

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

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**Call to Order**

- Roll Call
- Reminder to speak into the microphone

**Administrative:**

**Approval of Minutes: ▪ February 11, 2025**

**Planning Commission Hearing Items:**

1. RZ2025-07 Lots 12 - 16 Block 7 Giles Addition Rezoning from R4 to C6 to allow development of multi-family @ 1207 - 1219 W 7<sup>th</sup> Street
2. SD2025-18 Giles Addition Lots 15 & 16 Blk 7 SPR @ 1207 - 1209 W 7<sup>th</sup> Street
3. SD2025-19 Giles Addition Lots 12 & 13 Blk 7 SPR @ 1217 - 1219 W 7<sup>th</sup> Street
4. SD2025-20 Bayou Estates Tracts 1 – 3 Preliminary Plat @ 510 Walkers Corner Rd
5. SD2025-21 Mid-State Truck Plaza Lot 1 SPR @ NEC of Hwy 161 & I-40
6. RZ2025-05 a rezoning from C2 to I2 to allow a commercial truck wash and to amend the Land Use Plan from Community Shopping to Light Industrial @ 12209 HWY 70
7. RZ2025-06 Alter Trading Corporation Rezoning from CONS to I3 located to allow an expansion of an existing recycling facility @ 4500 W Bethany Rd
8. RZ2025-08 Lot 5 Blk 3 Davis Add a rezoning from C3 to R2 to allow construction of a single family home @ 1406 N Magnolia Street
9. SU2025-05 a Special Use to allow large vehicle parking, semi-truck and trailer parking, in a C4 zoning district @ 3223 E Broadway St

## 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  
March 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  
Emanuel Banks  
Vandy Belasco  
Don Chambers  
Charlie Foster  
Renee Pierce  
Edward Wallace

**Members Absent:**

Junior Phillips  
Steve White

**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, (7/0/2).

**Approval of Minutes:**

Commissioner Chambers made a motion to approve the February 11, 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, (7/0/2).

**Administrative:**

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

**1. SD2025-13 Cock of the Walk Lot 2 SPR @ 7323 Cock of the Walk Lane**

Mr. Dustin Welch 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. 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-Built 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.

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

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

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

1. Engineering requirements on detention:
  - a. 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.
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.
4. Meet the requirements of Community Planning, including:
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
  - c. Meet the requirements of the Master Street Plan.
5. 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.
6. Meet the following requirements concerning signage:
  - a. All signs require a permit and separate review.
7. Meet the requirements of the Fire Marshal.
8. 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 of 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.
- 9. 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.

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

### **3. SD2025-17 Northshore Business Park Lot 2, Blk 9 Pre Plat & SPR @ 5405 Northshore Drive**

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

- 1. 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.
  - 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.

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.

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

**4. SU2024-21 a Special Use to allow a pawn shop in a C3 zoning district @ 2301 E Broadway**

Mr. Fred Jackson was present representing the request. Chairman Clifton called the item requesting the applicant come forward and address the Commission on the merits of the request. Mr. Jackson stated he desired to reopen his pawn shop at 2301 E Broadway. He stated the shop was open but during COVID he closed the business. He stated the time was right to reopen the shop.

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:

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

**SU2024-21 was approved with (7) affirmative votes, (0) no votes and (2) absent.**

**5. RZ2025-03 a rezoning from I2 to R3 to allow construction of single-family homes @ 1010, 1012, 1014, 1102 & 1114 E 13<sup>th</sup> Street**

Ms. Belinda Burney was present representing the request. Chairman Clifton called the item requesting the applicant come forward and address the Commission on the merits of the request. Ms. Burney stated the Dark Hollow CDC was requesting rezoning of the lots to allow for construction of new single family homes within the neighborhood.

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:

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

**RZ2025-03 was approved with (7) affirmative votes, (0) no votes and (2) absent.**

**6. RZ2025-04 a rezoning from I2 to R4 to allow development of multi-family @ 3503 HWY 161**

The applicants were present representing the request. Chairman Clifton called the item requesting the applicants come forward and address the Commission on the merits of the request. The applicant stated the desire was to rezone the property to allow future development of multi-family on the property.

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:

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

**RZ2025-04 was approved with (7) affirmative votes, (0) no votes and (2) absent.**

**7. Z2025-05 a rezoning from C2 to I2 to allow an auto truck wash @ 12209 HWY 70 – was 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 (7/0/2), the meeting was adjourned at 4:20 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, April 8, 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**  
**Rezone 2025-07**

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**Request:** Lots 12 - 16 Blk 7 Giles Addition rezoning from R4 to C6 to allow development of multi-family

**Location of the Request:** @ 1207 - 1219 W 7<sup>th</sup> Street, NLR, AR

**Applicant:** Joe White and Associates

**Owner:** Cook Capitol LLC, Pamela McQuaid & Fred Eulalia Zakrzewski Revocable Trust

**Site Characteristics:** The property is located on the north side of W 7<sup>th</sup> Street just east of Pike Avenue. The area is redeveloping with a mix of single family and townhouse homes. There is C6 zoning located to the east of the property fronting on Pike Avenue. Property to the west is zoned RU and is developing as a small lot single family subdivision. There are also properties zoned PUD located to the south which are developed and developing with detached single family homes and quad-plex units.

**Master Street Plan:** West 7<sup>th</sup> Street is indicated as a local street on the Master Street Plan. There is a bike route indicated along Parker Street to the east.

**Surrounding Zoning & Uses**

| <b><u>Direction</u></b> | <b><u>Surrounding Zoning</u></b> | <b><u>Surrounding Uses</u></b> |
|-------------------------|----------------------------------|--------------------------------|
| North                   | R4                               | Single Family                  |
| South                   | R4                               | Vacant Lots                    |
| East                    | R4                               | Single Family                  |
| West                    | R4                               | Single Family                  |

**General Information:**

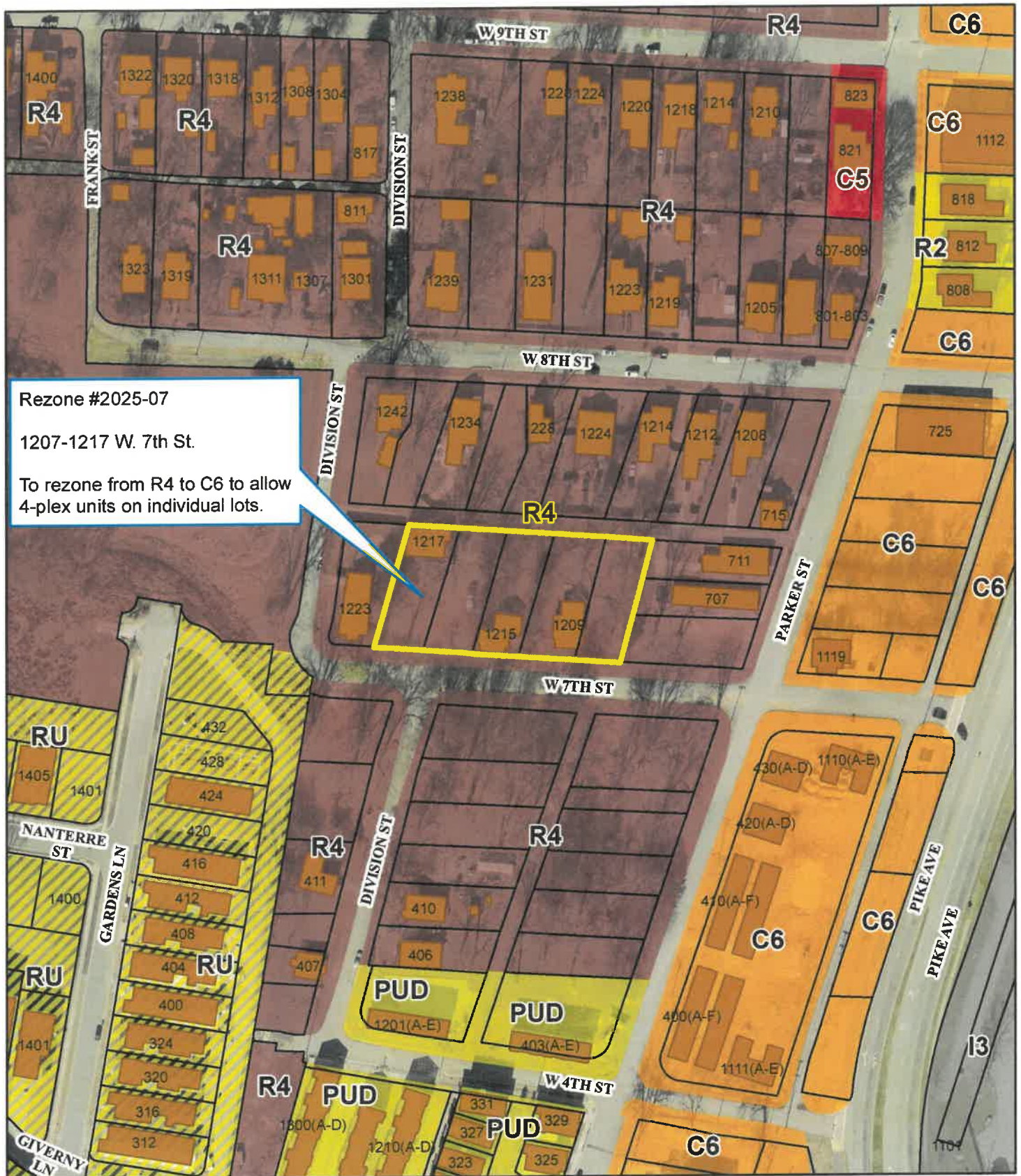
1. **Compatible with previous actions?** Rezoning has occurred further to the east to allow development of residential units as proposed.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The development of housing as proposed by the applicant will offer a diverse housing option for future residents of the area.
6. **Is the site of adequate size for the development?** The site is adequate for development of the units as proposed. The C6 zoning district requires 1,500 square feet per unit for the first 3 units and an additional 550 square feet for each additional unit.

