to provide the required parking for the property with the front parking spaces being removed.

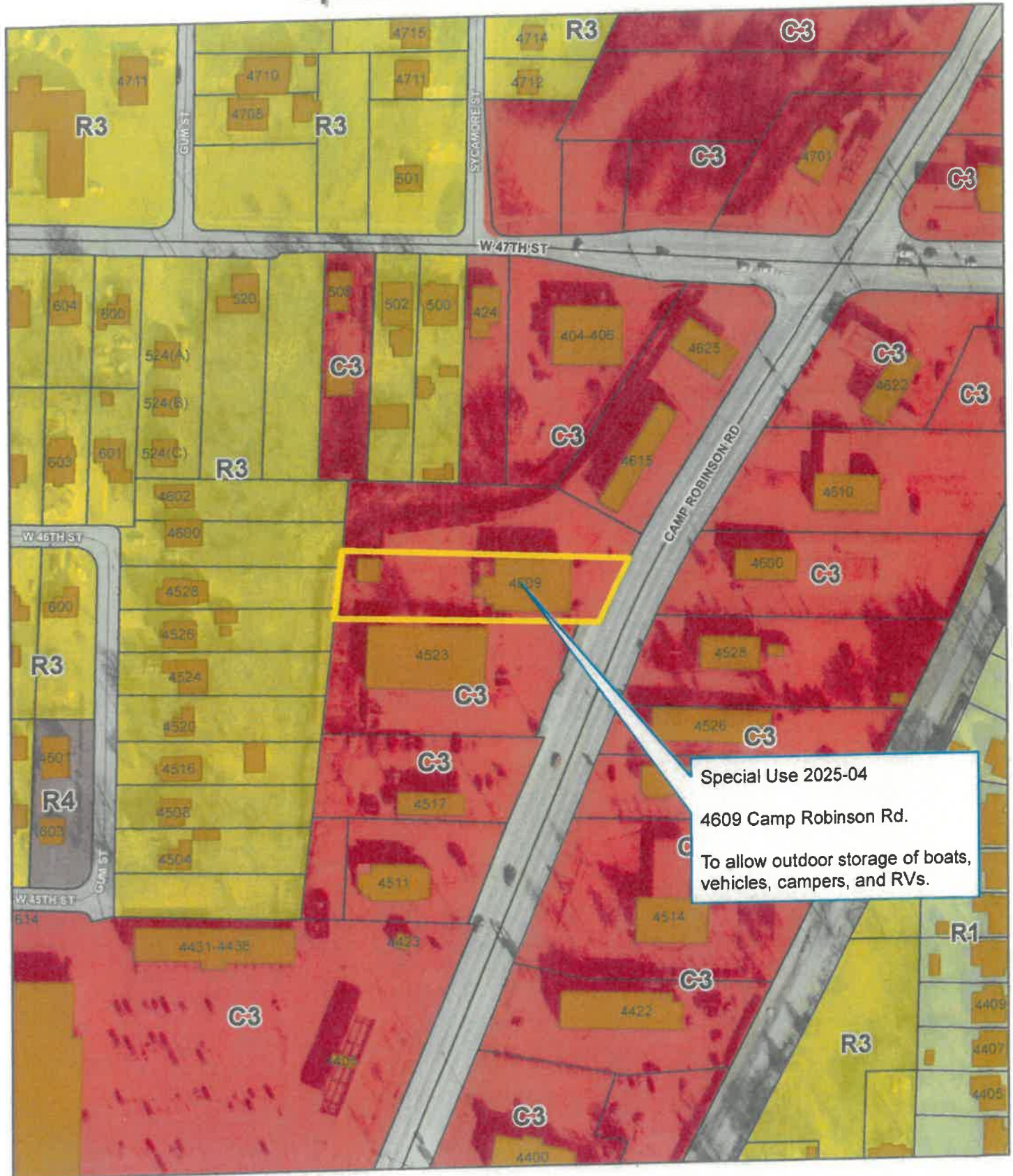
The property is contained in two separate lots. There is an access easement to the rear fenced portion of the site contained on the northern lot which is also owned by the applicant. Staff recommends the property be replatted into a single lot to ensure adequate parking is provided for the building and access to the rear fenced area continues.

Staff is supportive of the applicant's request provided the parking and platting are addressed.

Conditions to Consider:

1. The parking spaces located in front of the building along MacArthur Drive are to be eliminated.
2. The property must be replatted into a single lot.
3. A 6 foot opaque privacy fence or a solid masonry wall shall be required around the outdoor storage area.
4. No barb wire or razor wire is permitted. Any existing barb wire or razor wire shall be removed.
5. No inoperable or wrecked vehicles shall be stored on the lot nor any vehicle parts as are defined under the Chapter 8 of the North Little Rock Code, Property Maintenance and Nuisance Abatement Code may be stored on the site.
6. All exterior lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential use or zoning district.
7. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
8. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
9. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Special Use and/or removal of electric power meter.

