

North Little Rock Planning Commission
May 13, 2025 - Agenda / Public Hearing 4:00 PM
City Council Chambers – 300 Main Street, NLR, AR 72114

Call to Order

- Roll Call
- Reminder to speak into the microphone

Administrative:

Approval of Minutes: ▪ April 8, 2025

Planning Commission Hearing Items:

1. CU2025-03 a Conditional Use to allow a daycare center in a C3 zoning district @ 2501 N Poplar St
2. RZ2025-10 a Rezoning from I2 to R3 to allow construction of a single family home @ 902 E 13th St
3. SU2025-05 a Special Use to allow large vehicle parking, semi-truck and trailer parking, in a C4 zoning district @ 3223 E Broadway St
4. SU2025-06 a Special Use to allow auto sales in a C3 zoning district @ 4314 E Broadway
5. SU2025-07 a Special Use to allow a tattoo studio in a CPH zoning district @ 3508 JFK Blvd #8
6. RZ2025-09 a Rezoning from R4 to C6 to allow a new office building and an assisted living facility @ 2321 John Ashley Drive
7. SD2025-23 Hero Creek Developments Lot 1 Replat and SPR for a new office and assisted living facility @ 2321 John Ashley Drive
8. SD2025-22 Havens Commercial Addition Lot 1 Replat and SPR for a new commercial truck wash @ 12209 HWY 70
9. SD2025-24 White Oak Crossing Lot 2 SPR for new office and indoor recreation courts @ 9330 White Oak Crossing
10. SD2025-25 Crestview Addition Lots 1R – 3R Replat and SPR for seven-plex, quad-plex and tri-plex units of new construction @ 3014 – 3034 JFK Blvd
11. SD2025-26 I440 Industrial Park Lots 12R-1 & 12R-2 Pre Plat @ 8200 Industry Drive
12. SD2025-27 East Park Commercial Add Lot 1R Blk 1 SPR for a drive-thru coffee shop @ 4211 E McCain Blvd

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
April 8, 2025**

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

Planning Commission Members Present:

Norman Clifton, Chairman
Steve White - Vice Chair
Emanuel Banks
Vandy Belasco
Charlie Foster
Renee Pierce
Edward Wallace

Members Absent:

Don Chambers
Junior Phillips

Staff Present:

Marie-Bernard Miller, City Attorney
Shawn Spencer, Director of Planning
Donna James, Assistant Director of Planning

Vice-Chair White made a motion to excuse those not present. A seconded was provided by Commissioner Pierce. By voice vote all members voted in favor of the motion, (7/0/2).

Approval of Minutes:

Vice-Chair White made a motion to approve the March 11, 2025, minute summary as submitted. Commissioner Foster provided a second to the motion. By voice vote, the Commission members voted unanimously in favor of the motion, (7/0/2).

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

1. RZ2025-07 Lots 12 - 16 Block 7 Giles Addition Rezoning from R4 to C6 to allow development of multi-family @ 1207 - 1219 W 7th Street

Mr. Jacob White 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. White stated the owner desired to rezone the property to allow for development of four buildings each containing four units.

Vice-Chair White questioned parking. Mr. White stated parking would be in the rear of the buildings accessed from the alley.

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

Banks	Yes	Belasco	Yes	Chambers	Absent
Foster	Yes	Phillips	Absent	Pierce	Yes

RZ2025-07 was approved with (7) affirmative votes, (0) no votes and (2) absent.

2. SD2025-18 Giles Addition Lots 15 & 16 Blk 7 SPR @ 1207 - 1209 W 7th Street

Mr. Jacob White was present representing the request. Chairman Clifton stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

1. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR 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 for review and approval prior to construction begins.

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

3. SD2025-19 Giles Addition Lots 12 & 13 Blk 7 SPR @ 1217 - 1219 W 7th Street

Mr. Jacob White was present representing the request. Chairman Clifton stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

1. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
2. Permit requirements/approvals submitted before a building permit will be issued:

- a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR 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.
 - d. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - e. 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.
 - f. 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.

- g. 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.
- h. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
- i. 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.
- j. 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 for review and approval prior to construction begins.

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

4. SD2025-20 Bayou Estates Tracts 1 – 3 Preliminary Plat @ 510 Walkers Corner Rd

Mr. Nick Tucker was present representing the request. Chairman Clifton stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

- 1. Engineering requirements on detention:
 - a. Stormwater detention plan will be required during Site Plan Review process.
- 2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - 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.

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

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

Mr. Cory Brockman was present representing the request. Chairman Clifton 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. 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 for review and approval prior to construction begins.

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

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

Ms. Stephanie Tutt 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. Tutt stated the request was a rezoning from C1 to I2 to allow the future development of an automated truck wash facility.

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

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

RZ2025-05 was approved with (7) affirmative votes, (0) no votes and (2) absent.

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

Mr. Jim Bell 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. Bell stated the request was a rezoning from CONS to I3 to allow an expansion of their existing recycling facility.

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

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

RZ2025-06 was approved with (7) affirmative votes, (0) no votes and (2) absent.

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

Ms. Vicki Cook and Mr. Craig Cook were 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. Cook stated the request was to rezone the property from commercial to residential to allow her family to build a home on the lot.

Commissioner Foster questioned the commercial zoning and uses in the area. Staff stated the area was rezoned in the early 70's to allow for a commercial area new downtown which never came to fruition.

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

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

RZ2025-08 was approved with (7) affirmative votes, (0) no votes and (2) absent.

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 – 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 Wallace and seconded by Commissioner Foster, and by consent of all members present (7/0/2), the meeting was adjourned at 4:35 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, May 13, 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

Request: a Conditional Use to allow a daycare center

Location of the Request: @ 2501 N Poplar St, NLR, AR

Applicant: The Wright Childcare Academy, Tamike Fowler

Owner: Pabani Brothers LLC

Background: Ordinance #7310 adopted by the NLR City Council on November 1, 2000 approved a Special Use to allow Rodgers Daycare Center to operate at this location. The proposal included construction of a new building, playground and parking.

Site Characteristics: The site was developed as a daycare center with the building being built in 2000. The building contains 5580 square feet and was previously Mama Myrtles Head start. Mama Myrtles maintained a business license for this address from 2015-2024 and did not renew the license for 2025.

Master Street Plan: N Poplar Street is indicated on the Master Street Plan as a local street. There are no dedicated bikeways located in the area.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Hotel
South	C3	Office Warehouse
East	C3 & PI	NLR Justice Center & NLR School District
West	C3	Hotel, Office, Pharmacy

General Information:

1. **Compatible with previous actions?** The approval of a Conditional Use in C3 to allow a daycare is compatible with previous actions.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal to no impact on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable. The site has operated as a daycare center for a number of years previously.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal to no impact on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is developed.
7. **Will this set a precedent for future rezoning?** No the zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No a Conditional Use is the appropriate request to allow the site to operate as a daycare center.