7. **Will this set a precedent for future rezoning?** The approval of the rezoning will not have an impact on future zonings in the area.
8. **Should a different zoning classification be requested?** No, to allow development of the property as proposed will require rezoning to C6.

**Staff Summary:**

The applicant is seeking a rezoning of five lots from R4 to C6 to allow development of townhomes. The development is proposed with four buildings located on individually platted lots. There is an accompanying site plan review for the placement of the buildings (SD2025-18 & SD2025-19). The center lot (Lot 14 Block 7 Giles Addition) is proposed for rezoning but is not proposed for development at this time. Parking for the development is proposed from the alley. The Land Use Plan indicates the property as multi-family. Staff is supportive of the applicant's request.

# Rezone Case #2025-07



**Zoning Map**

1 inch = 150 feet

0 70 140 280 Feet



Date: 3/20/2025

# Rezone Case #2025-07

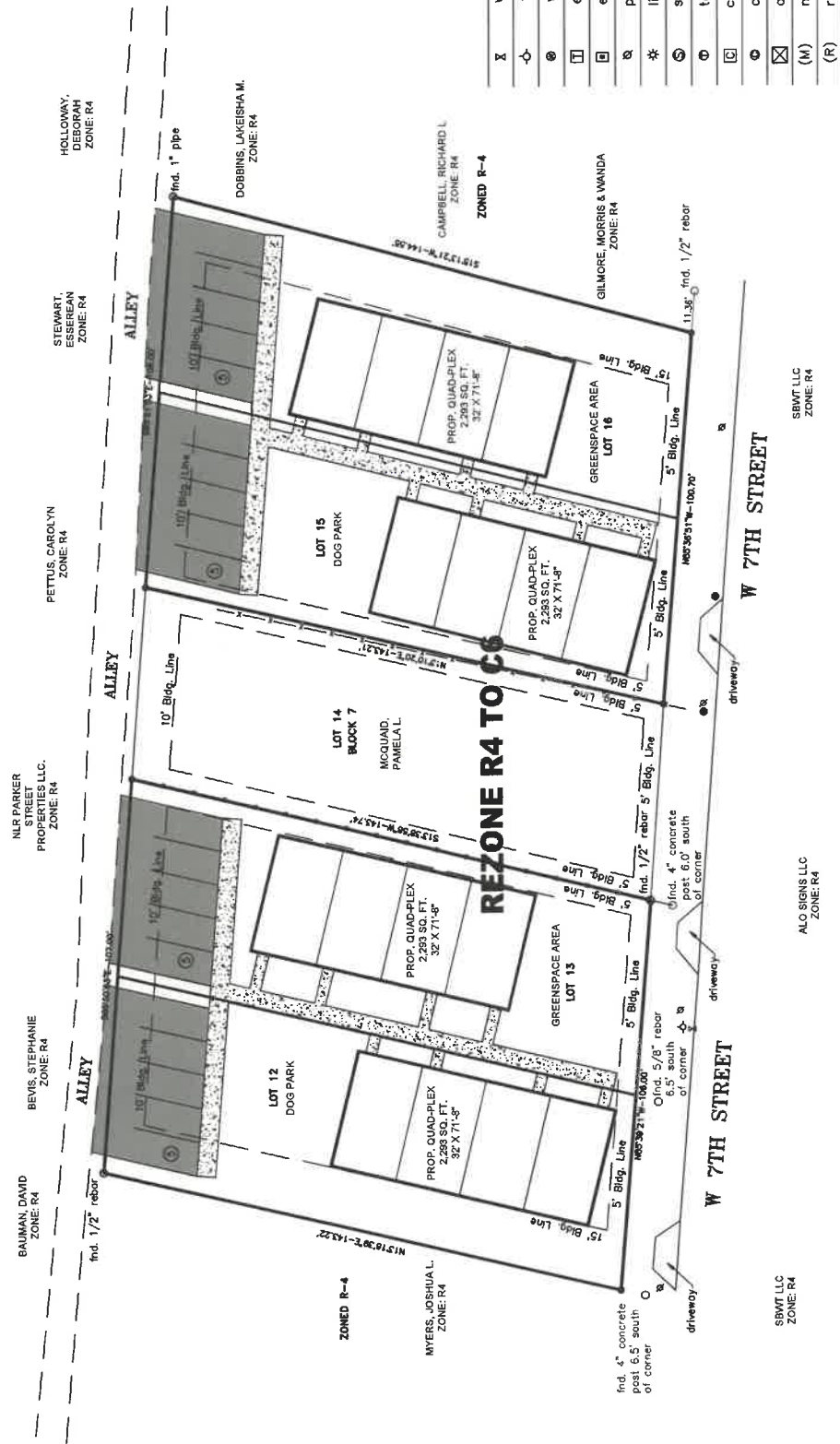


Ortho Map

1 inch = 50 feet



Date: 3/20/2025



LOTS 12 - 16  
BLOCK 7  
GILES ADDITION

North Little Rock, Pulaski County, Arkansas

**JOE WHITE & ASSOCIATES, INC.**  
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING  
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223  
PHONE: (501) 214-9141

SCALE: 1" = 30'

DATE: 2-25-25

PROJECT NUMBER: 24-557D

I HEREBY CERTIFY THAT I HAVE SURVEYED LOTS 12-16, BLOCK 7 OF GILES ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS. PROPERTY LINES ARE LOCATED IN ACCORDANCE WITH ESTABLISHED PROPERTY LINES. THERE ARE NO APPARENT ENCROACHMENTS EXCEPT AS SHOWN. PROPOSED IMPROVEMENTS ARE SHOWN AS DIRECTED BY THE BUILDER. ALL UTILITIES ARE TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON FEMA FLOOD INSURANCE MAP NO. 0519C0343G, EFFECTIVE DATE JULY 7, 2015.

FOR USE & BENEFIT OF: COOK CAPITOL LLC

**Item #2****SD2025-18 Giles Addition Lots 15 & 16 Blk 7 SPR @ 1207 - 1209 W 7<sup>th</sup> Street**

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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. 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. 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. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
  - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
  - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
  - i. All driveways are to be concrete within the ROW.
  - j. 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 approved City Council ordinance on rezoning property to C6.
  5. 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 street right of way.
    - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
  6. 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.
  7. 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. Provide a buffer/screening adjacent to the dissimilar land use to the east and south as defined by Section 7.2.4: Buffers between Dissimilar Uses.
    - i. The development of a C6 zoned property adjacent to the R4 zoned property to the east and west will require a full screen as defined by Section 7.3.1. Class Full Screens.
    - ii. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
    - iii. Trees from Section 7.5, Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.

- iv. An eight (8) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. No fence, wall and/or site grading is required with evergreen trees from Table E. The opaque screen must be opaque within 4 seasons.
  - f. 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.
  - g. 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.
  - 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 April 2025 Planning Commission Hearing.
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 including:
    - i. 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)
    - ii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
  - Or
  - iii. 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.
10. 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 North 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 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.

- 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.
11. Meet the requirements of NLR Wastewater, including:
- a. Each quadplex (building) will be required to have a private sanitary sewer service line with a single connection point to the city main.
  - b. Please submit a full set of plans to [kunderwood@nlrwu.com](mailto:kunderwood@nlrwu.com) for review and approval prior to construction begins.



| SYMBOL | DESCRIPTION         |
|--------|---------------------|
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| ◇      | square pins         |
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1. ADDRESS OF PROPERTY: 0 W. 7TH ST.  
N. LITTLE ROCK, AR 72114

2. NAME OF BUREAU: ARKANSAS STATE COORDINATE SYSTEM  
NORTH ZONE, NAD 83

3. AREA OF PROPERTY: LOT 18 (1 OF 1) ACRES (GAMF, PLOT F 188)  
LOT 19 (1 OF 1) ACRES (GAMF, PLOT F 189)

4. ZONING OF PROPERTY: R-4 (REQUESTED REZONE TO C-4)

5. UTILITIES AND SHOWMEAS: UNDERGROUND UTILITIES WITHIN 10' OF PROPERTY BOUNDARIES TO BE EXPOSED AND COVERED  
LACING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY  
DEPICTED

6. OWNER/DEVELOPER: COW COUNTRY, LLC  
511 W. 9TH ST.  
N. LITTLE ROCK, AR 72114

7. FINANCING SUMMARY: NEG 1 - SPURVEY PER DWELLING UNIT (C-4 ZONING)  
PROPOSED: 120 SPURVEY PER DWELLING UNIT

8. MAPS/ORDINANCES: 1. ARKANSAS PLANNING AND ZONING ACT  
2. LITTLE ROCK ACCELERATION AND INFRASTRUCTURE DEPARTMENT'S CITY OF NORTH  
LITTLE ROCK ACCELERATION AND INFRASTRUCTURE DEPARTMENT'S CITY OF NORTH  
LITTLE ROCK ACCELERATION AND INFRASTRUCTURE DEPARTMENT'S CITY OF NORTH

LOTS 15 - 18, BLOCK 7 OF GILES ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

