

North Little Rock Planning Commission
March 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:

Approval of Minutes: ▪ February 11, 2025

Planning Commission Hearing Items:

1. SD2025-13 Cock of the Walk Lot 2 SPR @ 7323 Cock of the Walk Lane
2. SD2025-16 Iron Mountain Addition to Argenta Lot 1R Blk 10 SPR @ 1122 N Pine Street
3. SD2025-17 Northshore Business Park Lot 2, Blk 9 SPR @ 5405 Northshore Drive
4. SU2024-21 a Special Use to allow a pawn shop in a C3 zoning district @ 2301 E Broadway
5. RZ2025-03 a rezoning from I2 to R3 to allow construction of single-family homes @ 1010, 1012, 1014, 1102 & 1114 E 13th Street
6. RZ2025-04 a rezoning from I2 to R4 to allow development of multi-family @ 3503 HWY 161
7. RZ2025-05 a rezoning from C2 to I2 to allow an auto truck wash @ 12209 HWY 70

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
February 11, 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
Charlie Foster
Junior Phillips (4:05 pm)
Renee Pierce
Edward Wallace

Members Absent:

None

Staff Present:

Marie Bernard-Miller, 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, (8/0/1).

Approval of Minutes:

Commissioner Chambers made a motion to approve the January 14, 2025, 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, (8/0/1).

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 –Withdrawn, SD2024-80 1600 Gregory Street SPR @ 1600 Gregory St – Withdrawn

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

3. RZ2025-01 a Rezoning from I2 to RU & R5 to allow development of a single family subdivision located east of Kim Dr and adjacent to Country Club of AR Phases 25 A & 25C

Mr. Roy Andrews of Holloway Engineering was present representing the request. Chairman Clifton called the item and requested the applicant come forward to present the case. Mr. Andrews stated the request was a rezoning from I2 to RU and R5 to allow development of single family homes and townhomes.

Chairman Clifton questioned if anyone in the audience had any questions or comments. There being none. He questioned if any of the Commissioners had any questions or comments. There being none he called for a roll call vote:

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

RZ2025-01 was approved with (8) affirmative votes, (0) no votes and (1) absent.

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

Mr. Roy Andrews 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 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.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval 8/0/1).

- 5. RZ2025-02 a Rezoning from R1 to R4 to allow construction of 4 duplex units on a single lot @ 5524 Camp Robinson Rd

Mr. Tristin Phillips of Richardson Engineering was present representing the request. Chairman Clifton called the item and requested the applicant come forward to present the case. Mr. Phillips stated the request was a rezoning from R1 to R4 to allow development of 4-duplex units on a single lot.

Chairman Clifton questioned if anyone in the audience had any questions or comments. There being none. He questioned if any of the Commissioners had any questions or comments. There being none he called for a roll call vote:

Banks	Yes	Belasco	Yes	Chambers	No
Foster	Yes	Phillips	Absent	Pierce	Yes
Wallace	Yes	White	Yes	Clifton	Yes

RZ2025-02 was approved with (7) affirmative votes, (1) no votes and (1) absent.

6. SD2025-10 McCall Addition Replat and SPR @ 5524 Camp Robinson Rd

Mr. Tristin Phillips 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. 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.

1. 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.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval 7/1/1).

7. SD2025-11 Galloway Industrial Park Lot 2 Revised SPR @ 2901 Harris Rd

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. 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.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval 8/0/1).

- 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

Mr. Brandon Foiles 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. 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.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval 8/0/1).

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

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. 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.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval 8/0/1).

10. CU2025-02 a Conditional Use to allow a photography studio as an allowable use in a C1 Zoning District @ 5101 N Locust St

Ms. Amanda Watts was present representing the request. Chairman Clifton called the item and requested the applicant come forward to present the case. Ms. Watts stated the request was a Conditional Use to allow a photography studio.

Chairman Clifton questioned if anyone in the audience had any questions or comments. There being none. He questioned if any of the Commissioners had any questions or comments. There being none he called for a roll call vote:

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

CU2025-02 was approved with (9) affirmative votes, (0) no votes and (0) absent.

11. SU2024-21 a Special Use to allow a pawn shop in a C3 zoning district @ 2301 E Broadway Staff stated the item was to be postponed due to lack of notice.
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

Mr. Kevin Haney of Haney Contractors was present representing the request. Chairman Clifton called the item and requested the applicant come forward to present the case. Mr. Haney stated the request was a Special Use to allow 3 storage modules to remain on the site. He stated he purchased the property to use as warehousing for his construction company. He stated his office was located in Little Rock and the site was strictly to store materials. He stated the containers were job site containers which moved in and out of the site.

Ms. Carolyn Webb addressed the Commission stating she was the property owner and the person renting the apartment Have rental property 43 plus years pictures neat and clean pictures of the stuff on the property the rental property has 3 picture windows container blocks all three of the windows. No light coming into her house. Pictures of how close and how high. Bought the property and in 2 weeks moved in thie containers.

Staff has concerns location, setbacks, parking.

Mr. Haney stated he would like to see the photographs. He stated he would be happy to move the container to the other side. He stated the containers were a vital part of his construction business. He stated shipping containers were used in his industry on job sites as the job progressed. He stated the containers would be on the site intermittently and not on the site at all times. He stated he was not opposed to moving the container if the container was truly blocking the light from the adjacent resident he would move the containers to another location on the site.

Commissioner Chambers questioned the parking on-site and the container placement. Staff stated there was a potential the container placement would block some of the required parking spaces to serve the site.

Mr. Haney stated the site was not an office. He stated the building was being used as a warehouse.

He stated the building was a 3000 square foot warehouse. He stated the company bought the property with the intent of using the property was a warehouse and construction yard. He stated there were several businesses in the area which utilized containers for their businesses. He stated the intent was to fence the yard to secure the site. He stated the property being zoned C4 commercial the company did not feel the placement of the containers would be an issue.

There was a general discussion by the Commission regarding the request and the use of the property. Staff stated the property was zoned C4 and a warehouse was not a permitted use on the property. Staff stated a contractor's office with outdoor storage was not permitted. Mr. Haney questioned the need for a business license. Staff stated to operate a business in the City of North Little Rock required a business license.

Chairman Clifton informed Mr. Haney staff could provide him with a list of uses that would be permitted at the location. Chairman Clifton questioned if Mr. Haney would like to postpone until next month. Mr. Haney stated he did desire to postpone for one month.

There was a general discussion concerning the existing activities taking place on the site. Staff stated until just now they were unaware to site was being used as a warehouse. Staff stated there was a process to allow the use of the property as a warehouse or the property could be used with the current zoning as a contractor's office without outdoor storage. The discussion included the activities and the time frame for moving the containers if the item were postponed. Staff stated if the item were postponed the containers could remain on the site for the time of postponement. Chairman Clifton stated he desired a vote on the containers and not allow the delay for removal of the containers.

Mr. Webb stated the containers could not be moved in and out. He stated they were permanent. He stated the company was loading and unloading at 3 o'clock in the morning. He stated there were 3 containers and a box truck on the site. He stated the lady living on-site was in misery.

Chairman Clifton stated to postpone would only allow him to keep the containers for an additional 30-days.

Mr. Lewis Dillard with the East Argenta Neighborhood Association. He stated his community had been working with the City to bring the neighborhood back. He stated the last thing the community needed was construction companies taking over the neighborhood. He stated the community welcomed construction of new homes but not a commercial use.

Commissioner White stated he was not willing to vote for the containers even if there was a postponement. Commissioner Foster questioned if there was an ordinance which would allow the containers. Staff stated normally if there were multiple containers a Special Use was required. Staff stated the use of the building as a contractor's office would be permitted if there was no outdoor storage.

Commissioner White called the question. Chairman Clifton called for a roll call vote:

Banks	No	Belasco	No	Chambers	No
Foster	No	Phillips	No	Pierce	No
Wallace	No	White	No	Clifton	No

SU2025-03 was denied with (0) affirmative votes, (9) no votes and (0) absent.

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 Staff stated the item was to be postponed due to lack of notice.

Public Comments/Adjournment:

Chairman Clifton called for public comment. There being no further business before the Commission, and on a motion by Commissioner Chambers and seconded by Commissioner Wallace, and by consent of all members present (9/0/0), the meeting was adjourned at 4:40 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, March 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**SD2025-13 Cock of the Walk Lot 2 SPR @ 7323 Cock of the Walk Lane**

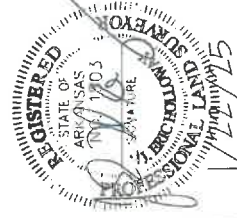
1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning 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 copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - h. 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. 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. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.