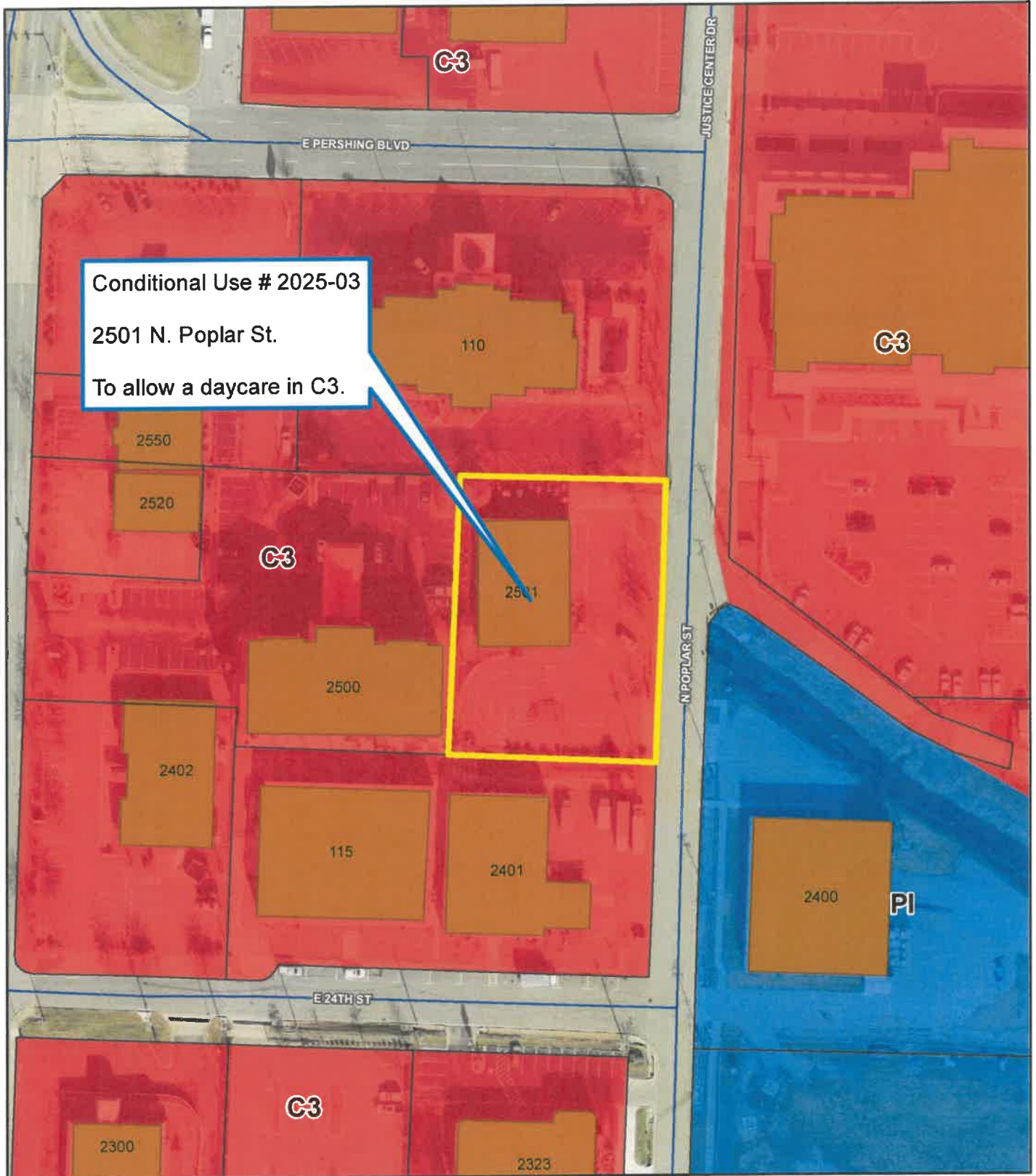
Staff Summary:

The applicant is seeking approval of a Conditional Use to allow the site to continue operations of a daycare center. The hours of operation are from 7 am to 7 pm Monday through Friday. The center has the capacity to care for up to 100 children. The ages of the children are from 6 weeks to 13 years. The children ages five to thirteen will be transported to and from their respective schools. There will be 13 employees staffing the center on a daily basis. Staff is supportive of the applicant's request.

Conditions to Consider:

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

Conditional Use # 2025-03



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet



Date: 4/9/2025

Map is not to survey accuracy

Conditional Use # 2025-03



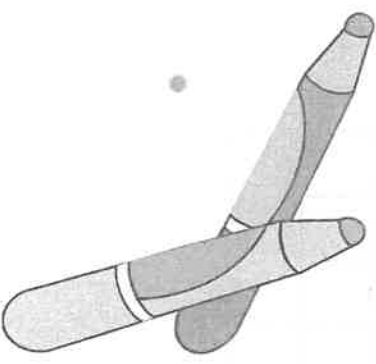
Ortho Map

1 inch = 30 feet
0 15 30 60 Feet



Date: 4/9/2025

Map is not to survey accuracy



The Wright Childcare Academy

2501 N. Poplar St, North Little Rock, AR 72114

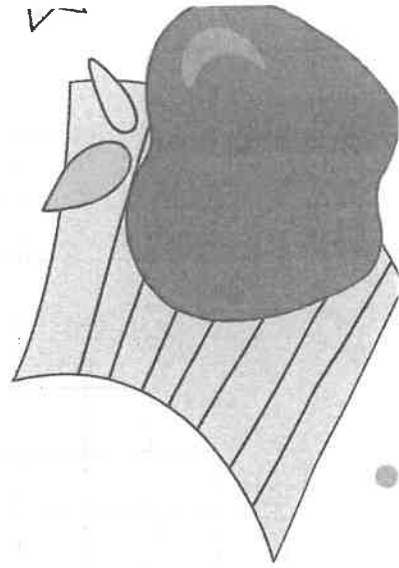
March 18, 2025

Dear Zoning & Planning Committee,

The purpose of this letter is to request a business name transfer for the zoning permit at 2501 N. Poplar St. North Little Rock, AR 72114. The hours of operation for this facility will be 7:00am-7:00pm Monday thru Friday. The facility has the capacity to care for up to 100 children. The age groups of these children are between six weeks to 13 years old. The children ages five to thirteen will be transported to and from their schools. There will be 13 employees on a daily basis.

Respectfully,

Tamika Fowler
Owner



Request: a Rezoning from I2 to R3 to allow construction of a single family home

Location of the Request: @ 902 E 13th St, NLR, AR

Applicant/Owner: Elbert Hale

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

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

Surrounding Zoning & Uses

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

General Information:

1. **Compatible with previous actions?** The City has previously down-zoned property to allow construction of Single Family homes at the request of the owner. Most recently the Dark Hollow CDC requested a rezoning of 5 lots to allow future construction of single family homes.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable to allow the rezoning for future construction of a single family home on the lot.
5. **Will the approval have a stabilizing effect on surrounding properties?** Yes, the construction of a new home in the area will have a significant impact on the area.
6. **Is the site of adequate size for the development?** The lot is adequate in size for development of a single family home.
7. **Will this set a precedent for future rezoning?** No, there is residential zoning to the north

- of the site. There is also a few residentially zoned lots in the area proposed for the rezoning.
8. **Should a different zoning classification be requested?** No, to allow construction of a new home as proposed requires a rezoning to a residential classification.

Staff Summary:

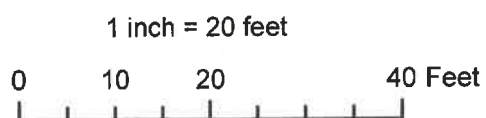
The applicant is seeking a rezoning from 12 to R3 to allow future development of a residential home on the currently vacant lot. This neighborhood began developing in the early 1900s as a result of the location being near the railroad and jobs. The neighborhood has continued to thrive over the years and with the assistance of the Dark Hollow CDC the neighborhood continued to maintain. It is felt with the residential zoning located to the north the rezoning of the properties along the south side of E 13th Street will spur additional new construction in the area.