## SITE PLAN REVIEW

LOTS 15 & 16  
BLOCK 7  
GILES ADDITION

ALOSIGNSLLC  
ZONE: R4

SBWT LLC  
ZONE: R4

NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

**JOE WHITE & ASSOCIATES, INC.**  
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING  
21 RAILING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72201  
PHONE: (501) 234-8181

|                 |                   |
|-----------------|-------------------|
| DATE:           | FEBRUARY 25, 2025 |
| PROJECT NUMBER: | 24-5570           |

E:\DWG\2074\24-5570 - Lsg 15.16 Block 7 Case Addition\Site Plan.dwg

**Item #3****SD2025-19 Giles Addition Lots 12 & 13 Blk 7 SPR @ 1217 W 7<sup>th</sup> Street**

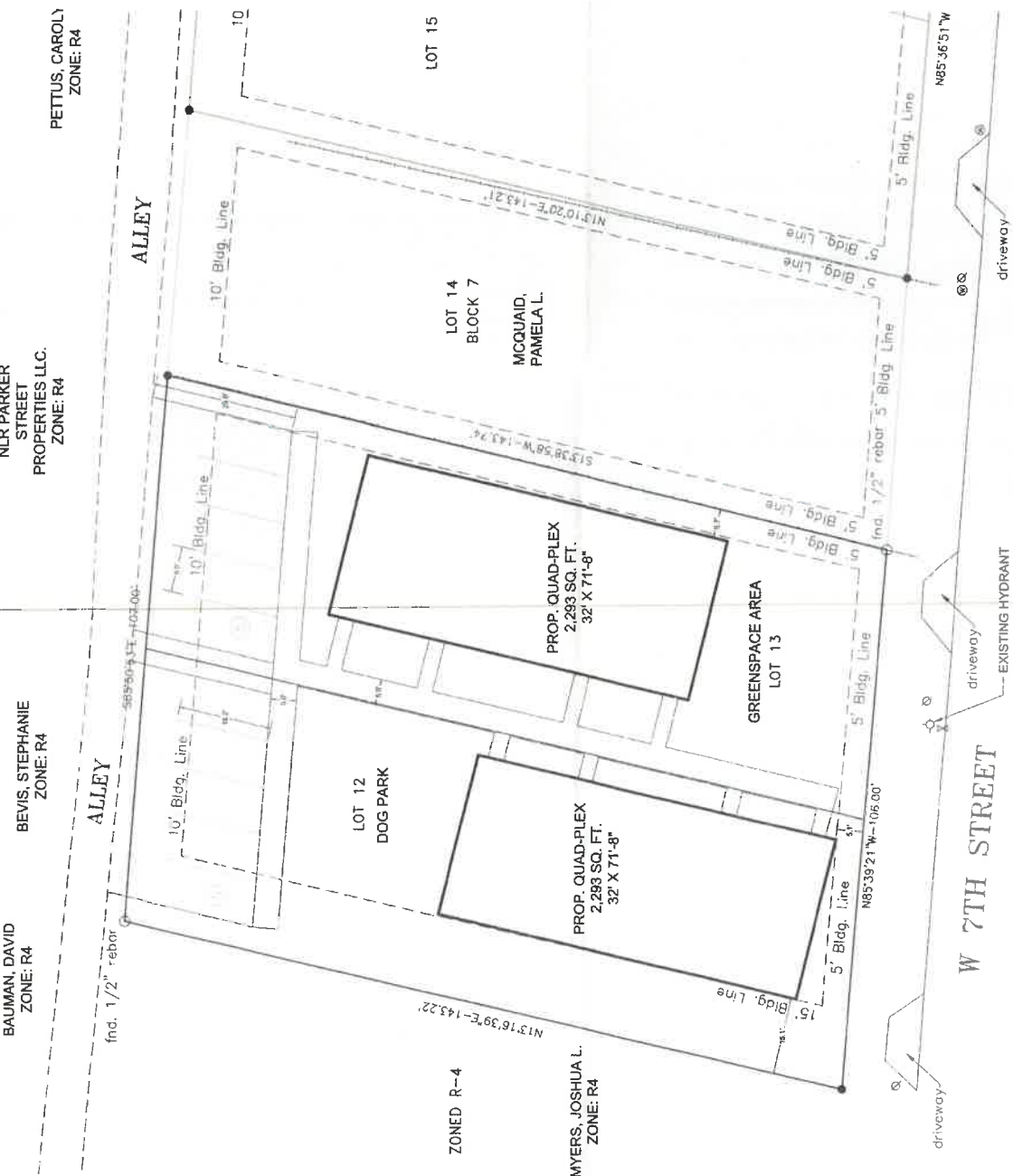
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1. Engineering requirements on detention:
  - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
2. Permit requirements/approvals submitted before a building permit will be issued:
  - a. A signed and 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. 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. 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. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
  - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
  - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
  - i. All driveways are to be concrete within the ROW.
  - j. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
  - k. 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 approved City Council ordinance on rezoning property to C6.
  5. 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.
    - c. No fence is to be within a front building line.
    - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
  6. 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.
  7. 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. Provide a buffer/screening adjacent to the dissimilar land use to the east and south as defined by Section 7.2.4: Buffers between Dissimilar Uses.
      - i. The development of a C6 zoned property adjacent to the R4 zoned property to the east and west will require a full screen as defined by Section 7.3.1. Class Full Screens.

- 
- ii. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
  - iii. Trees from Section 7.5, Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
  - iv. An eight (8) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. No fence, wall and/or site grading is required with evergreen trees from Table E. The opaque screen must be opaque within 4 seasons.
  - f. 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.
  - g. 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.
  - 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 April 2025 Planning Commission Hearing.
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 including:
    - i. 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)
    - ii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
  - Or
  - iii. 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.
10. 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 North 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 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.
  - e. 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.
  - f. 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.
11. Meet the requirements of NLR Wastewater, including:
- a. Each quadplex (building) will be required to have a private sanitary sewer service line with a single connection point to the city main.
  - b. Please submit a full set of plans to [kunderwood@nlrwu.com](mailto:kunderwood@nlrwu.com) for review and approval prior to construction begins.



NLR PARKER  
STREET  
PROPERTIES LLC.  
ZONE: R4

BEVIS, STEPHANIE  
ZONE: R4

BAUMAN, DAVID  
ZONE: R4

PETTUS, CAROL Y  
ZONE: R4

ZONED R-4

MYERS, JOSHUA L.  
ZONE: R4

MCQUAID,  
PAMELA L.

SBWT LLC  
ZONE: R4

ALO SIGNS LLC  
ZONE: R4



## SITE PLAN REVIEW

LOTS 12 & 13  
BLOCK 7  
GILES ADDITION

NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

**JOE WHITE & ASSOCIATES, INC.**  
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING  
33 BAUMING TIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72203  
PHONE: (501) 214-4141

DATE: FEBRUARY 25, 2025  
PROJECT NUMBER: 24-5670

|                       | 07 | 15 | 16 | Block 7 | Giles Addition's Site | Dan Chan |
|-----------------------|----|----|----|---------|-----------------------|----------|
| C:\NWG\2024\24-557D - |    |    |    |         |                       |          |

**Item #4**

**SD2025-20 Bayou Estates Tracts 1 – 3 Preliminary Plat @ 510 Walkers Corner**

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1. Engineering requirements on detention:
  - a. Storm water detention plan will be required during Site Plan Review process.
2. Engineering requirements before the plat will be signed:
  - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
  - b. Provide half of the required 50 foot right-of-way.
  - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Planning requirements before the plat will be signed:
  - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
  - b. Provide ROW dedication along Walkers Corner Road to meet the Master Street Plan.
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, including:
  - a. Provide ½ street improvements.
  - b. Provide ROW dedication.
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.
9. Meet the requirements of CAW, including:
  - a. CAW has no existing water mains in this area, a water main extension would be needed to provide service to any of these properties.
10. Meet the requirements of NLR Wastewater, including:
  - a. Public sewer is not available to property.
11. Meet the requirements of Pulaski County, including:
  - a. Show distance and bearing to second section or quarter section corner.
  - b. Increase side yard setbacks to 8-feet.
  - c. Tract 3 does not appear to front on Jo Jo Lane. Jo Jo Lane is a private road. Verify access to Jo Jo Lane for Tract 3.
  - d. Dedicate right of way to Walkers Corner Road to meet the city's master street plan.
  - e. Clarify the dashed line on Tracts 2 and 3 labelled "Ashley Bayou"
  - f. Provide preliminary septic approval for Tracts 2 and 3.
  - g. Pay \$10 review fee at the time of recording.
  - h. Provide cad file of plat.
  - i. Add a note to BOA that Pulaski County along with North Little Rock have certificates of approval (Page 3).
  - j. Driveway permits will be needed for any new driveways to Tract 2 off Walkers Corner Road.
  - k. Any development located in Zone A on Tracts 2 and 3 will require a flood development permit.