- e. Street improvements must be approved by City Engineer and accepted by City Council.
- 4. Other Boards approvals required before applying for a building permit.
 - a. Provide approval from Board of Zoning Adjustment on waiver of to allow the placement of the accessory structure in the side yard.
- 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, including:
 - a. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - b. A variance from the Board of Adjustment will be required to allow an accessory building in the side yard of C4 zoned property before a building permit can be issued.
- 8. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code.
- 10. Meet the requirements of CAW.
- 11. Meet the requirements of NLR Wastewater, including:
 - a. Please state the use of the proposed building.
 - i. The proposed building will be required to connect to the existing private sewer service line within the parcel.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.

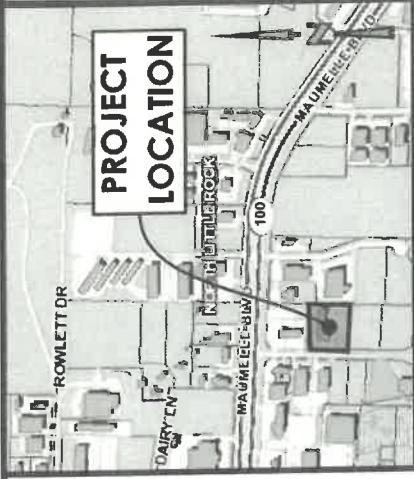


Holloway Engineering,
Surveying & Civil Design
200 Casey Drive
Mauldin, AR 72113
(501) 851-3366
www.holloway-cng.com

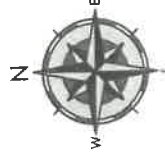
COCK OF THE WALK LOT 2 SITE PLAN OF SUBDIVISION NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS



JOB NO.: 2024-174
DATE: 1/22/25



VICINITY MAP



GRAPHIC SCALE 1"=50'
50 0 50

LEGAL DESCRIPTION

Lot 2, Cock of the Walk Subdivision, Maumelle, Pulaski County, Arkansas

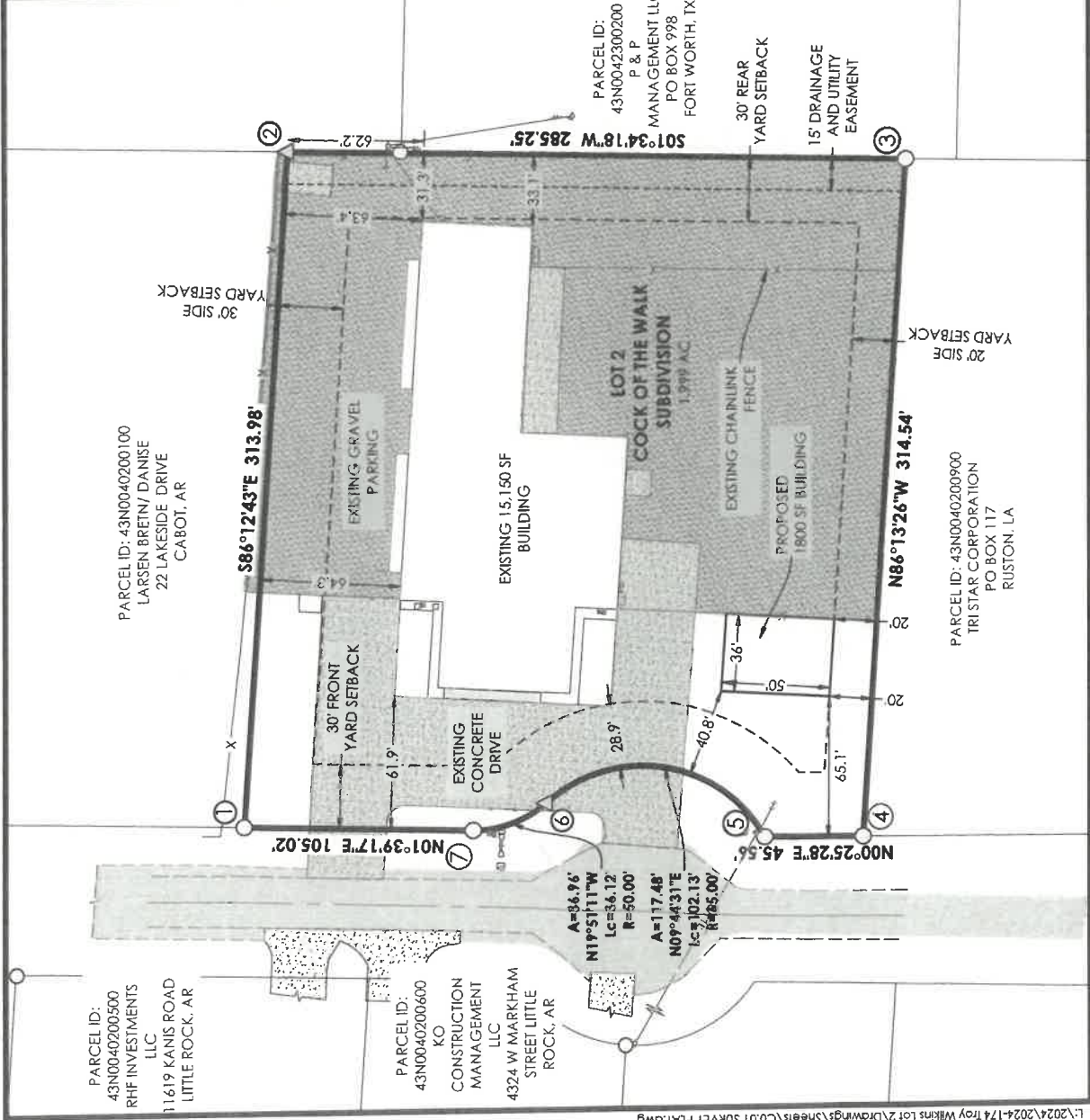
CERTIFICATE OF SURVEYING ACCURACY

I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

1/22/25
DATE
J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803 AR

FLOOD STATEMENT:

GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05119C0309G, DATED JULY 06, 2015, INDICATES THAT THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD.



Item #2

SD2025-16 Iron Mountain Addition to Argenta Lot 1R Blk 10 SPR @ 912 N Pine Street

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 driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - 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. 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. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).

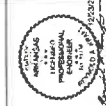
- e. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- f. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- g. All driveways are to be concrete within the ROW.
- h. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
- i. 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. No fence is to be located between the front of the building and the front property line.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 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 standards and City standards.
- 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 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.
 - ii. Provide a minimum of 10 trees adjacent to the E 10th St right-of way.
 - d. Landscape plans to be revised prior to the March 2025 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.
- 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. 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.
 - c. 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.
 - d. 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.
 - e. Execution of Customer Owned Line Agreement is required.
 - f. 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.
- g. 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.
 - h. This development will have a minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
10. Meet the requirements of NLR Wastewater, including:
- a. Please add 15' exclusive sanitary sewer easement centered over the existing sanitary sewer mains within the property boundary.
 - b. Please contact Mitch Foreman, NLRW Pretreatment Department (mforeman@nlrwu.com) for pretreatment and industrial permitting requirements.
 - c. White Oak Connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
 - d. Please submit a full set of plans to NLRW for review and approval prior to construction.

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



0 10 20
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND UTILITIES. THE CONTRACTOR SHALL BE NOTIFIED IF THERE ARE ANY SIGNIFICANT DISCREPANCIES BETWEEN THE CONDITIONS AS THE FIELD AND THE EXISTING CONDITIONS SHOWN HEREON.



FLOOD PLAIN: BASED ON MAPS PROVIDED BY THE FEDERAL AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV. FLOODING ONLY. THIS PROPERTY LIES WITHIN 2 SQUARE MILE RADIUS AND NUMBER 001190000000. DATE OF JULY 5, 2010