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

Rezone Case #2025-10

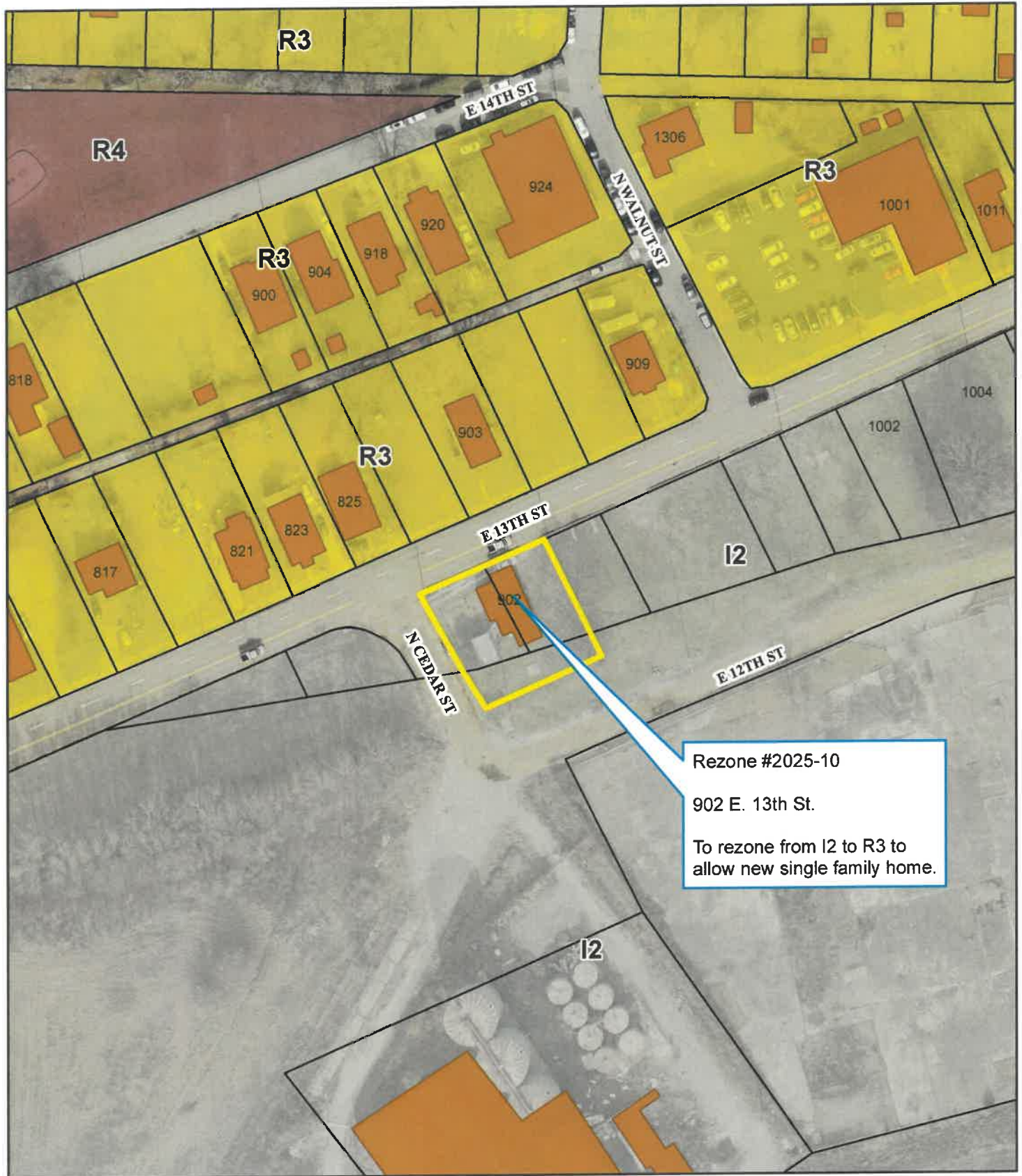


Ortho Map



Date: 4/9/2025

Rezone Case #2025-10



Zoning Map

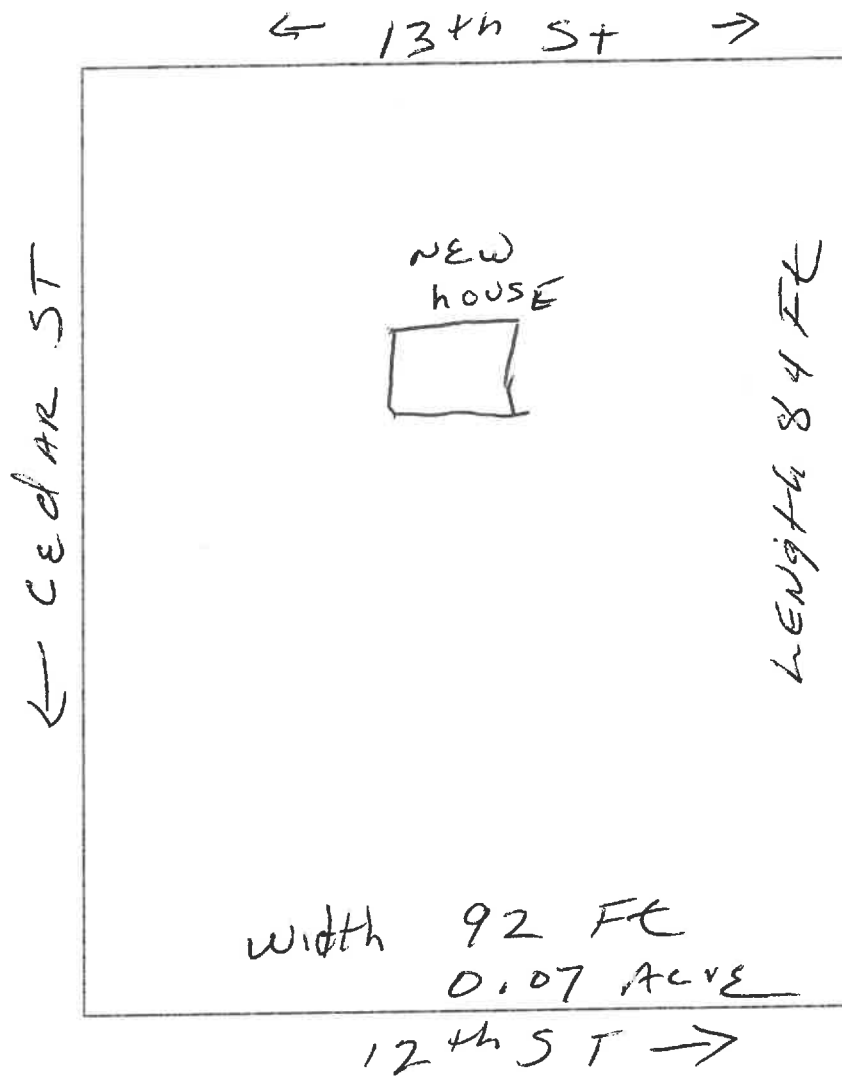
1 inch = 100 feet

0 50 100 200 Feet

Date: 4/9/2025



Development Plan for property at 902 East 13th Street North Little Rock, Arkansas



Parcel Number 33N2850008000

Property Description: Lot 3

Block 7 EAST CENTRAL

902 E. 13th St

N. L. R. ARK

72114

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

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
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:

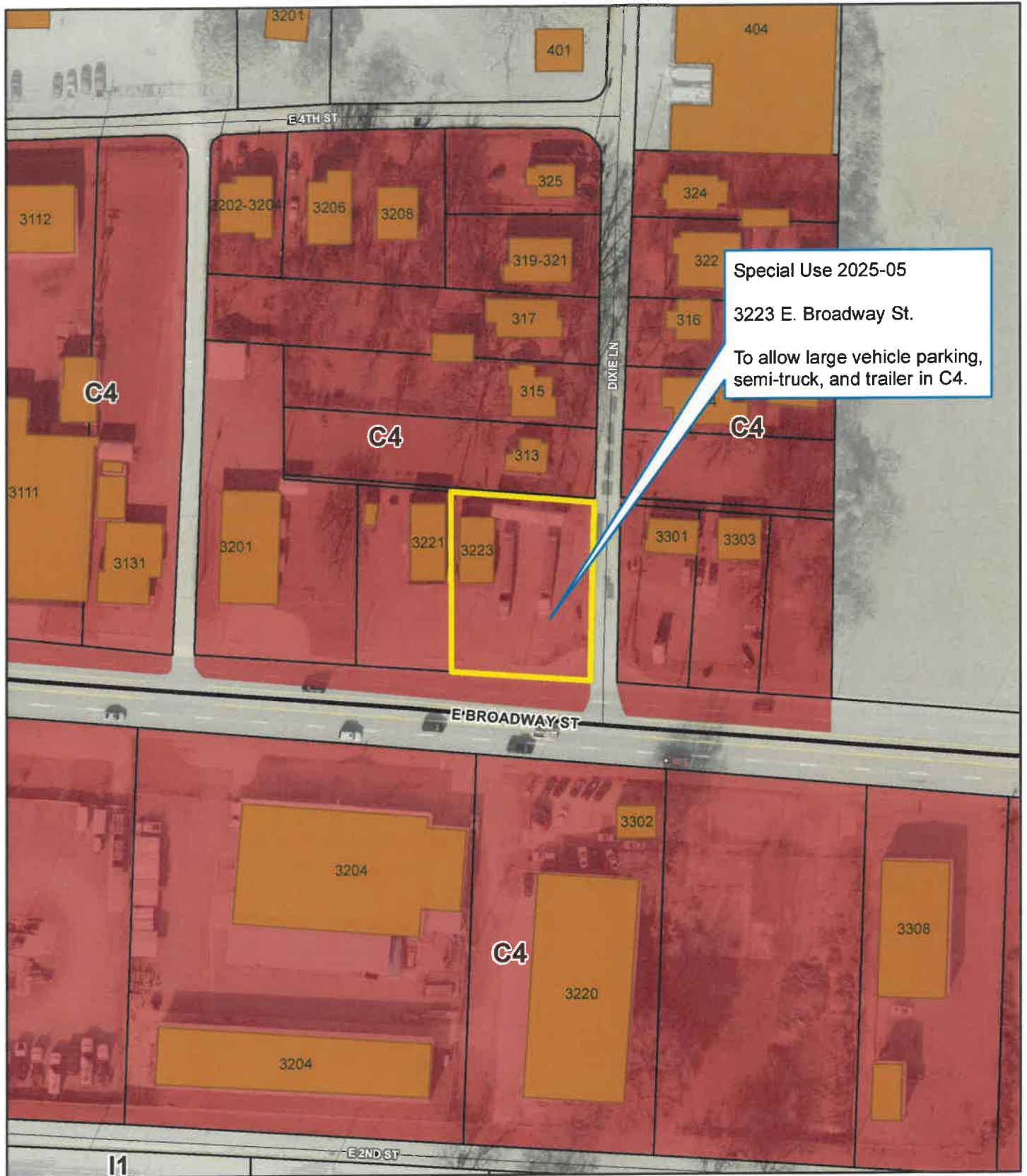
The applicant is seeking approval of a Special Use to allow the parking of semi-truck(s) and trailer(s) on the property. The site plan indicates the placement of 2 vehicles and trailers located along the eastern side of the building. The site is paved from property line to property line with the exception 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.

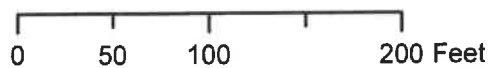
Special Use #2025-05



Zoning Map

Date: 3/24/2025

1 inch = 100 feet



Not an actual survey

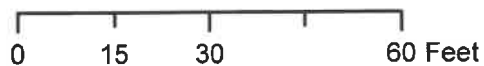
Special Use #2025-05



Ortho Map

Date: 3/24/2025

1 inch = 30 feet



Not an actual survey

Tracking

E Fourth St

NLR office
Furniture

~~Interstate~~
Tire

Trux
3221

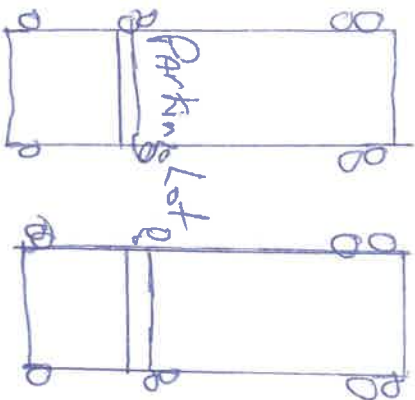
Front Door

3223

10/13 Logistic

Front Door

Commercial Parking Lot



Make a left
turn and
back

Dixie Ln

US-70

Brooklyn St

Request: a Special Use to allow auto sales in a C3 zoning district

Location of the Request: @ 4314 E Broadway, NLR, AR

Applicant: Jayden Brown

Owner: Clifton Family LLLP

P.C. Background: A request to rezone the property from C3 to C4 to use the property as auto sales was denied in July 1980. A Special use to allow auto repair and tire sales was denied by the Commission at their November 18, 1997 hearing.

Site Characteristics: The site was previously used by Watkins Brothers Detail Shop which maintained a City of NLR Business license from 2000 – 2023. The applicant, Mr. Brown, currently has a business license to operate an on-line automobile sales only with no inventory to be located or stored at this site. There are a number of office and commercial uses located in the area.

Master Street Plan: E Broadway, HWY 70, is indicated as a principal arterial on the Master Street Plan. There are no dedicated bikeway located in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Office Warehouse – Medical Supply
South	R3	Residential
East	C3	Barber
West	C3	Bank

Background:

1. **Compatible with previous actions?** The City has approved Special Use request on a case by case basis to allow automobile sales within the C3 zoning districts.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities with the approval of the Special Use to allow automobile sales at this location.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The site is located in a commercial area. If the property is maintained in a neat and orderly manner there should be minimal effect on surrounding properties.
6. **Is the site of adequate size for the development?** The site is a developed site.
7. **Will this set a precedent for future rezoning?** No the zoning will remain unchanged. The Special use will allow the applicant to utilize the property for automobile sales.

8. **Should a different zoning classification be requested?** No a Special Use is the appropriate action of allow automobile sales in a C3 zoning district.

Summary:

The applicant is seeking approval of a Special Use to allow the placement of automobiles for sale on the lot currently zoned C3. The applicant has indicated most of the activity is through on-line sales but with the request he is requesting the allowance of a small inventory of vehicles displayed for sale. The approval of the request would allow the placement of a maximum of 12 vehicles to include vehicles for sale, customer vehicles and vehicles of on-site employees based on the requirement of one vehicle per every 450 square feet of open lot area. As noted the property is zoned C3 therefore no automobile repair and/or service is permitted on the site and no vehicle detailing is permitted at this location.

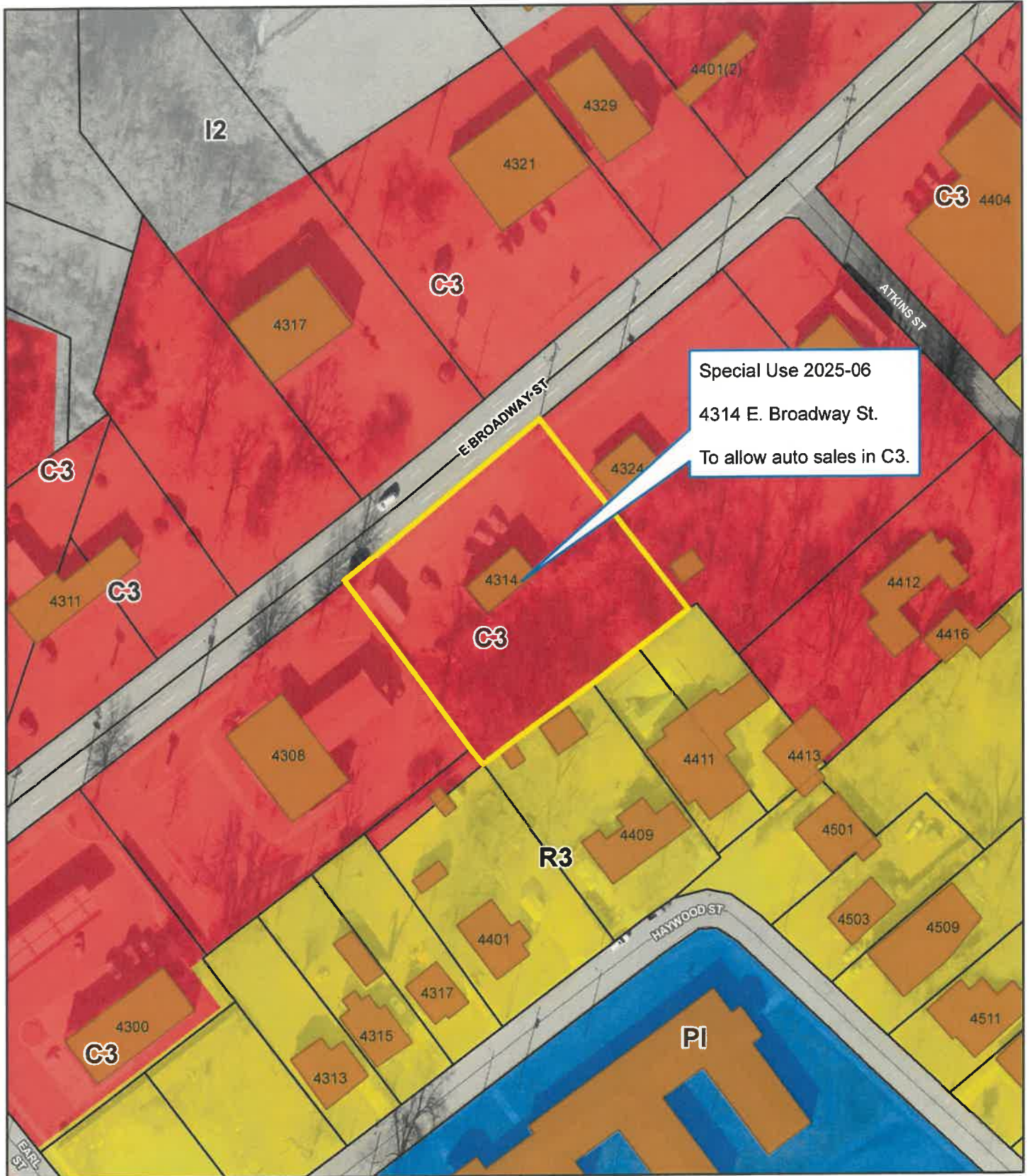
Staff is supportive of the request to allow vehicle sales at this location provided the conditions outlined below are included and adhered to in the approval.