**Item #5****SD2025-21 Mid-State Truck Plaza Lot 1 SPR @ NEC of Hwy 161 & I-40**

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1. 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.
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. 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. 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.
  - j. Provide retaining wall plans for each retaining wall at the time of building permit.
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. All driveways are to be concrete within the ROW.
- f. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond for any required improvements to HWY 161.
- g. 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. Dumpsters to have masonry screening.
  - c. No fence is to be located 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, including:
  - a. Provide 5' sidewalks and ramps as shown in area north of the entrance/exit along Hwy 161.
  - b. Provide ROW dedication.
- 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 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 26 trees I-40 West Bound Off Ramp. Trees shown on the plan may be relocated from the interior parking area closer to the ROW.
  - d. Provide 13 automobile parking lot shade trees, 6 of which are to be interior to the parking area. 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 76 truck parking lot shade trees. Parking lot shade trees located for the truck parking area may be located 15' off the edge of pavement to lessen the potential conflicts of the trees and trucks/trailers.
  - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be 18" in height at planting and be planted a maximum 3' apart.
  - g. 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.
  - h. Provide 6' front yard landscape strip between property line and paving.
  - i. Provide 4' side yard landscape strip between property line and paving.

- j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- k. Landscape plans to be revised prior to the April 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, including:
  - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
    - i. Provide a fire safety and evacuation plan (Volume 1 Section 403, 404)
    - ii. Type A-2 occupancies with an occupant load of 100 or more or that exceed 5000 square feet require a sprinkler system. (Volume 1 Section 903.2.1.2)
    - iii. Buildings containing a mercantile occupancy with a fire area exceeding 12,000 square feet shall be provided throughout with an automatic fire sprinkler system. (Volume 1 Section 903.2.7)
    - iv. Areas of a building with different occupancy types shall be separated with fire barriers meeting the requirements of Volume 2 Table 508.4.
    - v. 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)
    - vi. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
    - vii. Areas of a building with different occupancy types shall be separated with fire barriers meeting the requirements of Volume 2 Table 508.4.
    - viii. An approved emergency disconnect switch shall be provided at an approved location, if on the exterior it shall be within 100 feet but not less than 20 feet from the fuel dispensers. (Volume 1 Section 2303.2)
    - ix. Place required EMERGENCY FUEL SHUTOFF sign above the fuel shutoff switch. (Volume 1 Section 2303.2)
    - x. Place required warning information at each fuel pump. (Volume 1 Section 2304.3.5 & 2305.6)
    - xi. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
    - xii. Fire Apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (Volume 1 Section 503.2.1)
    - xiii. 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)
    - xiv. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
    - xv. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
    - xvi. Gates shall have an approved means of emergency operation. (Volume 1 Section 503.6)
  - b. Roads will support 85,000 lbs. (NLR Ordinance 9267)
- 9. Meet the requirements of CAW, including:
  - a. The plans indicate that the existing 6" fire and domestic service for 330 Mid State Truck Plaza is being abandoned. However, domestic and fire service must be maintained for this address, along with a 20-foot utility easement for these services. The existing domestic service meter for 330 Mid

State Truck Plaza will need to be relocated to the front of the existing 8" main and a private service line agreement will need to be established.

- 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.
  - 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.
10. Meet the requirements of NLR Wastewater, including:
- a. Please contact NLRW for sizing requirements on Grease Interceptor.
  - b. Please submit a full set of plans to [kunderwood@nlrwu.com](mailto:kunderwood@nlrwu.com) for review and approval prior to construction begins.



**Item #6**  
**Rezone 2025-05**

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**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 2<sup>nd</sup> 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 I2.
4. **Legal Consideration/Reasonableness?** The request is reasonable. There are a number of properties in the area currently zoned I2.
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.

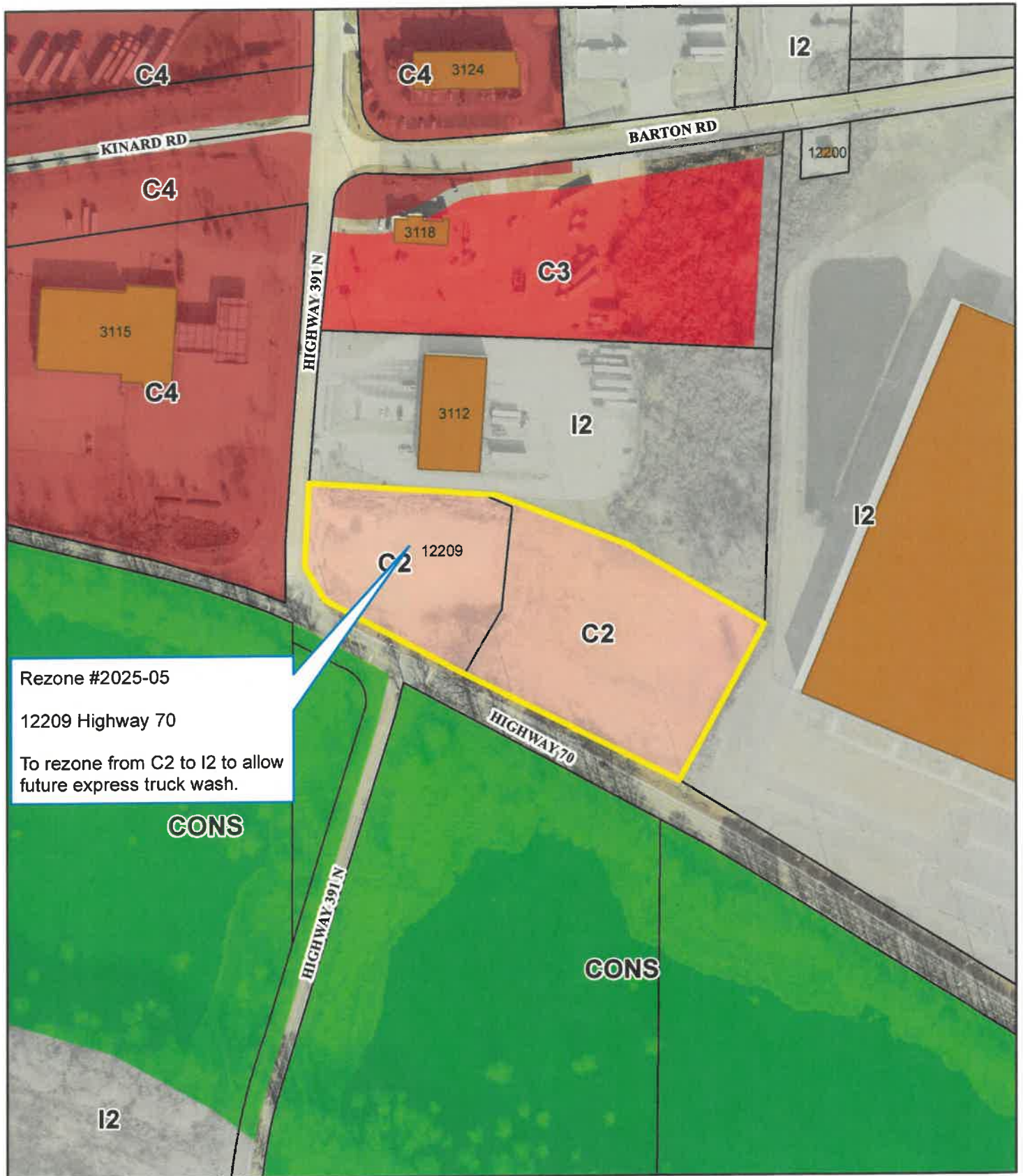
#### **Staff Summary:**

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.

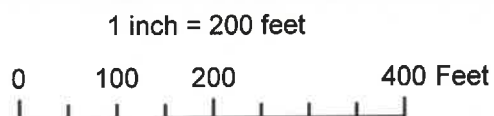
The site is indicated on the Land Use Plan as Community Shopping. Staff recommends with the approval of the rezoning the Land Use be changed from Community Shopping to Light Industrial.

Staff is supportive of the applicant's request for rezoning from C2 to I2 to allow future development of an automated truck wash facility.

# Rezone Case #2025-05



**Zoning Map**



Date: 2/27/2025

# Rezone Case #2025-05



**Zoning Map**

1 inch = 100 feet  
0 50 100 200 Feet



Date: 2/27/2025



**Item #7**  
**Rezone 2025-06**

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**Request:** Alter Trading Corporation Rezoning from CONS to I3 located to allow an expansion of an existing metal recycling facility

**Location of the Request:** @ 4500 W Bethany Rd, NLR, AR

**Applicant/Owner:** Jim Bell, Project Manager, Alter Trading Company

**Background:** Tenenbaum was relocated to this W Bethany location during the Urban Renewal era several decades ago to an industrial setting with city assistance. A Special Use was approved to allow an expansion of the recycling facility in August 1998 since metal recycling was not at the time a specified use within the zoning ordinance. The justification for allowing the expansion was the facility serves as a Regional and State benefit. TRG North Little Rock, an Alter Company, was established over a century ago. It is a full service scrap metal operation handling steel, aluminum, copper, brass, and used beverage cans (UBCs). Alter Trading Company purchased the property in 2018.

**Site Characteristics:** The site is a full scale metal recycling facility with a number of buildings used for accepting and processing the recyclable materials. The site is located adjacent to the UP Rail Road switching yard to the north and a railroad cross tie manufacture to the south. There is a heavily wooded area located to the south and west of the developed site providing a buffer to the single family homes located in the Dixie Community further to the west.

**Master Street Plan:** W Bethany Road is classified on the Master Street Plan as a local industrial street. Van Pelt Street is an unimproved roadway used by the company as truck access to the recycling facility. There are no dedicated bikeways located in the area.