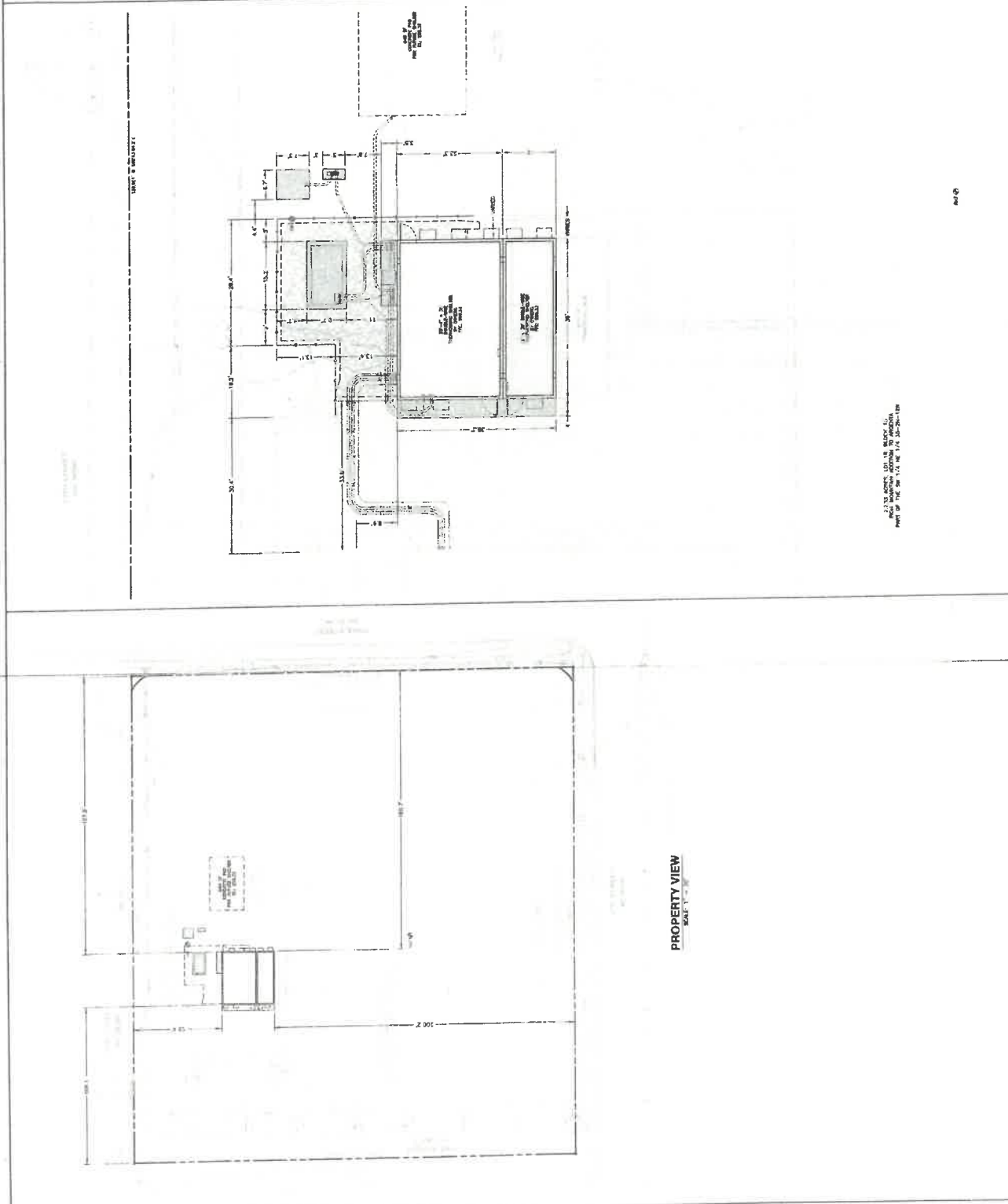
LEGAL DESCRIPTION:
LOT 12, BLOCK 15 OF IRON MOUNTAIN ADDITION
A PORTION OF SECTION 35, TOWNSHIP 2 NORTH
COUNTY, ARKANSAS

REFERENCES:
DISTING PLUMMETRICS AND TOPOGRAPHY DATA
PROVIDED BY LANDPOINT, MAGNOLIA AR - OCT
COORDINATE SYSTEM: ARKANSAS STATE PLANE
ZONE (2441).

BENCHMARKS:
 S&P: CAPED 5/Y RGDAR
 E: 12/34253.06 / N: 156371.56 / E: 256.48
 S&P: CAPED 5/Y RGDAR
 E: 12/34203.97 / N: 160272.72 / E: 256.17

PROPOSED	AGGREGATE	PROPOSED	AGGREGATE

LEGEND



PROPERTY VIEW

Item #3**SD2025-17 Northshore Business Park Lot 2 Blk 9 SPR @ 5405 Northshore Drive**

1. Provide a copy of the recorded final plat for the lot as noted on the site plan "the lots have been combined into a single lot".
2. Engineering requirements on detention:
 - a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. 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. 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. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. All driveways are to be concrete within the ROW.
 - k. Install sidewalks as plans show.
 - l. Show and label boundary of detention area as a drainage easement.
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. Provide dumpster location. If a dumpster is used the dumpster is to have masonry screening on 3 sides with an opaque gate enclosure.
 - c. No fence is to be located between the front of the building and the front property line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties Building height exceeding the maximum height allowed, must provide Board of Zoning Adjustment approval before applying for a building permit. 60-feet, Height is measured from the highest point of the roof or parapet to the average ground elevation at the base of the structure.
7. Meet the requirements of the Master Street Plan, including:
- a. Provide ½ street improvements as required.
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. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - ii. Provide shrubs adjacent to parking areas.
 - 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 27 trees adjacent to the Northshore Dr right-of way.
 - iii. Provide a minimum of 24 trees adjacent to the Northshore Cv Rd right-of-way.
 - e. Landscape plans to be revised prior to the March 2025 Planning Commission Hearing.
- 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. Meet the standpipe requirements of Volume 1 Section 905.
 - ii. Meet the requirements for a fire alarm system. (Volume 1 Section 907.2.2)
 - 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 have an unobstructed vertical clearance of not less than 13 feet 6 inches. (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)
 - vi. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - vii. Gates shall have an approved means of emergency operation. (Volume 1 Section 503.6)
 - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
- 11. Meet the requirements of CAW, including:
 - a. Please contact Central Arkansas Water regarding available fire flow in the area.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - 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.
 - e. 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.
 - 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. This development will have a minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

12. Meet the requirements of NLR Wastewater, including:

- a. Please submit a full set of plans to NLRW for review and approval prior to construction.

GENERAL NOTES:

1. 1/2" IRON PINS WERE SET AT ALL LOT CORNERS
2. ALL EASEMENTS SHOWN == ARE TO BE USED FOR DRAINAGE AND/OR UTILITIES.
3. DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
4. ERROR OF CLOSURE: EXCEEDS 1: 50,000

Item # 4
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

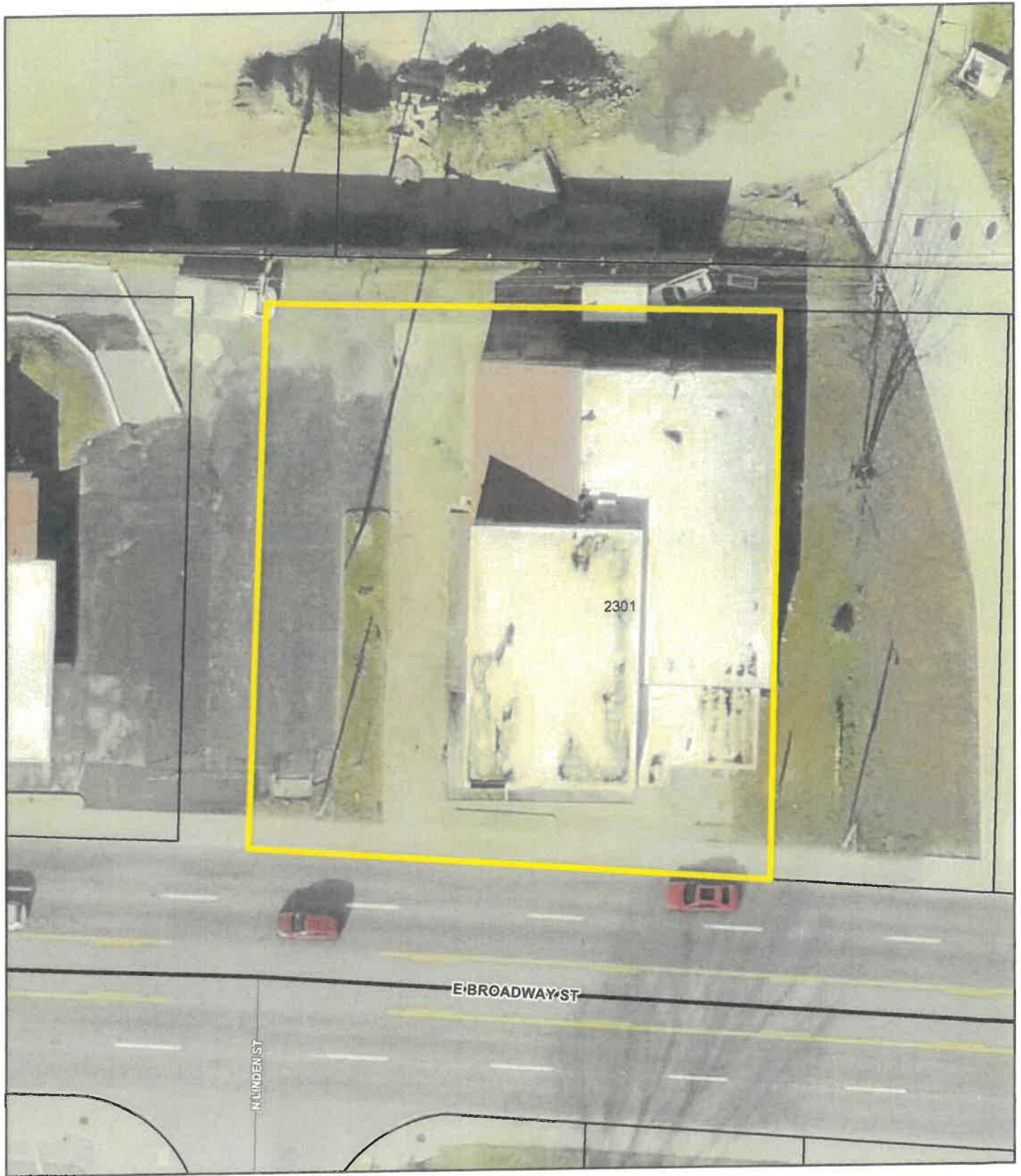
business that loans or advances money on deposit of personal property or deals in the purchase or possession of personal property on condition selling such property back to the recipient of the loan or advance of money when such loan or advance is paid. Such establishments are distinguished from pay-day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