Special Use #2025-04



Zoning Map

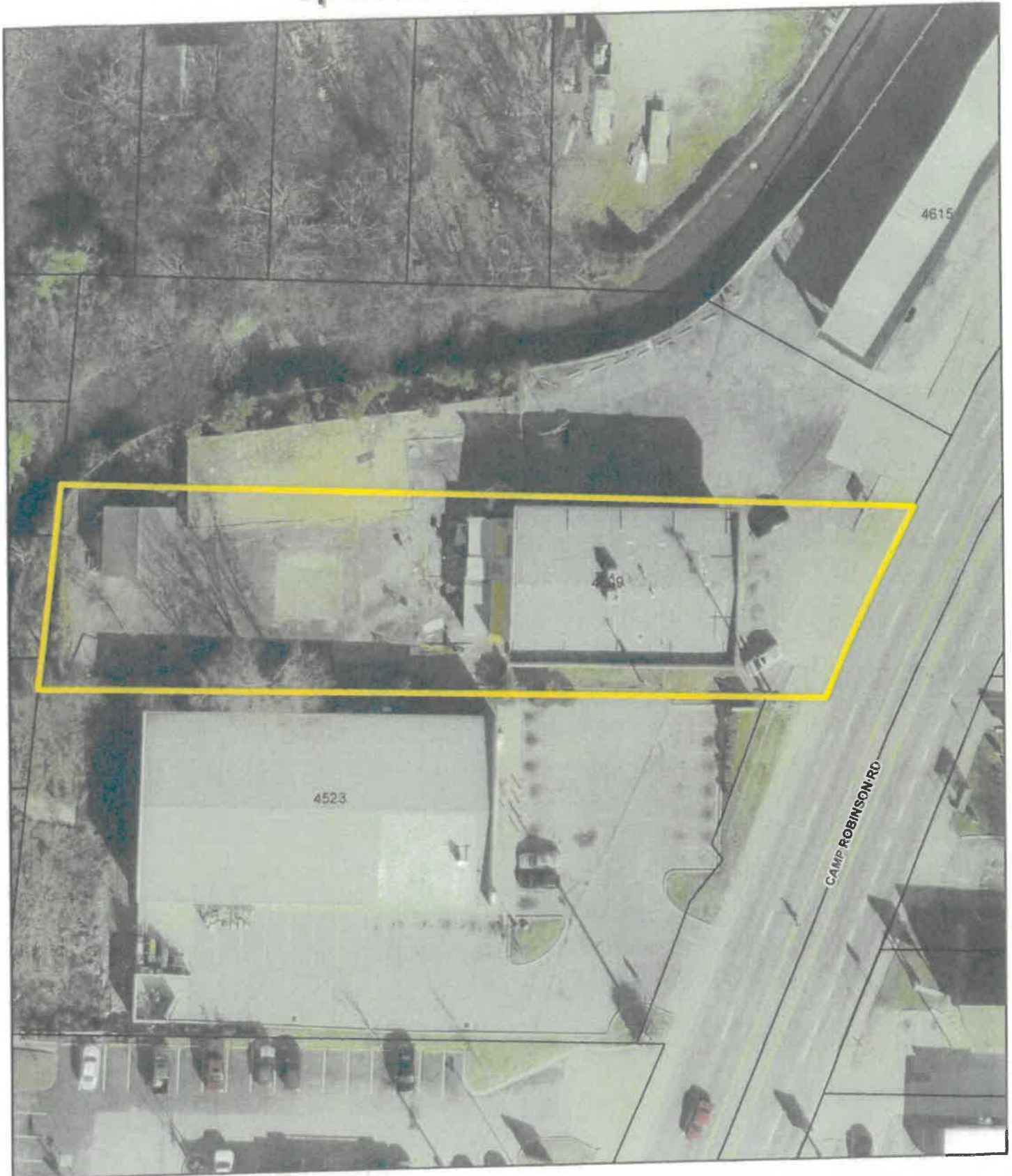
1 inch = 150 feet



Not an actual survey

Date: 1/22/2025

Special Use #2025-04



Ortho Map

1 inch = 50 feet

0 25 50 100 Feet

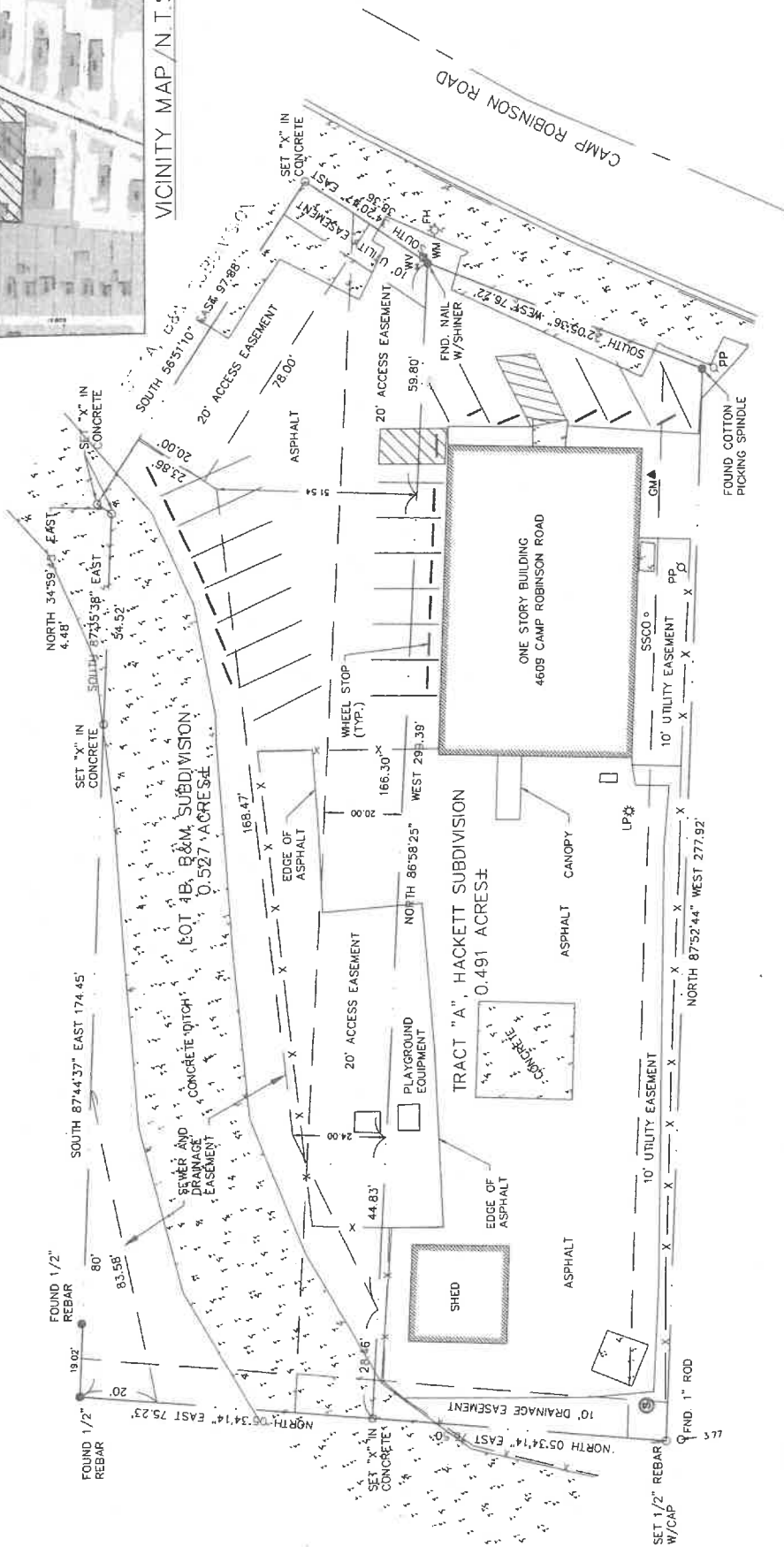


Not an actual survey

Date: 1/22/2025



VICINITY MAP N.T.S.



PROPERTY DESCRIPTION

TRACT 1
Lot 1B, B & M Subdivision, being a Replat of Lot 1, B & M Subdivision, an addition to North Little Rock, Pulaski County, Arkansas.

TRACT 2
Tract "A", Hackett Subdivision, an addition to the City of North Little Rock, Pulaski County, Arkansas, less and except that port deeded to Arkansas State Highway Commission in Warranty Deed filed as Instrument No. 96-51095, records of Pulaski County, Arkansas.



FLOOD STATEMENT
The subject properties lies within a Flood Zone AE as shown on the Flood Insurance Rate Map Community Panel Number 05119C0342 G, having an effective date of July 6, 2015, as published by the Federal Emergency Management Agency (FEMA). The Base Flood Elevation shown is 295.50.

Job: 17-005	Scale: 1"=20'	Date: 6-14-2017	Sheet: 1-1
FOR THE USE AND BENEFIT OF: Samuel Chung, Hevron Beauty, Eagle Bank, All American Title and Fidelity National Title			
BOUNDARY SURVEY OF LOT 1B, B&M SUBDIVISION AND TRACT "A", HACKETT SUBDIVISION, NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS			
SMITH AND GOODSON P.L.L.C. CIVIL ENGINEERING AND LAND SURVEYING 7509 CANTRELL ROAD, SUITE 227 LITTLE ROCK, ARKANSAS 72207 501-411-8498			
Designed	Checked	Drawn	Approved
WAS	WAS	SNG	WAS
Date	Notice	By	