**Surrounding Zoning & Uses**

| <b><u>Direction</u></b> | <b><u>Surrounding Zoning</u></b> | <b><u>Surrounding Uses</u></b>        |
|-------------------------|----------------------------------|---------------------------------------|
| North                   | I1                               | Warehousing                           |
| South                   | I3 & CONS                        | Koppers Industries & Undeveloped      |
| East                    | I3                               | Koppers Industries – Rail tie storage |
| West                    | I2 & CONS                        | UP Rail Transfer Yard                 |

**General Information:**

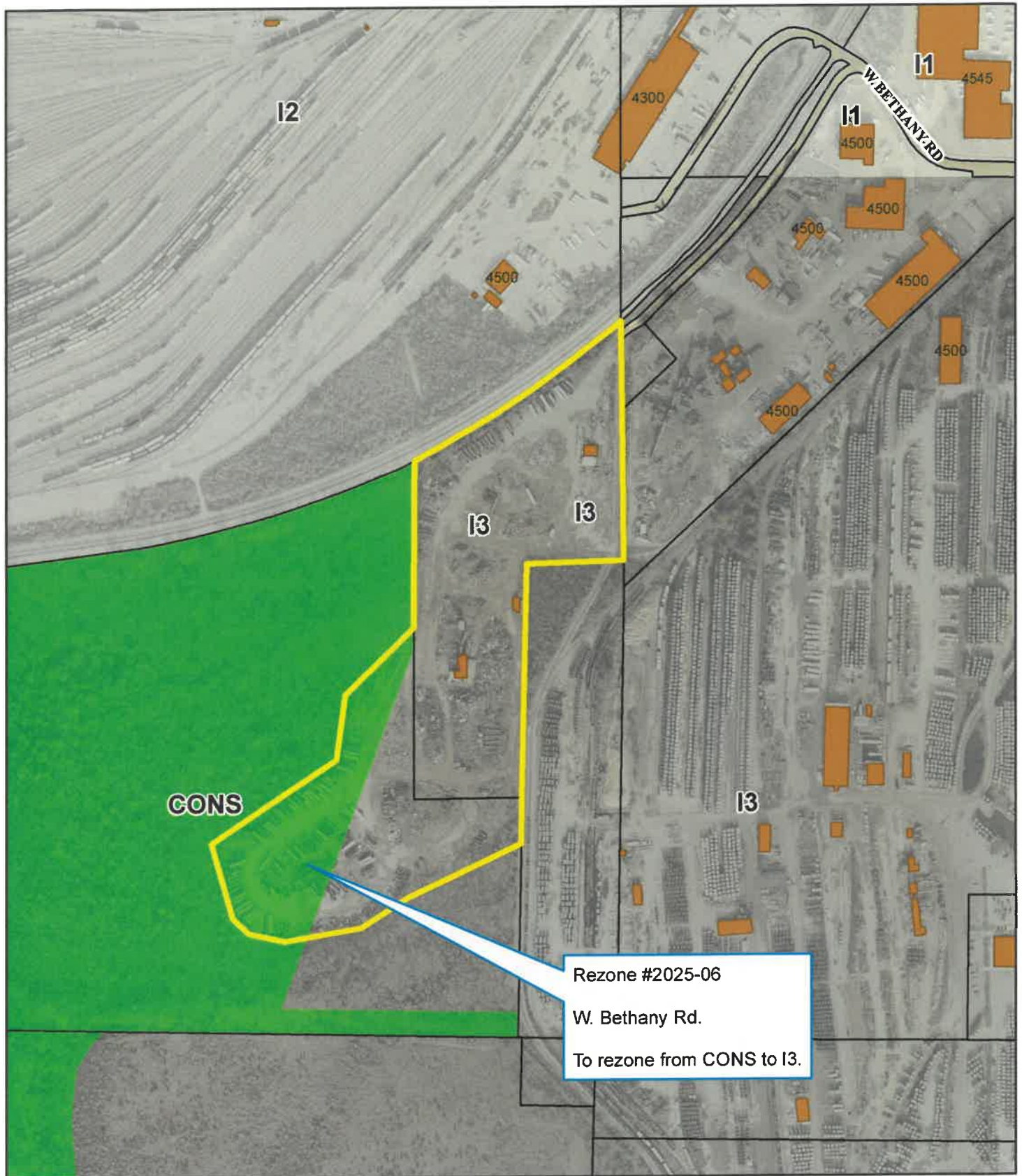
1. **Compatible with previous actions?** This type use is not prevalent within the City of North Little Rock but provides an invaluable service to the City, Region and State.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should 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?** The site is located in an industrial area with a rail-tie manufacture to the east and the UP transfer rail lines located to the north.
6. **Is the site of adequate size for the development?** The site is more than adequate in size for development.
7. **Will this set a precedent for future rezoning?** No, rezonings of this type are considered on a case by case basis and are not typical for the City of North Little Rock.
8. **Should a different zoning classification be requested?** No, to allow the recycling as proposed requires approval of I3 zoning as proposed by the applicant.

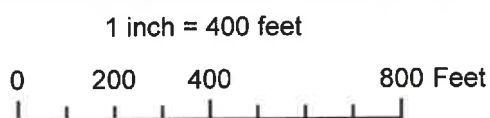
**Staff Summary:**

The applicant is seeking rezoning of a portion of their ownership from CONS to I3 to allow an expansion of their metal recycling facility. Future plans include the construction of a new building, storage bunker bins, staff parking and a conveyor system. Prior to development of the new facilities a detailed site plan and landscape plan will be submitted to the Commission for Site Plan Review and approval. The Land Use Plan indicates the area as Light Industrial. Staff is supportive of the applicant's request.