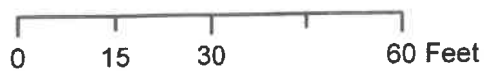
1. The hours of operation are limited to Monday through Saturday from 9 am to 9 pm.
2. There is to be no outdoor display of merchandise.
3. All signs must comply with the NLR Sign Code.
4. Any structure located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
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



Ortho Map

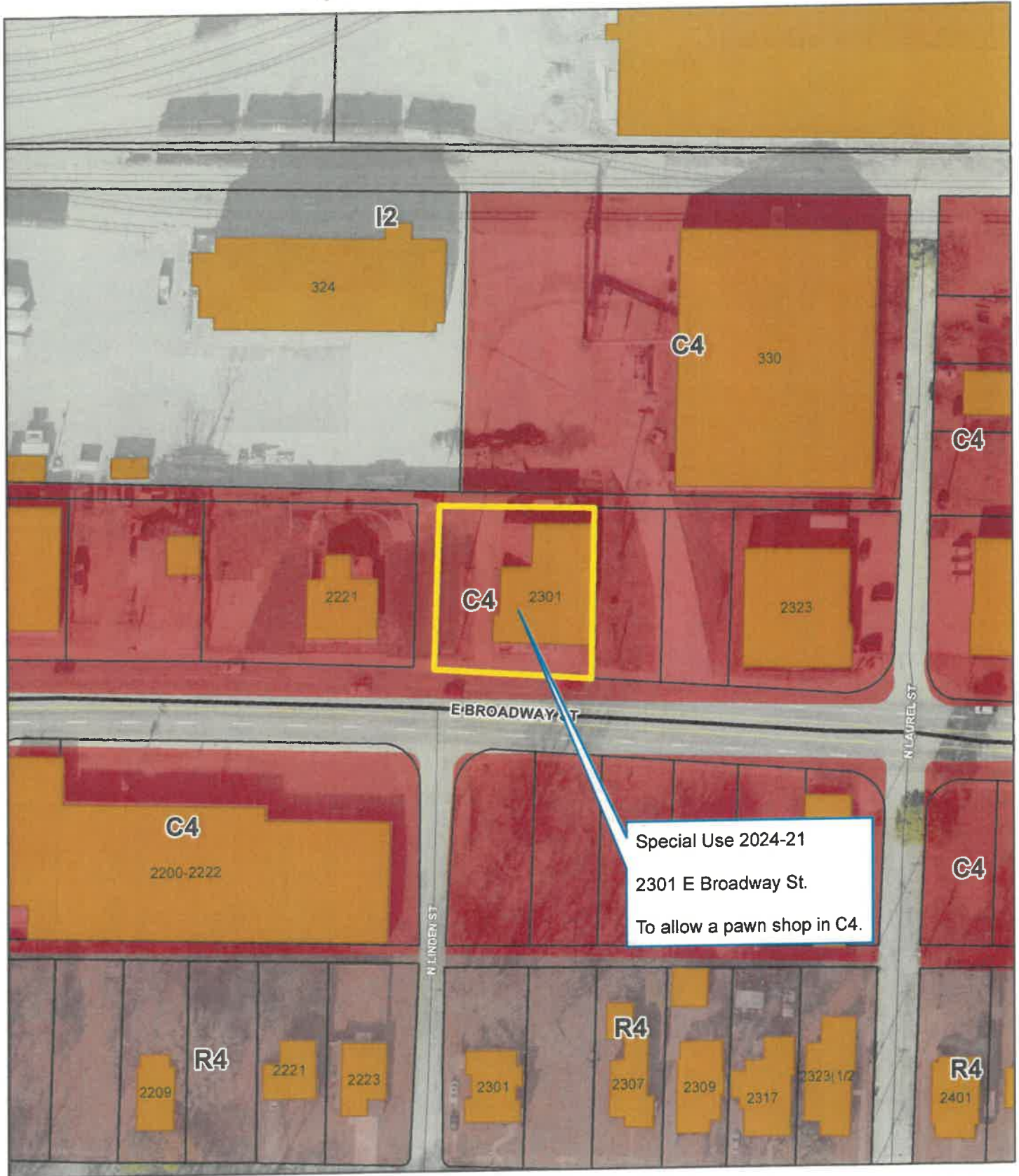
1 inch = 30 feet



Date: 11/22/2024

Not an actual survey

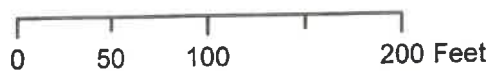
Special Use #2024-21



Zoning Map

Date: 11/22/2024

1 inch = 100 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 Kildee Rd Lonoke 72086

Item #5
Rezone 2025-03

Request: a rezoning from I2 to R3 to allow construction of single-family homes

Location of the Request: @ 1010, 1012, 1014, 1102 & 1114 E 13th Street, NLR, AR

Applicant: Dark Hollow Community Development Corporation (CDC)

Owner:

Site Characteristics: The property fronts on E 13th Street and E 12th Street is located along the rear of the lots. There are single family homes located on a number of the lots while the remainder of the lots are vacant. South of the proposed rezoning area are industrial uses including office/warehouse uses, contractor's office with outdoor storage and further south is the Missouri Pacific Railroad switching yard. There are sidewalks in place along the north side of E 13th Street. There are no sidewalks in place along the south side of E 13th Street. E 12th Street is a narrow street in disrepair with no sidewalks in place.

Master Street Plan: E 13th Street is classified on the Master Street Plan as a Minor Arterial. E 12th Street is classified as a local street. There is a bike route indicated along E 13th Street on the Master Bike Plan.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3	Single Family Homes
South	I2	Office-Warehouse
East	I2	Single Family and Vacant Lots
West	I2	Single Family and Vacant Lots

General Information:

1. **Compatible with previous actions?** The City has previously down-zoned property to allow construction of Single Family homes at the request of the owner.
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 to allow the rezoning for future construction of single family homes on the lots.
5. **Will the approval have a stabilizing effect on surrounding properties?** Yes, the construction of new homes in the area will have a significant impact on the area.
6. **Is the site of adequate size for the development?** The lots are adequate in size for development of single family homes.

7. **Will this set a precedent for future rezoning?** No, there is residential zoning to the north of the site. There is also a few residentially zoned lots in the area proposed for the rezoning.
8. **Should a different zoning classification be requested?** No, to allow construction of new homes as proposed requires a rezoning to a residential classification.

Staff Summary:

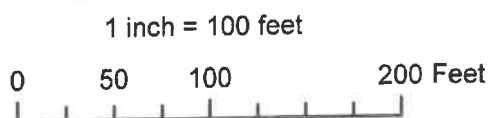
The applicant is seeking a rezoning from I2 to R3 to allow future development of residential homes on the indicated currently vacant lots. This neighborhood began developing in the early 1900s as a result of the location being near the railroad and jobs. The neighborhood has continued to thrive over the years and with the assistance of the Dark Hollow CDC the neighborhood continued to maintain. The stated Mission of the CDC is to enhance the well-being of residents and promote community growth. With the rezoning the CDC plans to play a vital role in the neighborhood. It is felt with the residential zoning located to the north it is felt the rezoning of the properties along the south side of E 13th Street will spur additional new construction in the area.

Staff is supportive of the request. The requested rezoning request to residential is consistent with the City's Land Use Plan for the area.