Conditions to Consider:

1. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. Based on the current paved open area on the lot a maximum of 12 vehicles is allowed.
2. There is to be no automobile/vehicles repair and/or service performed at this location.
3. There are to be no automobiles/vehicles or vehicle parts stored within the side or rear yard area of the property.
4. There is to be no automobile/vehicle wash or detailing at this location.
5. A six (6) foot opaque privacy fence or a solid masonry wall shall be required when automobile/vehicle outdoor sales or leasing lot abuts a residential use or zoning district. Fences or walls shall not extend beyond the front building line of the abutting residential use or zoning district.
6. Fences shall not be allowed in the front yard of an automobile/vehicle outdoor sales or leasing lot, except as otherwise required by separate regulation.
7. Existing fences located in the front yard of an automobile/vehicle outdoor sales or leasing lot shall be removed, unless required when adjacent to residential use.
8. Automobile/vehicle outdoor sales or leasing lots shall not utilize barbed wire or razor wire. Any existing barbed wire or razor wire shall be removed.
9. All exterior automobile/vehicle outdoor sales or leasing lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential use or zoning district.
10. Sales or lease vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the Standards of Article 6 and approved by the City Engineer. Sale or lease vehicles shall not be displayed on grass or gravel surfaces.
11. Automobile/vehicle outdoor sales or leasing lots and any structures located on the lot shall meet all applicable City, County, State and Federal requirements and codes.
12. All signage shall meet the requirements of Article 14, Signs of the Zoning Ordinance.
13. Sale vehicles shall be secured after business hours and shall not be used as storage.

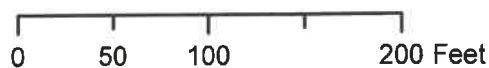
14. No inoperable or wrecked vehicles shall be stored or sold from the sales lot nor any vehicle parts as are defined under the Chapter 8 of the North Little Rock Code, Property Maintenance and Nuisance Abatement Code.
15. Vehicle sales lot shall be maintained at all times.
16. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes
17. Applicant must meet all applicable Federal, State, County and City requirements.
18. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
19. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Special Use and/or removal of electric power meter.

Special Use #2025-06



Zoning Map

1 inch = 100 feet



Date: 4/9/2025

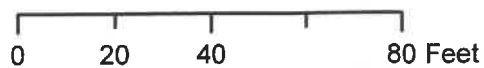
Not an actual survey

Special Use #2025-06



Ortho Map

1 inch = 40 feet

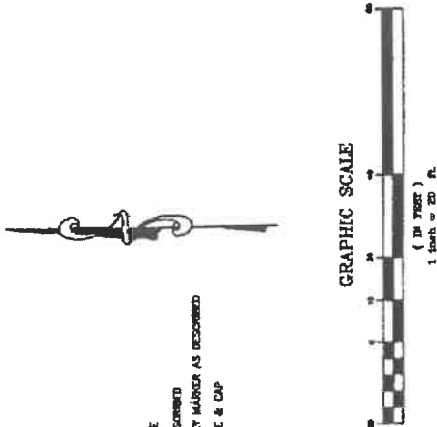


Date: 4/9/2025

Not an actual survey

LEGEND

- PROPERTY LINE
 FENCE AS DESCRIBED
 FOUND SURVEY MARKER AS DESCRIBED
 SET IRON PIPE & CAP



CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED LAND HAS BEEN SURVEYED, THE CORNERS ARE MARKED AS SHOWN AND ARE IN ACCORDANCE WITH THE RECORDS OF THE PUBLIC RECORDS. THIS CERTIFICATION IS FOR AND LIMITED TO THE PARTIES SHOWN HEREON.

FOR USE & BENEFIT OF: OLDFIELD FAMILY, LLP
 AMERICAN ABSTRACT AND TITLE COMPANY

SURVEYOR'S NOTES

1. THE INFORMATION AND/OR LOCATION OF EXISTING UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON THE RECORDS OF THE PUBLIC RECORDS. WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE. THE SURVEYOR HAS MADE NO INVESTIGATION OF INTERFERING TITLES OR CLAIMS. ALL THE APPROXIMATE UTILITY COMPANY LOCATIONS ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS. THE LOCATION OF UTILITIES.
2. BASES OF READING ARKANSAS STATE PLANE COORDINATES NORTH ZONE (FMS).
3. THE PROPERTY IS NOT SHOWN IN THE 1907 REAR ROAD PLANS OR THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER GEORGE BANA C DATED JULY 04, 2011.
4. THE SURVEYOR HAS MADE NO INVESTIGATION OF INTERFERING TITLES OR CLAIMS. SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS, TITLE EMBODIES, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