# Rezone Case #2025-06



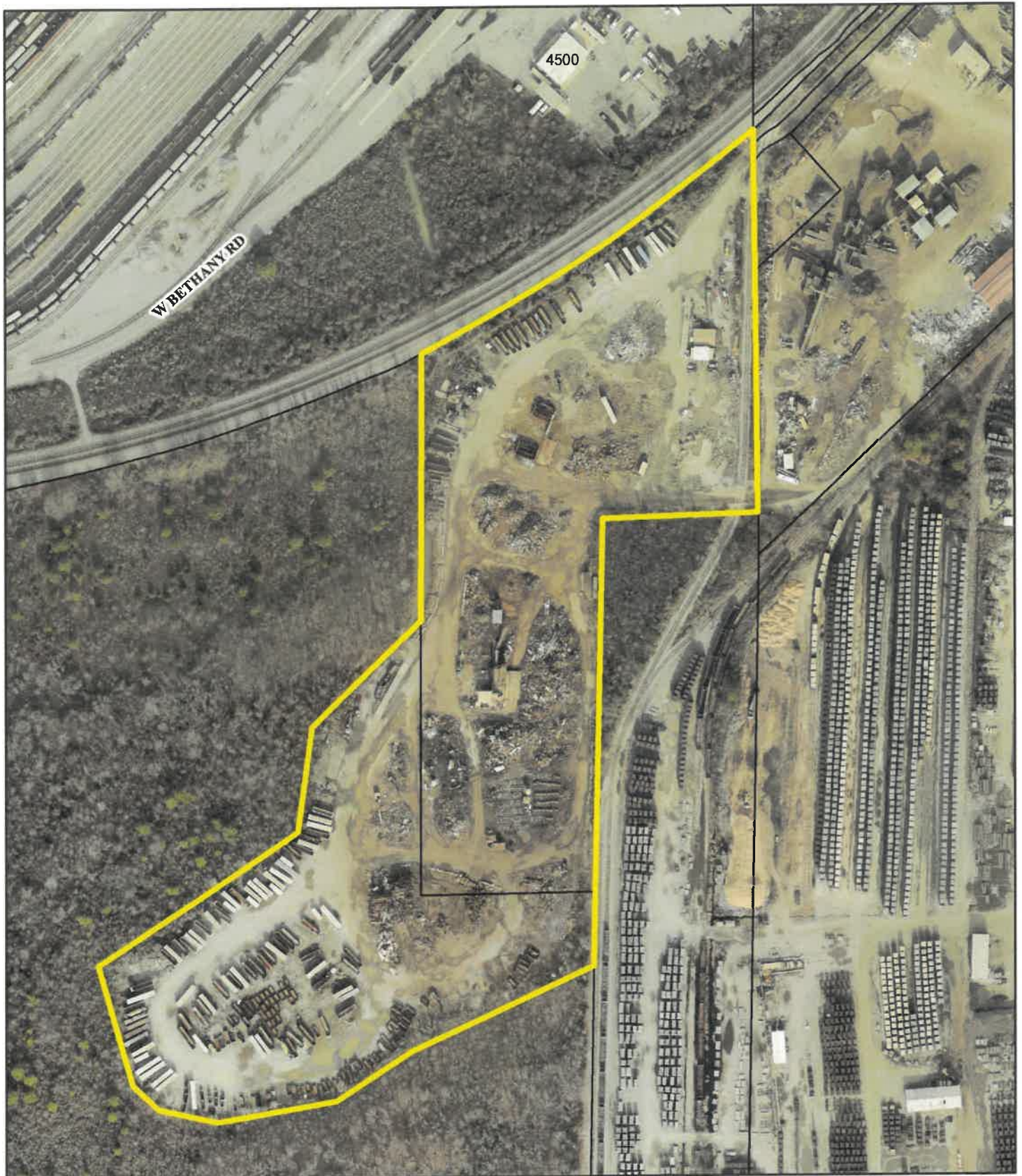
**Zoning Map**



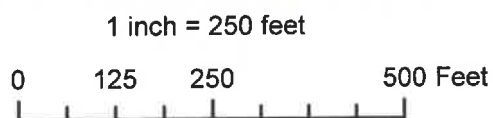
Date: 3/20/2025



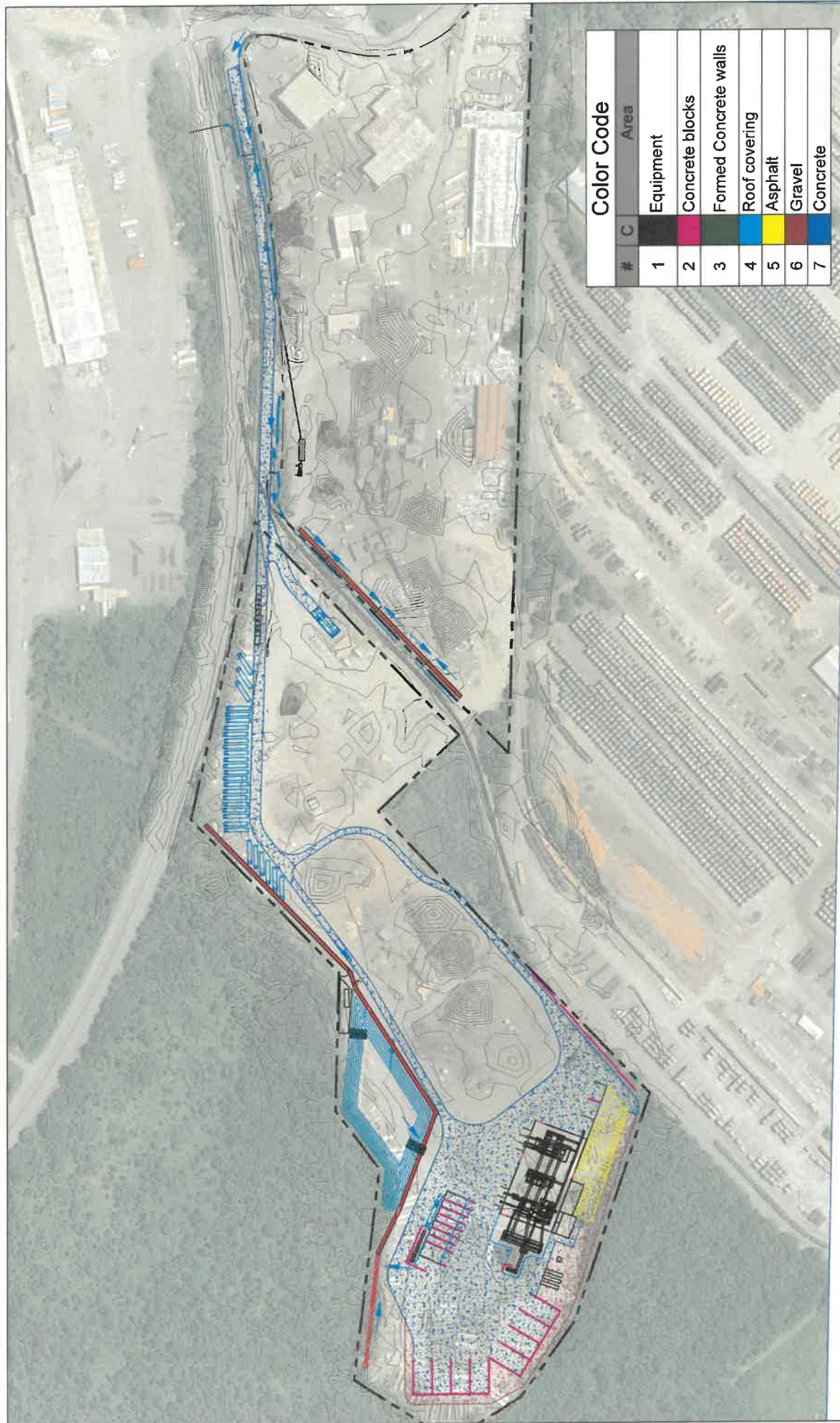
# Rezone Case #2025-06



**Ortho Map**



Date: 3/20/2025



**Item #8**  
**Rezone 2025-08**

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**Request:** Lot 5 Blk 3 Davis Add rezoning from C3 to R2 to allow construction of a single family home

**Location of the Request:** @ 1406 N Magnolia Street, NLR, AR

**Applicant/Owner:** Vicki and Craig Woods

**Site Characteristics:** The property was rezoned from R2 to C3 by adoption of Ordinance #3947 on June 28, 1971. The Ordinance rezoned a number of properties in a general area from E 13<sup>th</sup> Street North to E 22<sup>nd</sup> Street and Cypress Street on the East to Main Street on the West from various zoning classification to I1, C3, C1 and R4. The property is a vacant lot located in an area occupied by single family homes which are also zoned commercially. There have been a few rezoning request in recent past which have rezoned properties to R2 and R3 in this area to allow construction of new homes on vacant lots.

**Master Street Plan:** N Magnolia Street is classified as a local residential street on the Master Street Plan. There is a bike route indicated on the Master Bike Plan located to the north of the site along Curtis Sykes Drive.

**Surrounding Zoning & Uses**

| <b><u>Direction</u></b> | <b><u>Surrounding Zoning</u></b> | <b><u>Surrounding Uses</u></b> |
|-------------------------|----------------------------------|--------------------------------|
| North                   | C3                               | Single Family                  |
| South                   | C3                               | Vacant Lot                     |
| East                    | C3                               | Single Family                  |
| West                    | C3                               | Single Family and Vacant Lot   |

**General Information:**

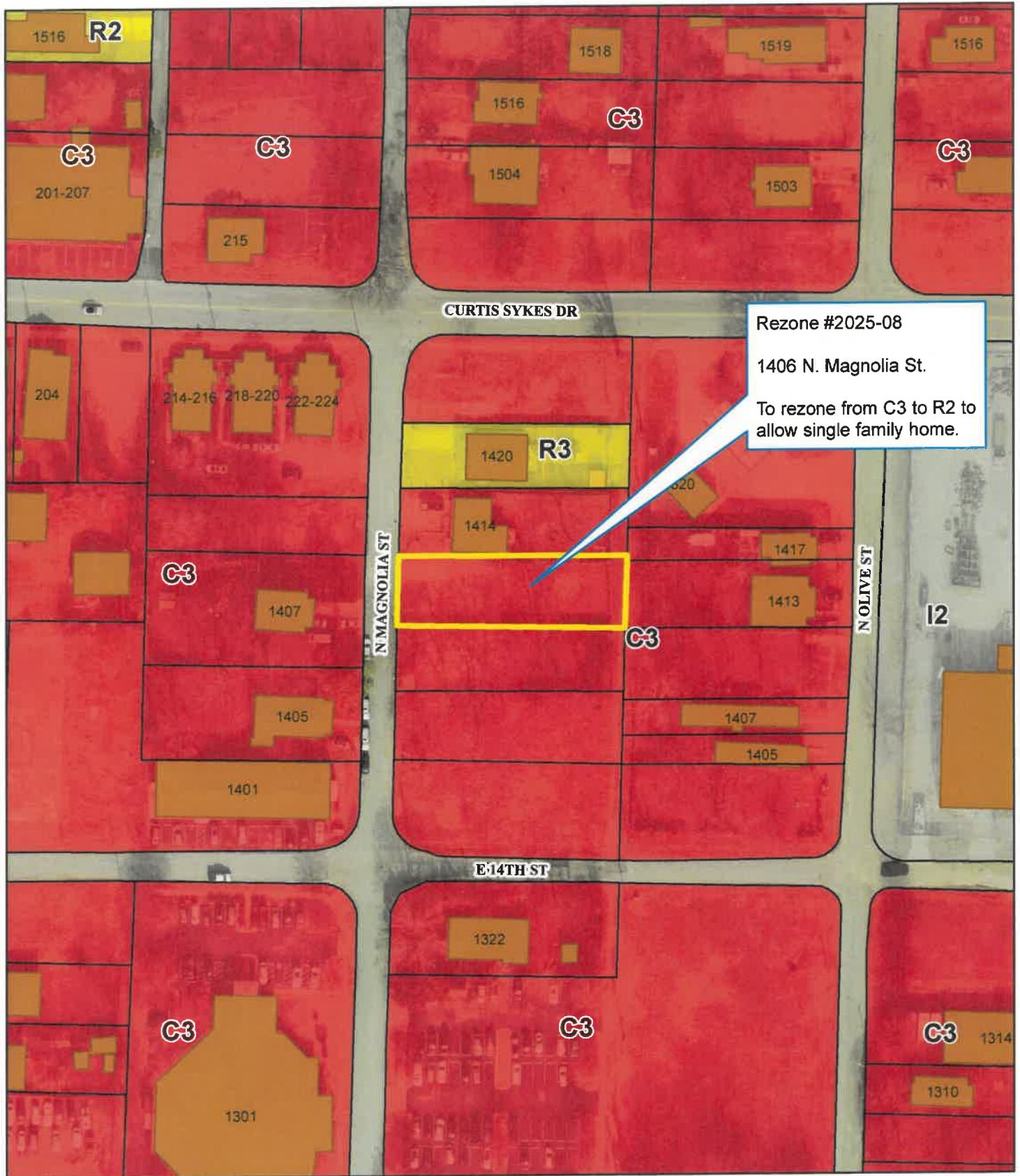
1. **Compatible with previous actions?** Historically the City has rezoned property to allow construction of new homes as proposed by the applicant.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** It is possible the construction of new housing may have a positive impact on the area.
6. **Is the site of adequate size for the development?** The site is adequate to allow construction of a new single family home.
7. **Will this set a precedent for future rezoning?** The area is predominately single family homes. The rezoning will have little to no impact on future rezonings in the area.