Rezone Case #2025-03

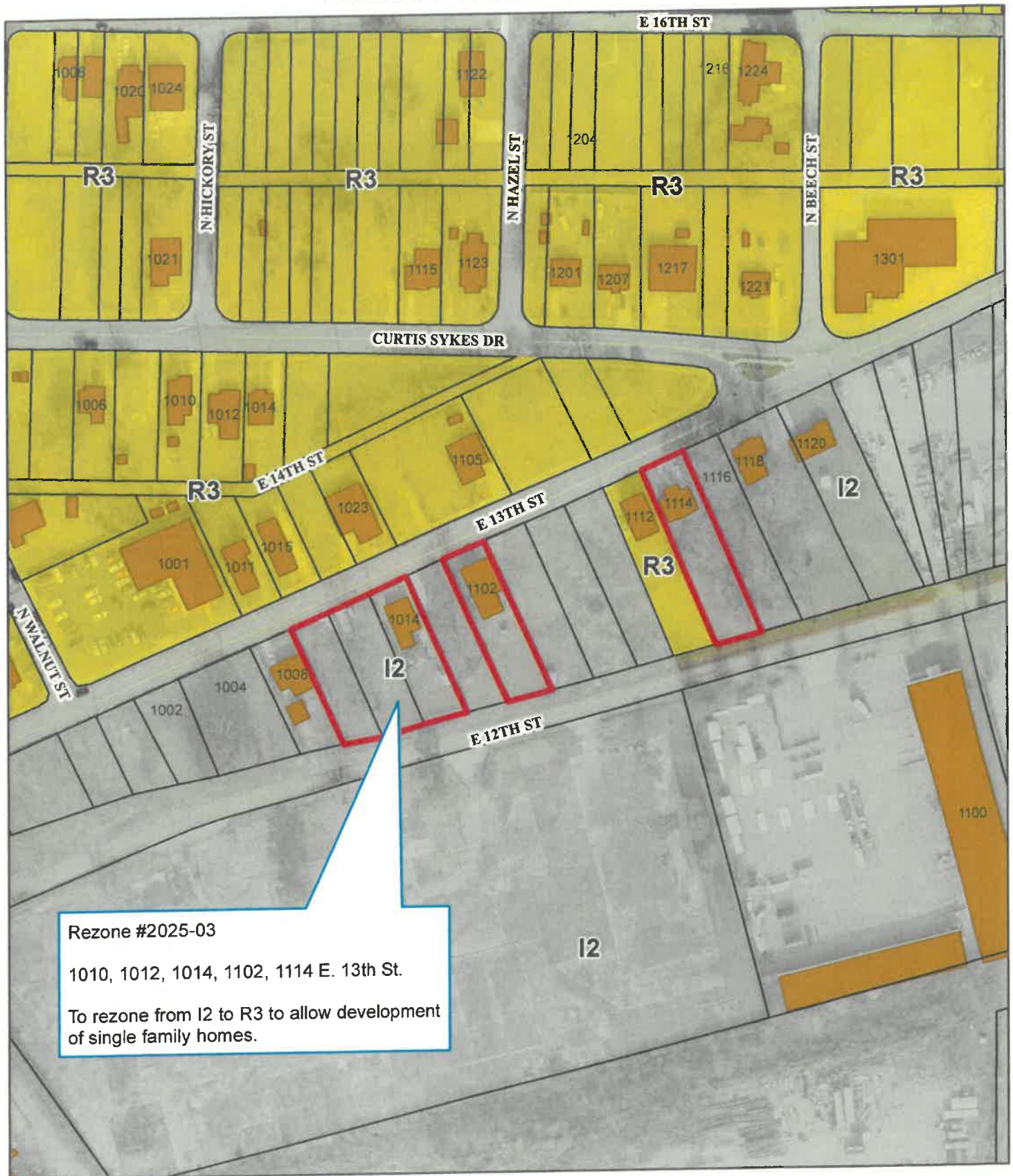


Ortho Map



Date: 2/25/2025

Rezone Case #2025-03



Rezone #2025-03

1010, 1012, 1014, 1102, 1114 E. 13th St.

To rezone from I2 to R3 to allow development of single family homes.



Zoning Map

1 inch = 150 feet
0 70 140 280 Feet

Date: 2/25/2025



Item #6
Rezone 2025-04

Request: a rezoning from I2 to R4 to allow development of multi-family and to amend the Land Use from Light Industrial to Multi Family

Location of the Request: @ 3503 AR HWY 161, NLR, AR

Applicant/Owner: Dalton Properties LLC

Site Characteristics: The site is grass covered with a scattering of trees. AR-161, a State Highway, is a 4-lane road with turn-lanes and street intersections.

Master Street Plan. AR-161 is indicated as a Minor Arterial on the Master Street Plan. There are no dedicated bikeways located in the area. Sidewalks are located at the back of curb along the property frontage. Curb and gutter is in place along the roadway.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4	Auto Sales
South	I2	Undeveloped
East	NA	RV Park, Warehouse, Auto Repair
West	I2	Office Warehouse

General Information:

1. **Compatible with previous actions?** The request to down zone property to allow for future development of multi-family has previously been approved.
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 with the rezoning to R4 to allow future development of multi-family residential.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** Possibly, with the development of the property with residential could potentially spur further development and redevelopment in the area.
6. **Is the site of adequate size for the development?** The site is adequate to allow future development of multi-family housing and provide the required parking and buffering.
7. **Will this set a precedent for future rezoning?** No, the rezoning to R4 could act as a buffer between the adjacent industrial and commercial zoning classification and the limited residential areas in the general area.
8. **Should a different zoning classification be requested?** No, R4 is the classification required to allow development of multi-family on the site.

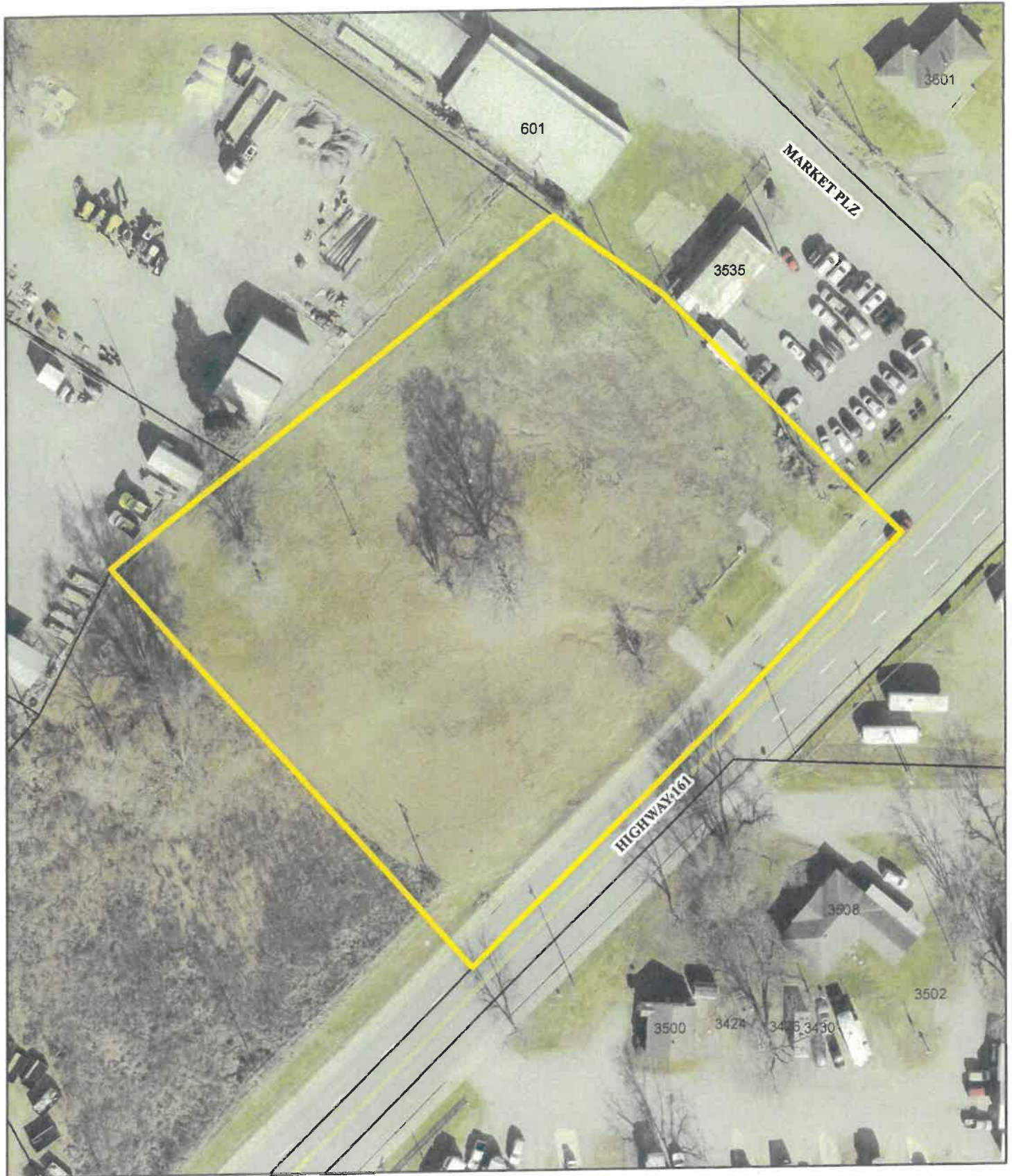
Staff Summary:

The applicant is seeking a rezoning of Lot 10 Interstate Industrial Park Addition to the City of North Little Rock, Pulaski County, AR containing 2.19-acres from I2 to R4. The applicant indicates the future plan is to construct multi-family units on the property with buildings along the perimeter of the site and a center parking area. The applicant states upon approval of the rezoning a defined development plan will be submitted to the City for review and approval via Site Plan Review of the NLR Planning Commission.