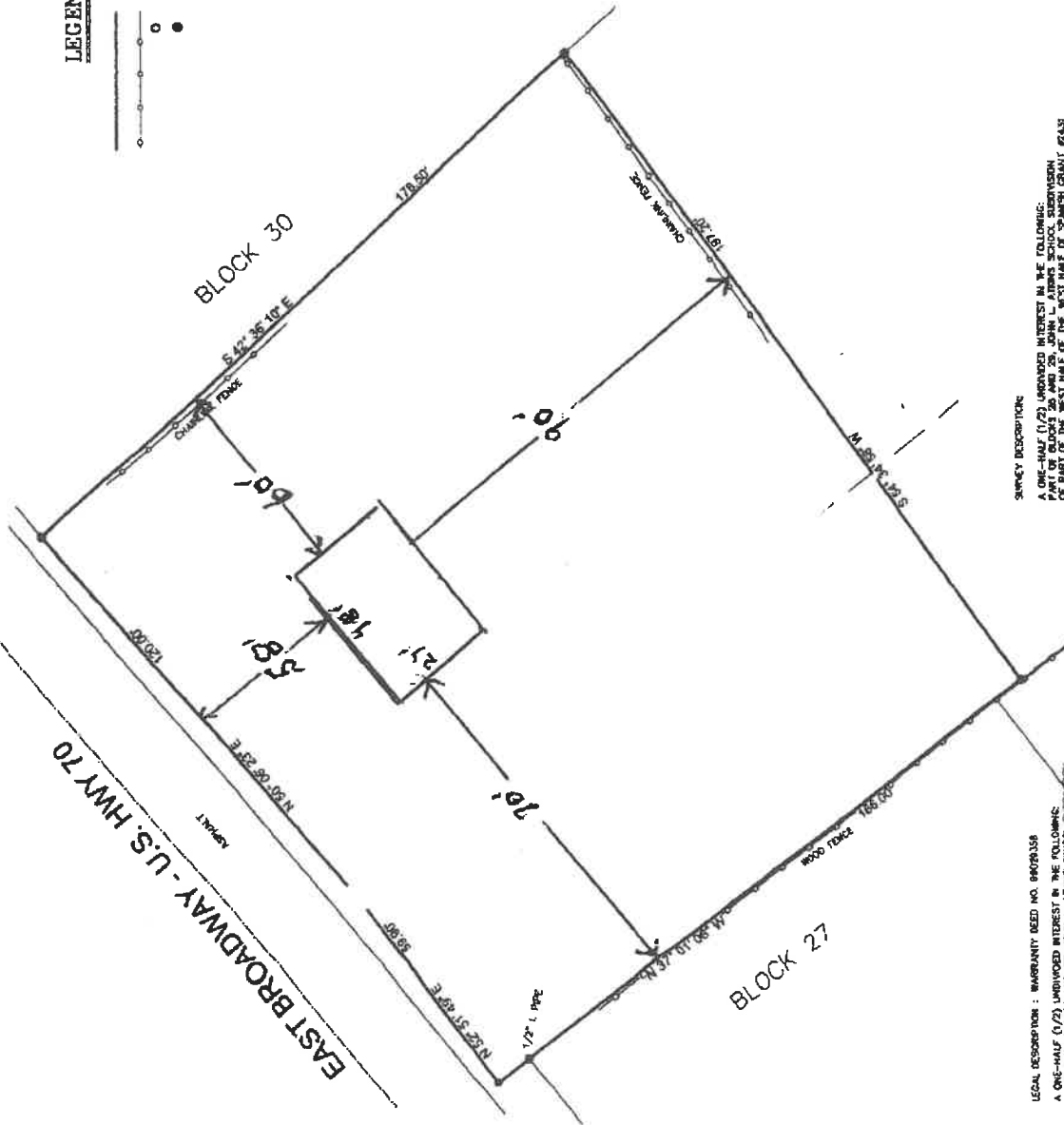


THOMAS
 ENGINEERING
 COMPANY

SURVEY OF
 PART OF BLOCKS 28 AND 29
 JOHN L. ATKINS SCHOOL SUBDIVISION
 & IN W 1/2 S 1/2 SECTION 32
 TOWNSHIP 2 NORTH, RANGE 11 WEST
 PULASKI COUNTY, ARKANSAS

APPROVED: _____
 DATE: 04/21/20
 SCALE: 1" = 20'
 SHEET NO. 1 OF 1

3910 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
 TEL: 501-753-4463 FAX: 501-753-8814



SIMPLY DESCRIPTIVE

A ONE-HALF (1/2) UNDIVIDED INTEREST IN THE FOLLOWING:
 PART OF BLOCK 28 AND 29, JOHN L. ATKINS SCHOOL SUBDIVISION
 AND PART OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 11 WEST, NORTH 1/4
 ROAD, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS
 FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE LINE COMMON TO
 BLOCKS 27 AND 28 AND THE SOUTH LINE OF EAST BROADWAY/US HIGHWAY
 70; THENCE N 27° 31' 48\"/>

LEGAL DESCRIPTION: WARRANT DEED NO. 88070358

A ONE-HALF (1/2) UNDIVIDED INTEREST IN THE FOLLOWING:
 PART OF BLOCK 28 AND 29, JOHN L. ATKINS SCHOOL SUBDIVISION
 AND PART OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 11 WEST,
 MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT:

BEGIN AT THE INTERSECTION OF THE LINE COMMON TO BLOCKS 27 AND 28 AND
 THE LINE OF LITTLE ROCK & MEMPHIS HIGHWAY, THENCE RUN IN A
 SOUTHEASTLY DIRECTION ALONG THE SOUTH LINE OF SAID HIGHWAY, 178.50 FEET;
 THENCE RUN SOUTHEASTLY ALONG THE LINE BETWEEN BLOCKS 28 AND 30,
 178.50 FEET; THENCE RUN SOUTHWESTERLY ACROSS BLOCKS 28 AND 29 TO A POINT ON
 THE LINE BETWEEN BLOCKS 27 AND 28 (WHICH POINT IS 168 FEET SOUTHWESTERLY
 FROM THE POINT OF BEGINNING); THENCE RUN IN A NORTHEASTERLY DIRECTION
 TO AN IRON PIPE AND CAP ON THE COMMON LINE BETWEEN BLOCKS 27 AND 28
 THE LINE COMMON TO BLOCKS 27 AND 28, 168 FEET TO BEGINNING, NOW IN
 CITY OF NORTH LITTLE ROCK, ARKANSAS.

Request: a Special Use to allow a tattoo studio in a CPH zoning district

Location of the Request: @ 3508 JFK Blvd #8, NLR, AR

Applicant: Cynthia Darling

Owner: Steven Winchester, LLC

Site Characteristics: The building was originally constructed as a 2-story office building built in the mid-1950s. The building contains multiple tenants including office users, therapy and consulting and salon's both hair and nail. There is a bank located to the south and a church to the north. Across JFK are a number of uses including a salon, coffee shop, orthodontist and a music store and events center.

Master Street Plan: JFK Blvd, HWY 107, is indicated on the Master Street Plan as a Principal Arterial. The street is a 4-lane roadway with a planted median and turn lanes at major intersections. There are no dedicated bikeways located in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	CPH	Church
South	CPH	Bank
East	CPH	Church
West	CPH	Events Center and Music Store

Background:

1. **Compatible with previous actions?** Tattooing has been approved by Special Use in the past by the City.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be no impact on public services and utilities with the approval of the Special Use.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** If the use is limited to tattooing of permanent cosmetics and fine-line tattooing there should be minimal impact on the area.
6. **Is the site of adequate size for the development?** The site is a developed site. The applicant is leasing space within an existing salon.
7. **Will this set a precedent for future rezoning?** No the zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No a Special Use is the appropriate request to allow the use as proposed by the applicant.

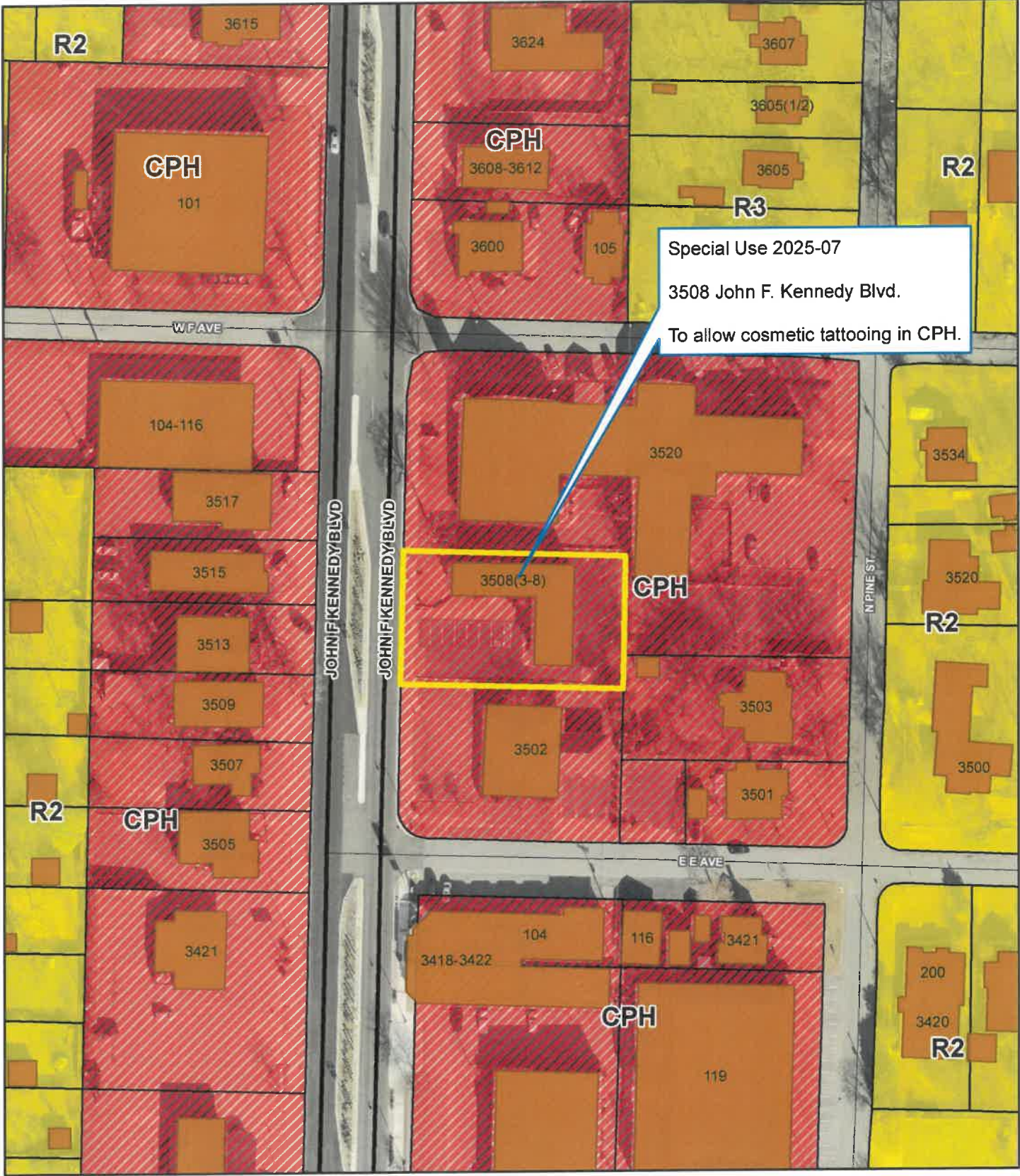
Summary:

The applicant is seeking approval of a Special Use to allow her to perform licenses permanent cosmetics and fine-line tattooing. The studio is proposed by appointment-only and the hours are from 9 am to 5 pm Tuesday through Saturday. With limiting the business to appointment only the applicant states this decreases foot-traffic and any night-time traffic. Ms. Darling states she has 8-years in the industry. She has worked in various tattoo shops in central Arkansas and has been operating under the name of Cynthia's at 3513 JFK Blvd in Park Hill for two of those years within Upper Cut Salon and Spa.

Conditions to Consider:

1. Hours of operation are from 9 am to 5 pm Tuesday through Saturday.
2. All signs must comply with Article Fourteen – Sign Code – of the North Little Rock Zoning Ordinance
3. Meet the requirements of the Arkansas Department of Health for Body Art Establishments.
4. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes
5. Applicant must meet all applicable Federal, State, County and City requirements.
6. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
7. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Special Use and/or removal of electric power meter.

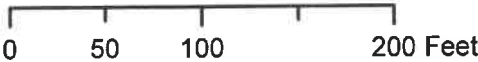
Special Use #2025-07



Zoning Map

Date: 4/9/2025

1 inch = 100 feet



Not an actual survey

Special Use #2025-07



Ortho Map

1 inch = 30 feet

0 15 30 60 Feet



Date: 4/9/2025

Not an actual survey

Cynthia C. Darling
8704 Holiday Dr.
Sherwood, AR 72120
(501) 515.3717

April 8, 2025

To the Planning Committee,

My name is Cynthia. I am the lessee at 3508 JFK Blvd, Ste. 8, NLR, AR 72116.

My proposed business, "Cynthia's", is a private studio, inside of which I will be performing licensed permanent cosmetics and fineline tattooing.

This studio will be appointment-only, from the hours of 9:00AM - 5:00PM, Tuesday- Saturday. Being appointment only, I do not attract foot traffic or nighttime traffic. This will be a quiet, respectful studio.

I have 8 years total in my industry. I have worked in various tattoo shops in central Arkansas, but I have been operating under the name "Cynthia's" at 3513 JFK Blvd. in Park Hill for two of those years, within UpperCut Salon & Spa.

Thank you for your consideration,


Cynthia C. Darling


Item #6
Rezone 2025-09

Request: a Rezoning from R4 to C6 to allow a new office building and an assisted living facility

Location of the Request: @ 2321 John Ashley Drive, NLR, AR

Applicant: Jamie Collins, Neel-Schaffer, Inc.

Owner: Home Health Care Agency of Arkansas LLC

Site Characteristics: The site is a wooded site with the western boundary the VA Campus. John Ashley Drive is in place with curb and gutter. Sidewalk is located on the east side of John Ashley Drive with no sidewalk in place along the property frontage. There are a number of apartments located in the area. To the south of the site is a residential rehab and nursing home facility.

Master Street Plan: John Ashley Drive is indicated on the Master Street Plan as a local street. The drive to the south of the property appears to be a private street owned by the VA. There are no dedicated bikeways located in the area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Multi-family
South	R4	Rehab and Nursing Facility
East	R4 & R5	Multi-family and undeveloped property
West	R4 & PI	VA campus

General Information:

1. **Compatible with previous actions?** The applicant is proposing a mixed use development. The C6 zoning district allows for a development containing office, limited commercial and residential.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be no effect on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The area has seen little new development in the past decade. The construction of the development as proposed should rejuvenate the area.
6. **Is the site of adequate size for the development?** The site is adequate for development as proposed by the applicant.

7. **Will this set a precedent for future rezoning?** The rezoning to C6 will not set a precedent for future rezoning cases.
8. **Should a different zoning classification be requested?** To allow the development of a mixed use development as proposed by the applicant requires the C6 zoning classification.

Staff Summary:

The applicant is seeking future development of a mixed use building. The applicant notes the potential uses of the property include an office for transportations services currently provided by the owner, office lease space, a daycare center, commercial uses and assisted living. As a companion application the applicant is seeking preliminary plat and site plan approval (SD2025-23) for the proposed development. The cover letter indicates the development is proposed as a three phase development. The owner is proposing to combine two existing tracts into a single lot and site plan approval for the construction of a four-story building with associated parking. Through the site plan approval the applicant is seeking approval of the Phase 2 portion of the development to allow an area for parking of the transportation vehicles along the northern portion of the site. The area would begin as a small graveled parking area used to store the transporting vehicles until the third phase, an additional building and associated parking, located on the north side of the tract is constructed.

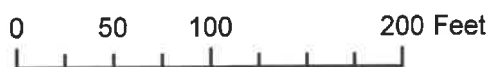
Staff is supportive of the applicant's request for rezoning of the property from R4 to C6 to allow future development as proposed by the applicant.