8. **Should a different zoning classification be requested?** Rezoning to R2 is consistent with the development pattern and lot and area size requirements of the zoning district.

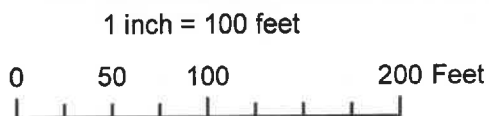
**Staff Summary:**

The applicant is seeking a rezoning of the property from C3 to R2 to allow construction of a new single family home on the existing lot. The area is predominately residential with the non-residential uses located to the east along the interstate frontage and to the west along Main Street. The site is indicated on the Land Use Plan as Duplex Residential. Staff is supportive of the request.

# Rezone Case #2025-08



Zoning Map



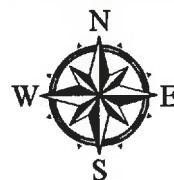
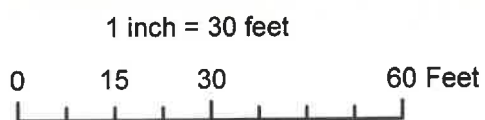
Date: 3/20/2025



# Rezone Case #2025-08



Ortho Map



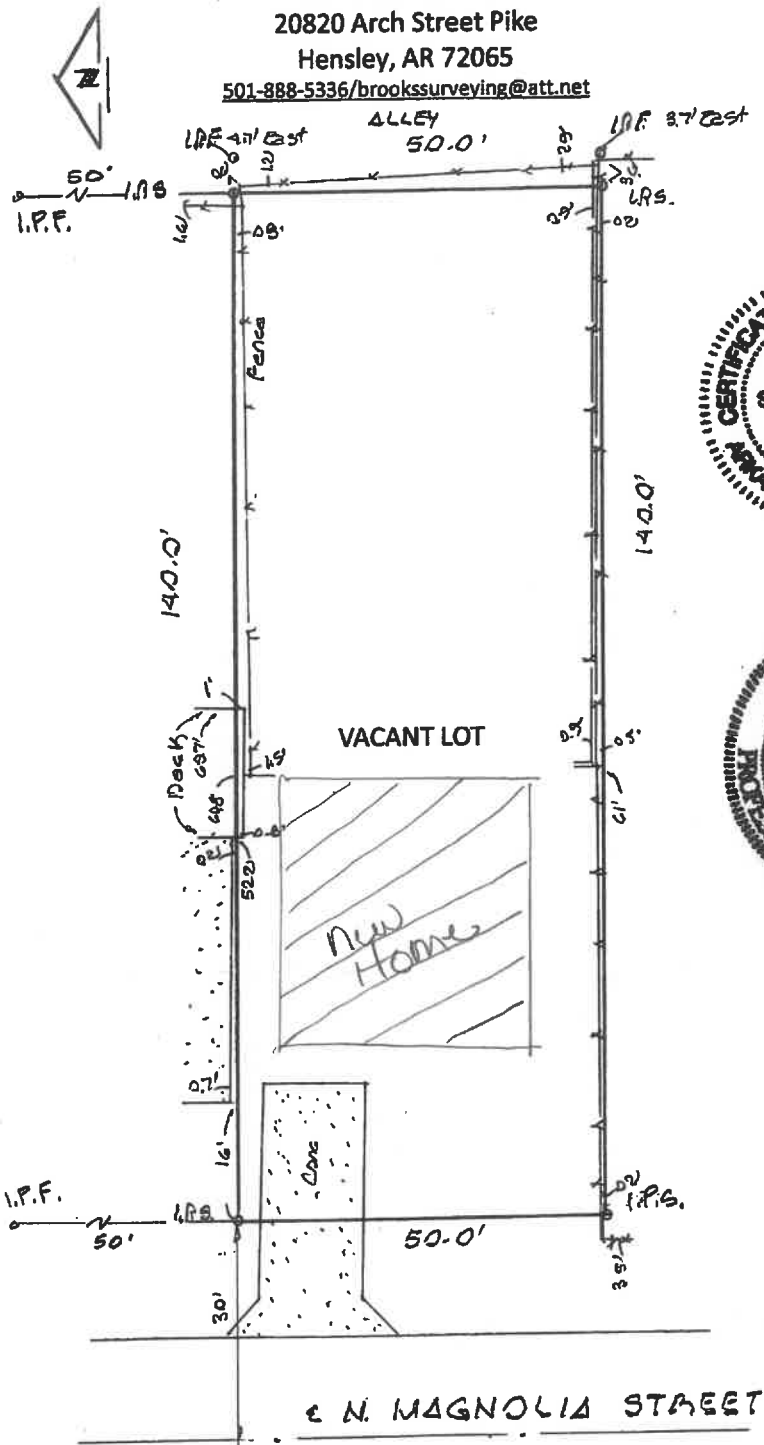
Date: 3/20/2025

BROOKS SURVEYING, INC.

20820 Arch Street Pike

Hensley, AR 72065

501-888-5336/brookssurveying@att.net



**LEGAL DESCRIPTION**

Lot 5, Block 3, Davis Addition to the City of North Little Rock, Pulaski County, Arkansas.

Date of Survey: March 11, 2025  
Scale: 1" = 20'  
Property Address: 1406 North Magnolia Street  
For Use & Benefit of: Vicki Woods  
Craig Woods

This is to certify that the above described land has been surveyed. The corners are marked as shown and are in accordance with existing monuments in the area. Survey makes no statement concerning flood status of property unless otherwise stated. THIS SURVEY IS CERTIFIED TO AND LIMITED TO THE PARTIES SHOWN HEREON.

**Item #9**  
**Special Use 2025-05**

---

**Request:** a Special Use to allow large vehicle parking, truck-tractor and trailer parking, in a C4 zoning district

**Location of the Request:** @ 3223 E Broadway St, NLR, AR

**Applicant/Owner:** Shirley Whitfield

**Background:** On August 25, 1976 the Board of Zoning Adjustment approved a variance request to allow an addition to the rear of an existing building and to allow the addition to be located within 6.5-feet of the rear property line allowing a variance of 13.5-feet from the 20-foot rear yard setback requirement.

**Site Characteristics:** The site contains an office with a large paved area in front of the building and to the east along Dixie Lane. This area of E Broadway has a number of uses including automobile sales, retail and restaurants. E Broadway is a State Highway constructed with a center-turn-lane and 4 vehicle lanes of traffic. North of the site are single family homes.

**Master Street Plan:** East Broadway, US 70, is classified on the Master Street Plan as a principal arterial. Dixie Lane is classified as a local street. There are no dedicated bikeways located in the area.

**Surrounding Zoning & Uses**

| <b><u>Direction</u></b> | <b><u>Surrounding Zoning</u></b> | <b><u>Surrounding Uses</u></b>     |
|-------------------------|----------------------------------|------------------------------------|
| North                   | C4                               | Single Family                      |
| South                   | C4                               | Auto Sales and Retail              |
| East                    | C4                               | Auto Sales                         |
| West                    | C4                               | Trucking Company Office, Trux, Inc |

**General Information:**

1. **Compatible with previous actions?** Generally the Commission has discouraged large vehicle parking on properties along E Broadway.
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. **Will the approval have a stabilizing effect on surrounding properties?** An office for a trucking company is located on the property.
5. **Is the site of adequate size for the development?** There appears to be adequate area for parking of vehicles provided there are limits placed on the number of large vehicles to be parked on the site.

**Item #9**  
**Special Use 2025-05**

---

**Request:** a Special Use to allow large vehicle parking, semi-truck and trailer parking, in a C4 zoning district

**Location of the Request:** @ 3223 E Broadway St, NLR, AR

**Applicant/Owner:** Shirley Whitfield

**Background:** On August 25, 1976 the Board of Zoning Adjustment approved a variance request to allow an addition to the rear of an existing building and to allow the addition to be located within 6.5-feet of the rear property line allowing a variance of 13.5-feet from the 20-foot rear yard setback requirement.

**Site Characteristics:** The site contains an office with a large paved area in front of the building and to the east along Dixie Lane. This area of E Broadway has a number of uses including automobile sales, retail and restaurants. E Broadway is a State Highway constructed with a center-turn-lane and 4 vehicle lanes of traffic. North of the site are single family homes.

**Master Street Plan:** East Broadway, US 70, is classified on the Master Street Plan as a principal arterial. Dixie Lane is classified as a local street. There are no dedicated bikeways located in the area.

**Surrounding Zoning & Uses**

| <b><u>Direction</u></b> | <b><u>Surrounding Zoning</u></b> | <b><u>Surrounding Uses</u></b>     |
|-------------------------|----------------------------------|------------------------------------|
| North                   | C4                               | Single Family                      |
| South                   | C4                               | Auto Sales and Retail              |
| East                    | C4                               | Auto Sales                         |
| West                    | C4                               | Trucking Company Office, Trux, Inc |

**General Information:**

1. **Compatible with previous actions?** Generally the Commission has discouraged large vehicle parking on properties along E Broadway.
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. **Will the approval have a stabilizing effect on surrounding properties?** An office for a trucking company is located on the property.
5. **Is the site of adequate size for the development?** There appears to be adequate area for parking of vehicles provided there are limits placed on the number of large vehicles to be parked on the site.

6. **Will this set a precedent for future rezoning?** No, the zoning will remain unchanged.
7. **Should a different zoning classification be requested?** No, a Special Use is required to allow large vehicle parking in a C3 zoning district.