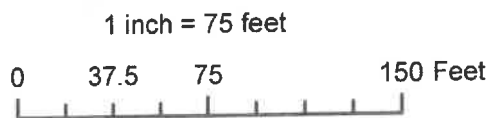
The site is indicated on the Land Use Plan as Light Industrial. Staff recommends with the approval of the rezoning the Land Use be changed from Light Industrial to Multi Family.

Staff is supportive of the request for the rezoning from I2 to R4 to allow development of multi-family housing.

Rezone Case #2025-04



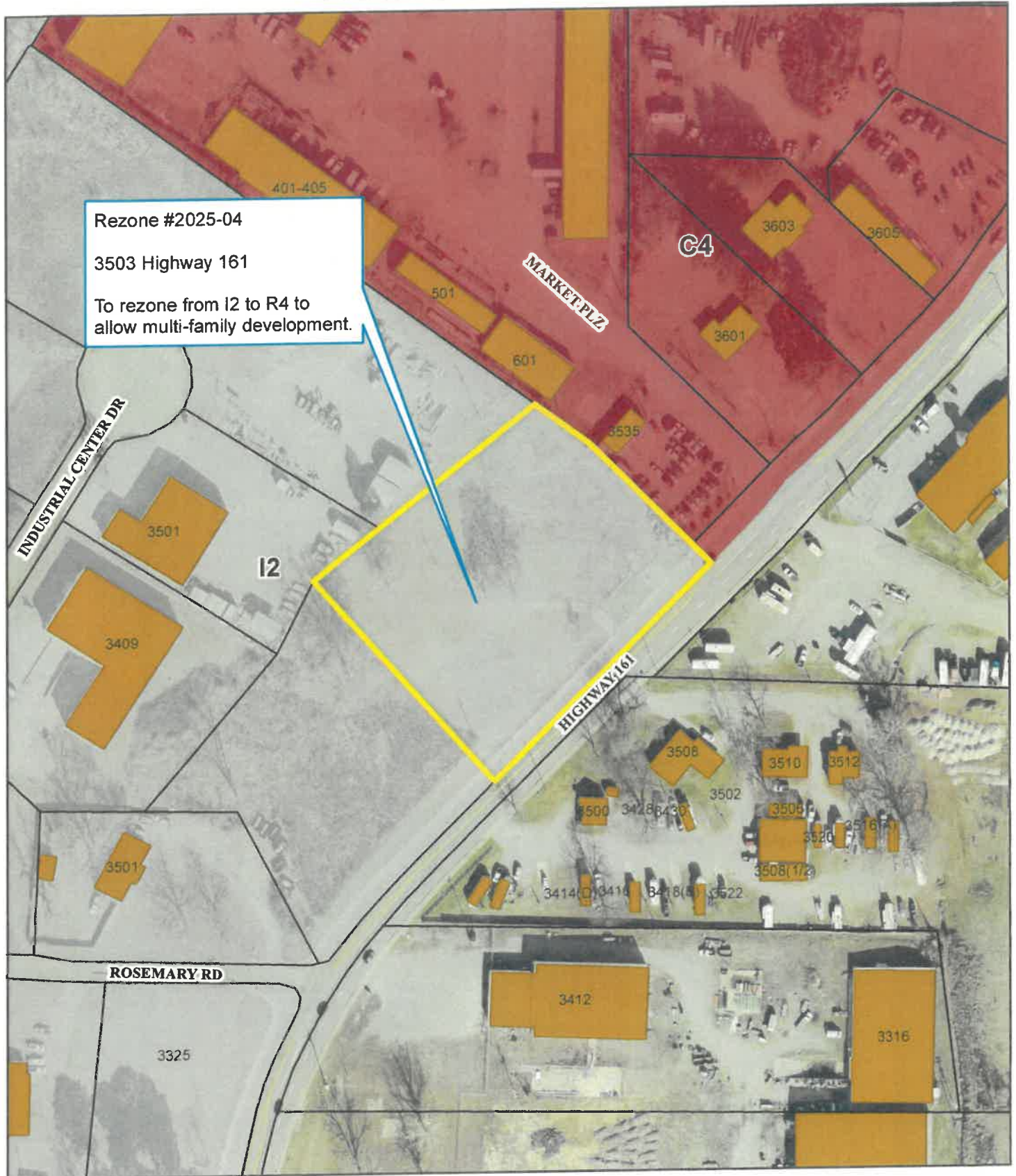
Ortho Map



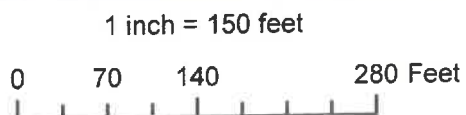
Date: 2/25/2025



Rezone Case #2025-04

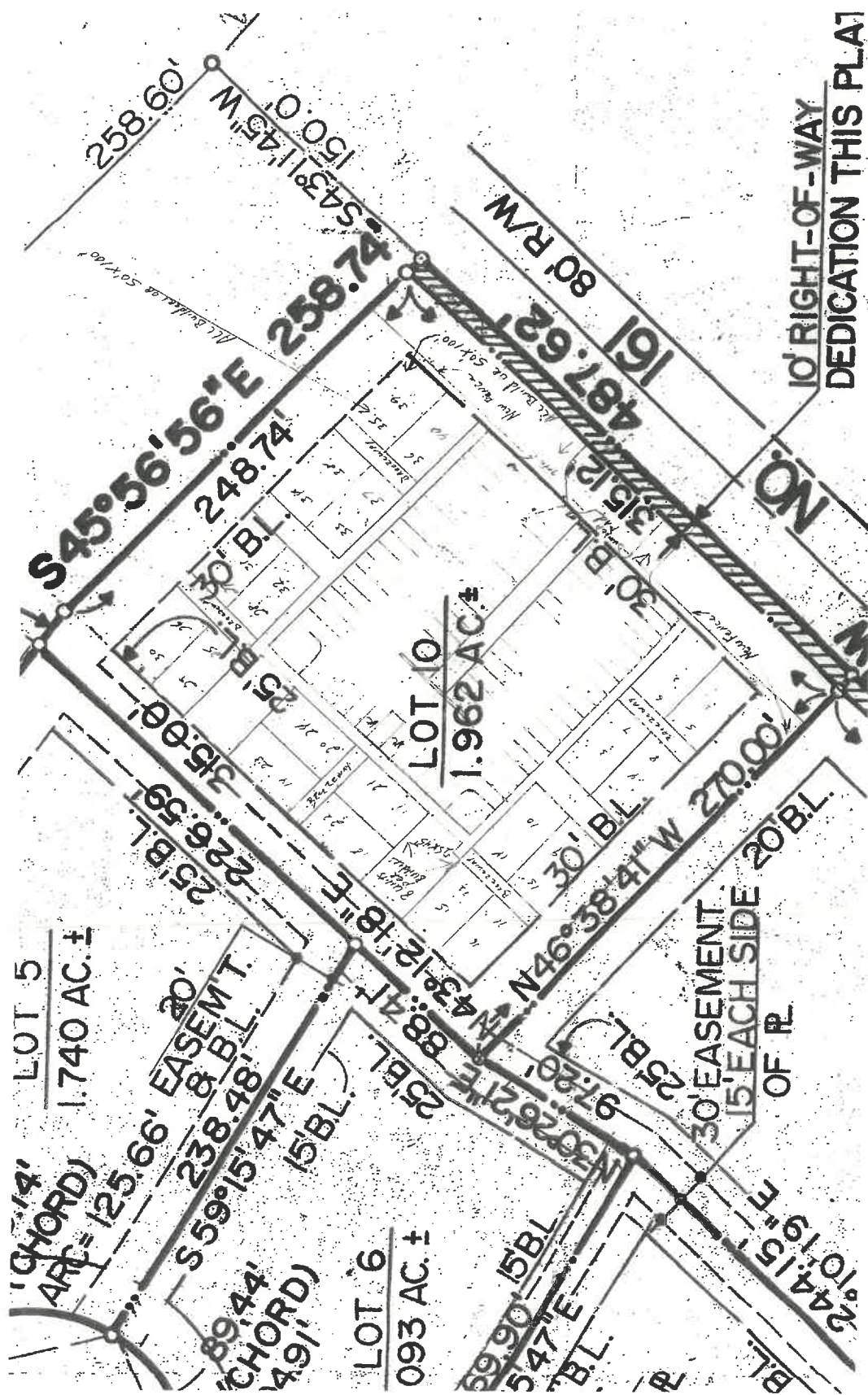


Zoning Map



Date: 2/25/2025





Item #7
Rezone 2025-05

Request: a rezoning from C2 to 12 to allow a commercial truck wash and to amend the Land Use Plan from Community Shopping to Light Industrial

Location of the Request: @ 12209 HWY 70, NLR, AR

Applicant: Kimberly Horn & Creed Commercial Development LLC

Owner: Havens Development LLC

Background: The Planning Commission reviewed a Preliminary Plat and Site Plan for the property, Lot 1 Havens Commercial Addition, at their February 13, 2018, Planning Commission hearing. The plan included a single story building containing 5,000 square feet of floor area. As a condition of approval a final plat of the lot was required prior to the issuance of a building permit. The final plat for Lot 1 Havens Commercial Addition, 1.53-acres, was recorded July 3, 2018. A building permit to allow the construction was reviewed and approved by the City on July 9, 2018. The permit was later canceled. A second site plan was reviewed by the Commission at their December 11, 2018, Commission hearing. This approval allowed a building containing a restaurant (5,000 SF) and additional retail and office space (12,722 SF). The 2nd site plan review request did not request building plan review for a building permit. The eastern portion of this proposed rezoning remains unplatted and contains approximately 2.24-acres.

Site Characteristics: The property is located at the Galloway Exit of I-40 at the intersection of US-70 and AR-391. The area is geared to commercial truck activities including truck-stops, commercial truck repair and commercial truck parking. To the east of the proposed truck wash site Amazon, Lowes and Dollar General have constructed 1-million plus square foot warehouse distribution centers. South of US-70 is Hills Lake. West of the proposed truck wash site is Cummins Sales and Service.

Master Street Plan. Both AR-391 and US-70 are classified on the Master Street Plan as Minor Arterials. There is a bike route extending from Valentine Road located to the north and running south along AR-391 connecting to AR-165. AR-391 is identified in the Master Street Plan with an access management plan. **Section 8.2 Arkansas Highway 391 of the Master Street Plan, Access Management Plan** states Arkansas State Highway 391 is a vital north-south arterial connecting US Highway 70 to Interstate 40. The access management agreement pertains to State Highway 391, also known as Galloway, from State Highway 70 north to Interstate 40 Frontage Roads (1,300 ft.). **8.2.1 Access Criteria.** a. A minimum spacing of 200 ft. for future connections (e.g. driveways, etc.) to the Roadway. b. A minimum corner clearance of 125 ft. from point of intersection (PI) to the edge of the connection. c. A maximum of two connections for each roadway segment within the limits specified in this agreement. d. The standards are to be applied during plat review prior to development, or redevelopment, approval by the City.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2	Commercial Truck Repair
South	CONS	Hill Lake
East	I2	Amazon
West	C4	Commercial Truck Repair

General Information:

1. **Compatible with previous actions?** Rezoning's have been approved in areas to allow for development of compatible uses to serve a developed areas.
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 with the approval of the rezoning to I1.
4. **Legal Consideration/Reasonableness?** The request is reasonable. There are a number of properties in the area currently zoned I1.
5. **Will the approval have a stabilizing effect on surrounding properties?** Possibly, with the development of a commercial truck wash facility as a complimentary use to the other businesses in the area.
6. **Is the site of adequate size for the development?** The site is adequate in size for development.
7. **Will this set a precedent for future rezoning?** No, the area is a mix of zoning classification including I2 to the north and east of the site.
8. **Should a different zoning classification be requested?** No, to allow development of a commercial truck wash facility requires a rezoning as proposed.

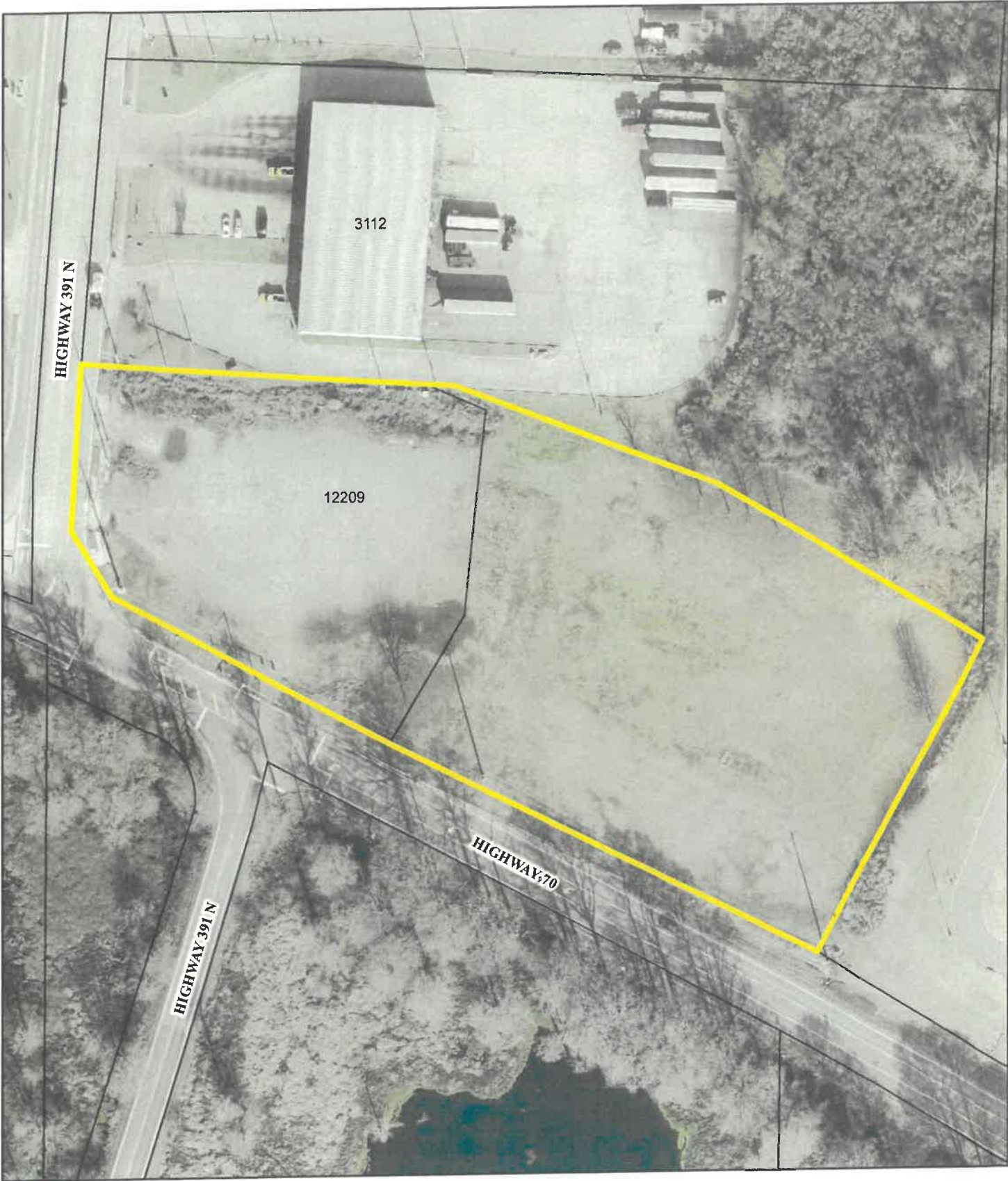
Staff Summary:

The applicant is seeking a rezoning of 3.82-acres to allow future development of a commercial truck wash facility. The Zoning Ordinance defines Automobile/Vehicle - Wash and/or Detailing as a building or area that provides facilities for washing and cleaning motor vehicles, which may use production line methods with a conveyor, blower, or other mechanical device, and which may employ hand labor. This development is proposed with the construction of a 30,000 square foot automated truck wash. The site is proposed with an entrance and exit from US-70 and an exit only to AR-391 labeled on the site plan as existing and emergency access only. The applicant has indicated at a later date a request for Site Plan and Preliminary Plat approval will be sought from the NLR Planning Commission.

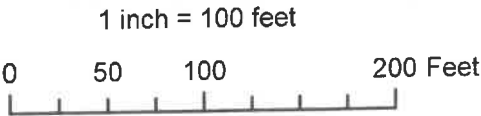
The site is indicated on the Land Use Plan as Community Shopping. Staff recommends with the approval of the rezoning the Land Use be changed from Community Shopping to Light Industrial.

Staff is supportive of the applicant's request for rezoning from C2 to I1 to allow future development of an automated truck wash facility.