**Staff Summary:**

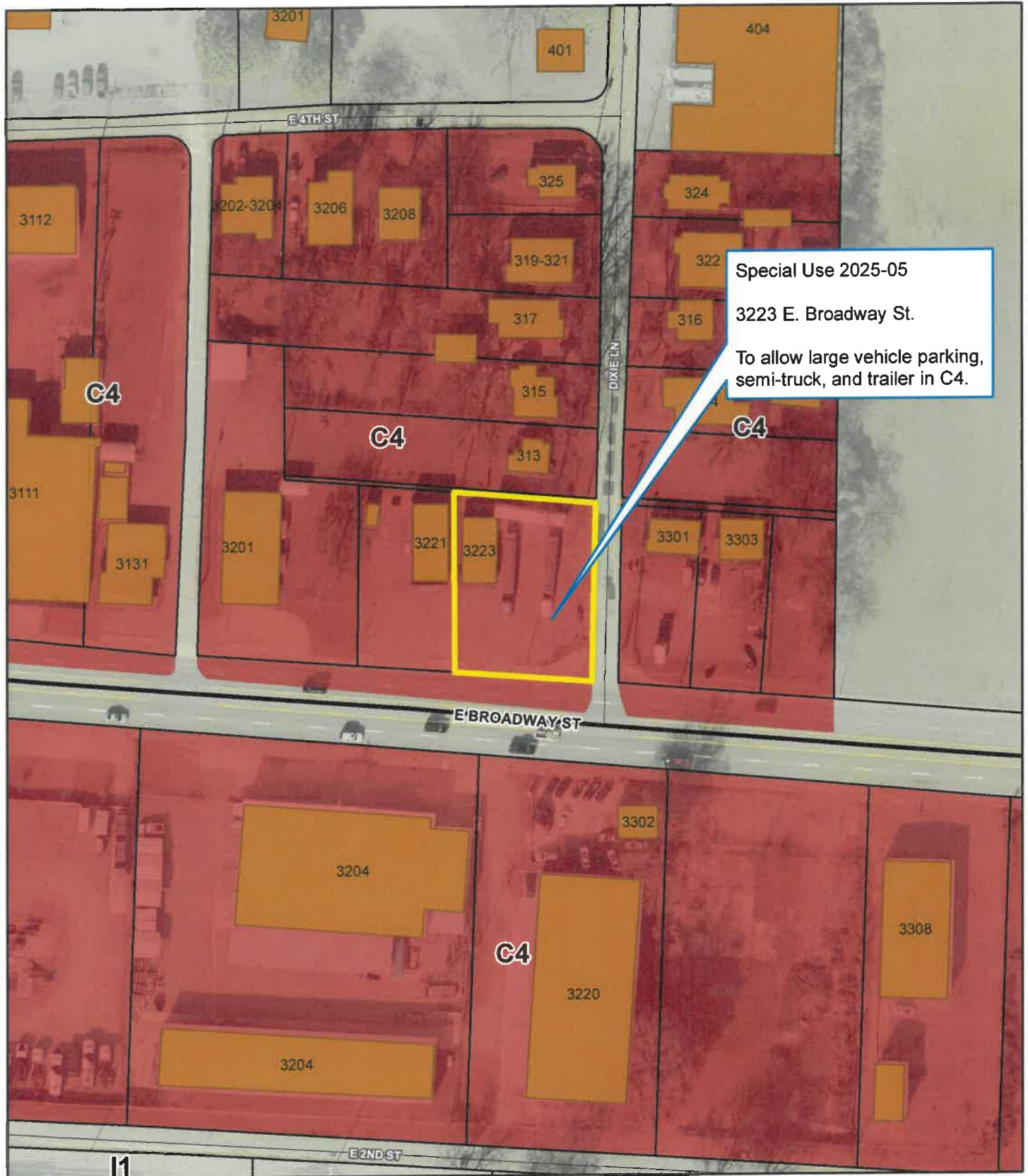
The applicant is seeking approval of a Special Use to allow the parking of semi-truck(s) and trailer(s) on the property. The site plan indicates the placement of 2 vehicles and trailers located along the eastern side of the building. The site is paved from property line to property line with the exception of the area the buildings are located. The note on the plan indicates the trucks will access the site from Dixie Lane. Based on Google Street View and the included Zoning and Ortho Maps it appears this activity has been occurring (2019 & 2022 google street view). There appears to be adequate parking in front of the building for non-commercial vehicles to serve the office user.

There are residential homes located to the north of this site. Staff would recommend should the request be approved a screening fence be installed along the northern perimeter of the proposed parking area but not extend beyond the front façade of the adjacent home to assist in limiting the impact of the vehicle parking on the adjacent homes.

**Conditions to Consider:**

1. Allow a maximum of 2 semi-truck and/or trailer vehicle parking on the site.
2. There is to be no vehicle idling which may disrupt the adjacent residents.
3. Provide a 6-foot privacy fence along the northern boundary of the proposed vehicle parking area not to extend beyond the front façade of the adjacent home.
4. Any structure located on the property shall meet all applicable Federal, State, County and City requirements and codes.
5. Failure to comply with these conditions may result in the loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

# Special Use #2025-05



Special Use 2025-05

3223 E. Broadway St.

To allow large vehicle parking,  
semi-truck, and trailer in C4.



**Zoning Map**

Date: 3/24/2025

1 inch = 100 feet



Not an actual survey

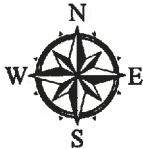
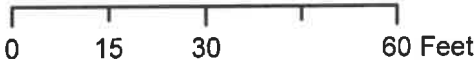
# Special Use #2025-05



Ortho Map

Date: 3/24/2025

1 inch = 30 feet



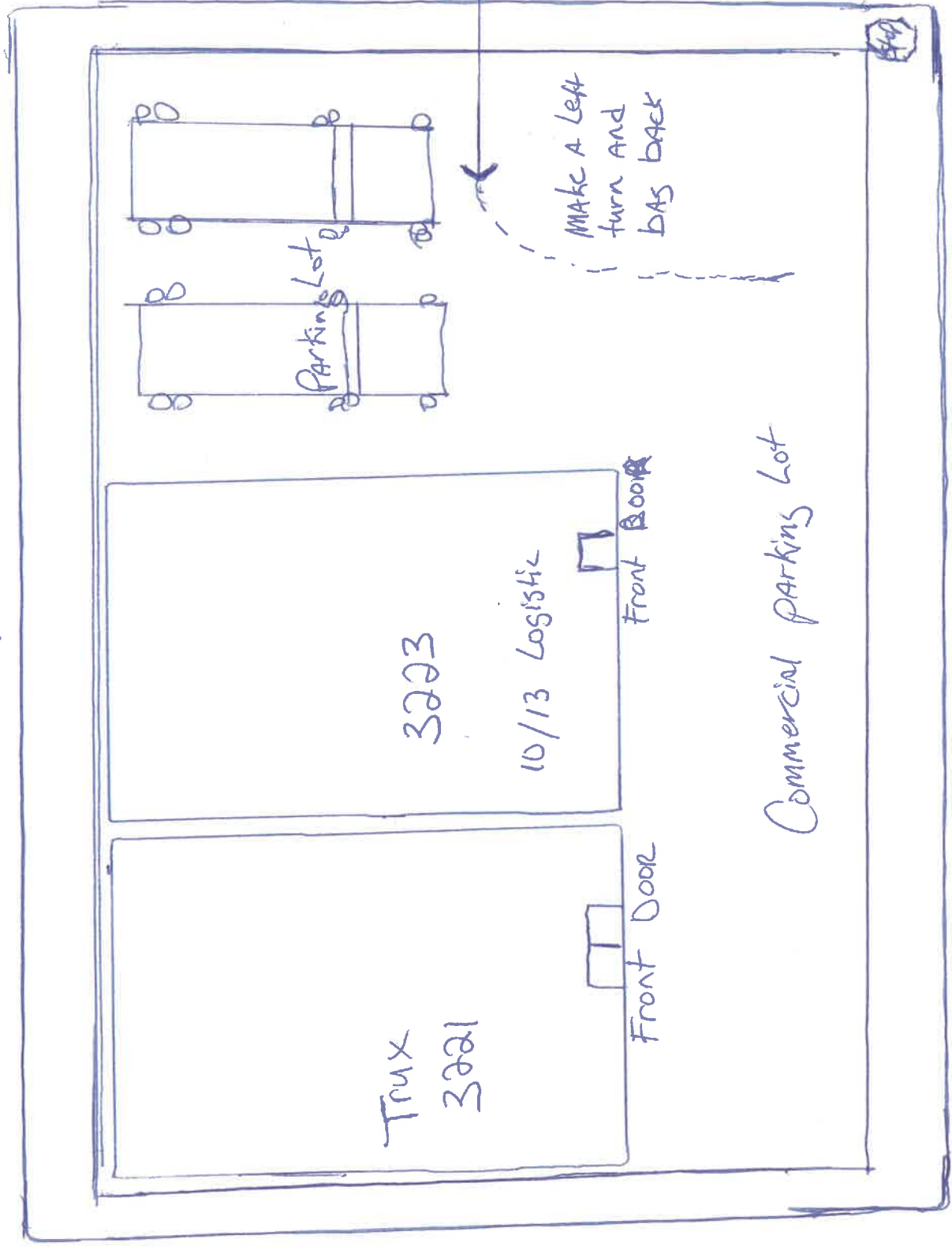
Not an actual survey

Trucking

NLR Office  
Furni. Hire

E Fourth St

Interstate  
Tire



Commercial parking Lot

US-70 Broadway St