Rezone Case #2025-05



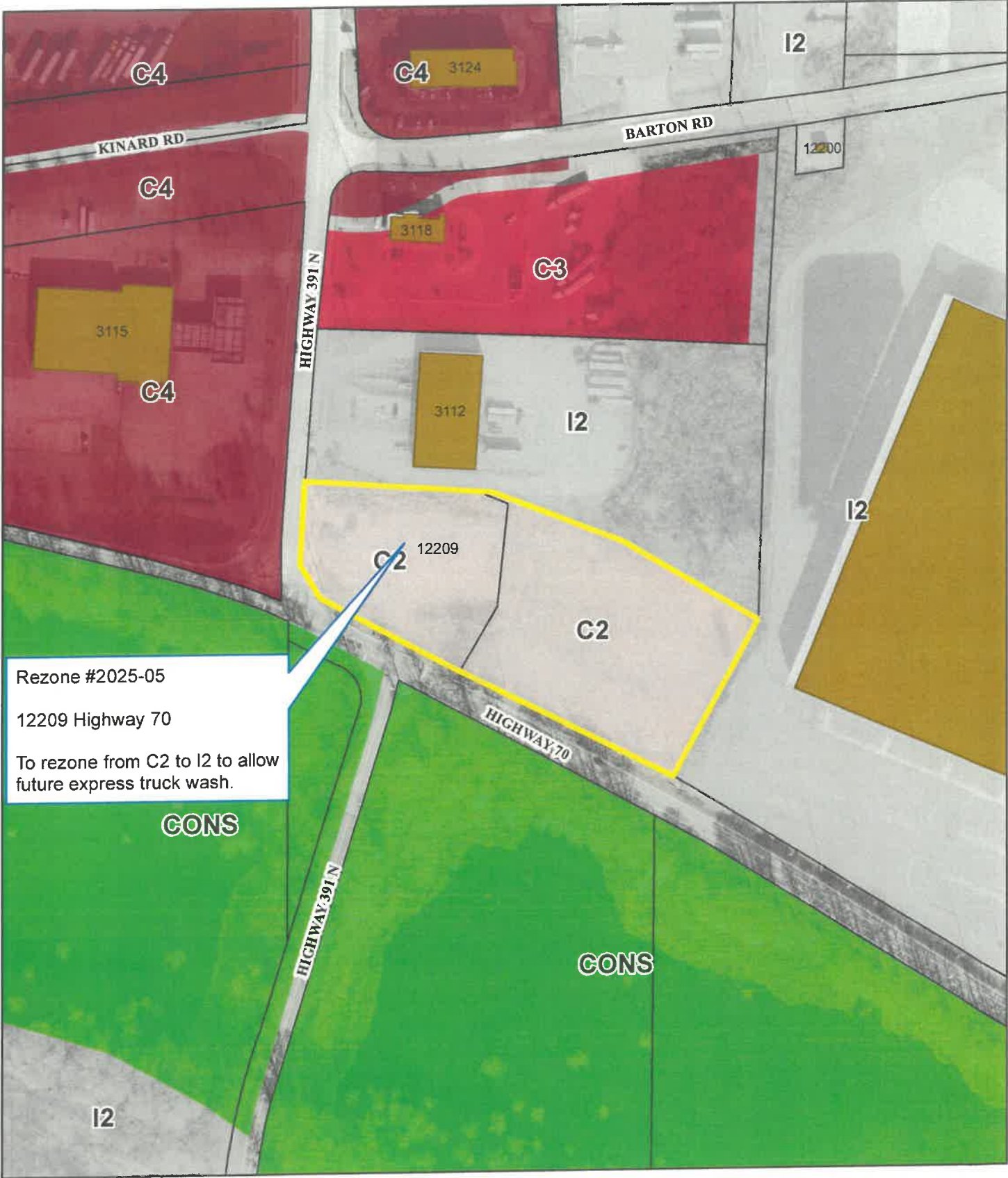
Zoning Map



Date: 2/27/2025



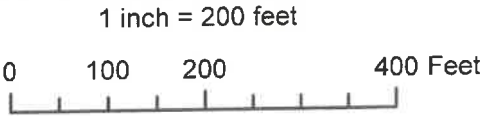
Rezone Case #2025-05



Rezone #2025-05
12209 Highway 70
To rezone from C2 to I2 to allow
future express truck wash.



Zoning Map

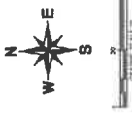


Date: 2/27/2025

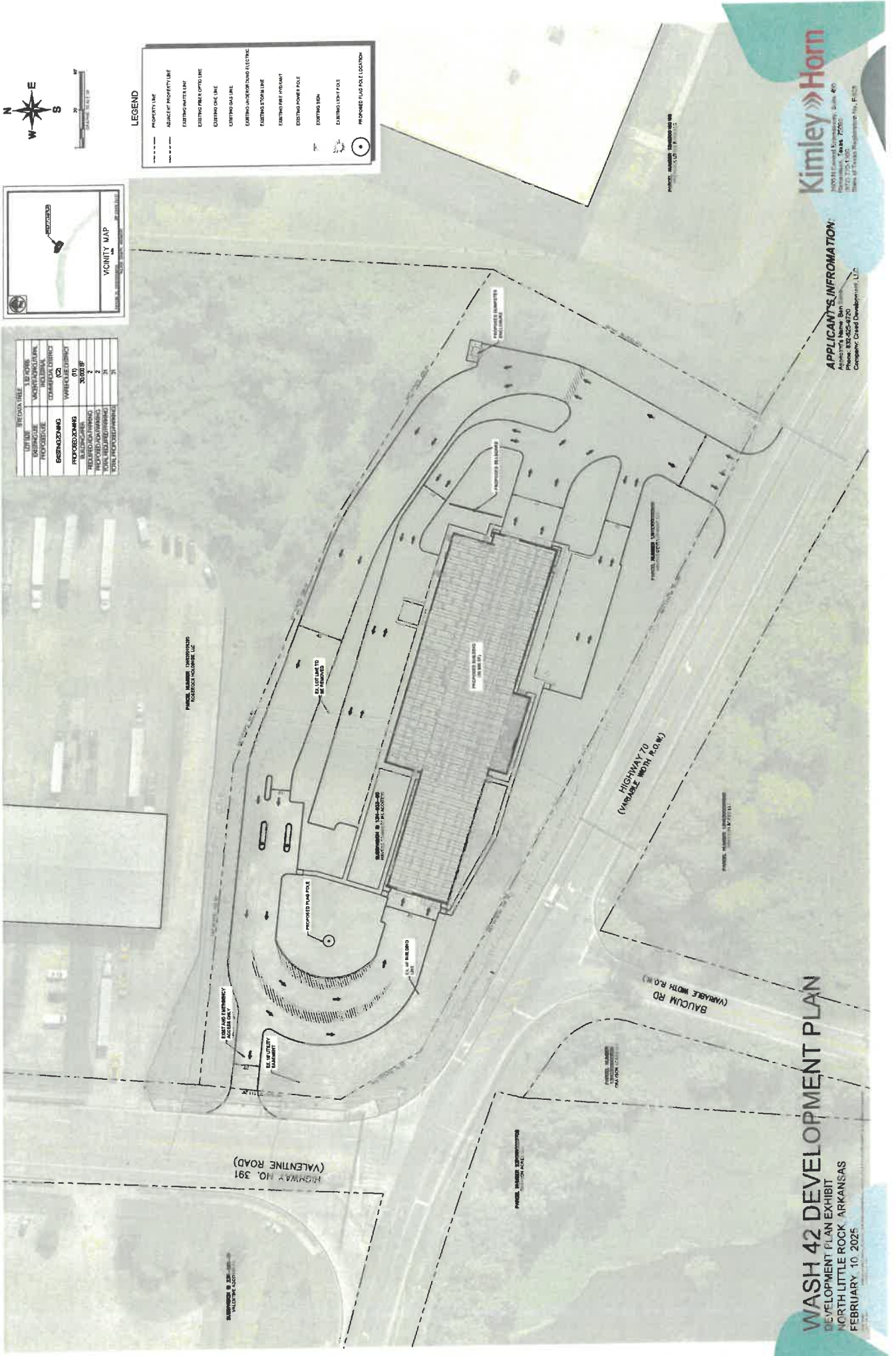




SITE DATA SHEET	
USE	INDUSTRIAL
PROPERTY	UNDEVELOPED
EXISTING ZONING	COMMERCIAL
PROPOSED ZONING	INDUSTRIAL
PROPOSED LOT AREA	20,000 SF
PROPOSED LOT AREA	2
PROPOSED LOT AREA	2
TOTAL PROPOSED LOT AREA	24



LEGEND	
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING WATER MAIN
---	EXISTING FIRE & GAS LINE
---	EXISTING GAS LINE
---	EXISTING GAS MAIN
---	EXISTING WATER MAIN
---	EXISTING STORM LINE
---	EXISTING INTERIOR DRAINAGE
---	EXISTING FIRE HYDRANT
---	EXISTING POWER POLE
---	EXISTING SIGN
---	EXISTING LIGHT POLE
---	PROPOSED LIGHT POLE LOCATION



Kimley»Horn
 NORTH Little Rock, Arkansas
 Phone: 501-225-4000
 Fax: 501-225-4001
 Email: k@kimleyhorn.com

APPLICANT'S INFORMATION:
 Applicant: Name: Sun
 Phone: 501-225-4000
 Company: Sun Development, LLC

WASH 42 DEVELOPMENT PLAN
 DEVELOPMENT PLAN EXHIBIT
 NORTH LITTLE ROCK, ARKANSAS
 FEBRUARY 10, 2025