Rezone Case #2025-09



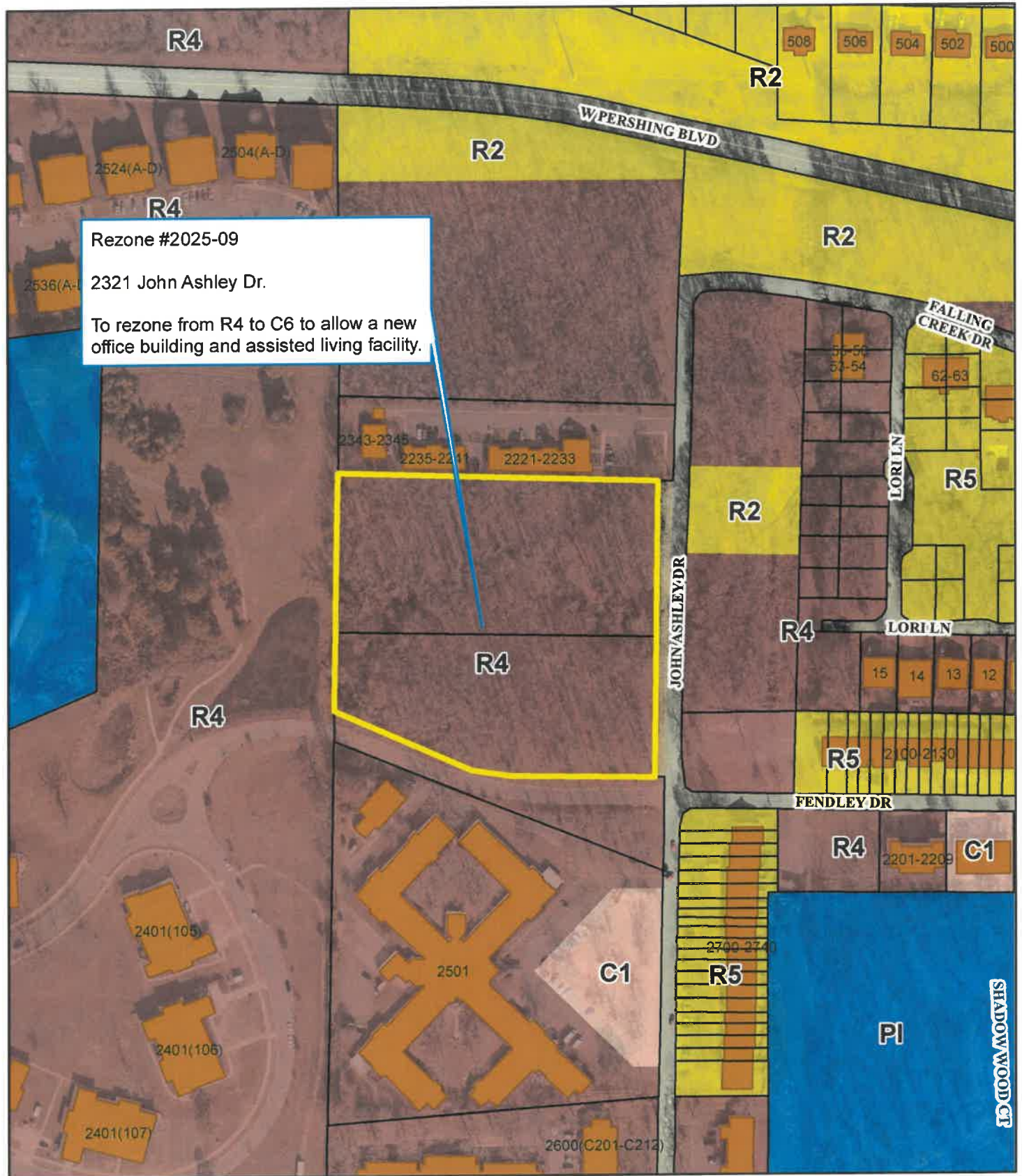
Ortho Map

1 inch = 100 feet



Date: 4/23/2025

Rezone Case #2025-09



Zoning Map

1 inch = 200 feet



Date: 4/23/2025



NOTICE TO DRAWING HOLDER
AFTER, INC., HEREINAFTER REFERRED
HAS PREPARED AND FURNISHED THE

PROPOSED PHASING PLAN

NEEL-SCHAFFER
Solutions you can build upon



P1

Item #7

SD2025-23 Hero Creek Developments Lot 1 Replat and SPR for a new office and assisted living facility @ 2321 John Ashley Drive

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. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 50 foot right-of-way on John Ashley Drive.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
 - d. Show and label boundary of detention area as a drainage easement.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

4. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. 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 widths shall be labeled and shall be 10' minimum to 40' maximum.
 - f. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - g. All driveways are to be concrete within the ROW.
 - h. Provide retaining wall plans for each retaining wall 5' or greater.
5. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide 25-foot ROW dedication along John Ashley Drive.
6. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance on rezoning property to C6.
7. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Note on site plan Dumpster to have masonry screening.
 - c. No fence is to be located between the front property line and the front face of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
8. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between the sidewalk and curb to ADA standard and City standard.
 - b. Provide ½ street improvements to John Ashley Drive.
 - c. Provide ROW dedication to meet the Master Street Plan.
9. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's 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.
 - d. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - e. 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 7 trees adjacent to the Phase 1 development and the east John Ashley Drive right-of-way.
 - iii. Provide a minimum of 12 trees adjacent to the Phase 1 development and the south John Ashley Drive (Fendley Dr) right-of-way.
 - f. Provide a buffer/screening adjacent to the dissimilar land use as defined by Section 7.2.4:
Buffers between Dissimilar Uses.
 - i. The development of a C2 zoned property adjacent to the R4 zoned property to the north and west will require a half screen as defined by Section 7.3.2. Class Half 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 Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
 - iv. A six (6) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. The opaque screen must be opaque in all seasons. Fabric screening is not allowable.
 - g. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
 - i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - iii. Provide a minimum of 11 parking area trees.
 - h. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - i. 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.
 - j. Landscape plans to be revised prior to the May 2025 Planning Commission Hearing.
10. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
11. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. (Volume 2 Section 903.2.8)
 - ii. An automatic sprinkler system shall be provided throughout all buildings with a group I fire area. (Volume 2 Section 903.2.6)
 - iii. 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)
 - iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)

- v. Fire Apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (Volume 1 Section 503.2.1)
 - vi. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
12. Meet the requirements of CAW:
- 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. 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.
 - d. 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.
13. Meet the requirements of NLR Wastewater, including:
- a. Grease interceptor with sampling manhole will be required if development will be preparing and serving food.
 - i. Please provide plumbing plans including the fixture units for sizing calculations for grease interceptor.
 - b. Please state the total number of beds and flow contribution for development.
 - c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.



DRAWING NUMBER:

Item #8

SD2025-22 Havens Commercial Addition Lot 1 Replat and SPR for a new commercial truck wash @ 12209 HWY 70

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 Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.

- c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- f. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
- g. All driveways are to be concrete within the ROW.
- 4. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide ROW dedication along HWY 70 and Valentine Road to meet ½ of the 100-foot requirement.
- 5. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance on rezoning property to I2.
- 6. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Note on the site plan the dumpster is to have masonry screening on 3 sides and an opaque gate enclosure.
 - c. No fence is to be located from the front property line to the front face of the building.
- 7. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5-foot sidewalk with ramps with a minimum of 5-foot green space between the sidewalk and curb to ADA standard and City standard along Valentine Road with the site development.
 - b. Provide ROW dedication to meet the Master Street Plan.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - c. Provide a scaled landscape plan when submitting for site plan review, 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.

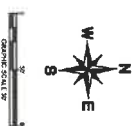
- e. Provide a buffer/screening adjacent to the dissimilar land use to the east and south as defined by Section 7.2.4: Buffers between Dissimilar Uses.
 - i. The development of a C2 zoned property adjacent to the I2 zoned property to the east and west will require a full screen as defined by Section 7.3.2. Class Half 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 Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
 - iv. A six (6) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. The opaque screen must be opaque in all seasons. Fabric screening is not allowable.
 - 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.
9. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
10. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - ii. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iv. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
 - v. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - vi. Gates shall have an approved means of emergency operation. (Volume 1 Section 503.6)
 - vii. Fire Apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (Volume 1 Section 503.2.1)

- viii. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
11. Meet the requirements of CAW:
- a. Reference instrument number 94-62577 for “water easement” on Valentine Rd.
 - 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 North Little Rock Fire Department is required.
 - 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. Contact Central Arkansas Water regarding the size and location of the water meter.
 - h. Central Arkansas Water will need to perform flow analysis on this area to ensure adequate flow is available.
12. Meet the requirements of NLR Wastewater, including:
- a. No public sewer is available to property. A public main extension is required to connect to public sewer.
 - b. Galloway connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
 - c. Sand/oil separator is required.
 - d. Please contact Mitch Foreman, NLRW Pretreatment Department (mforeman@nlrwu.com) for pretreatment and industrial permitting requirements.
 - e. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.

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

Kimley»»Horn
2800 N. Central Expressway, Suite 400
Richardson, Texas 75080
(817) 770-1300
State of Texas Registration No. F-928

A vicinity map showing the location of the site relative to the I-10 corridor and surrounding areas. The map includes a north arrow and a scale bar.



	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING WHITE LINE
	EXISTING PAVED DRIVE LINE
	EXISTING OLD LINE
	EXISTING OLD LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING STORM LINE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING SIGN
	EXISTING LIGHT POLE
	PROPOSED FLAG POLE LOCATION

Item #9

SD2025-22 SD2025-24 White Oak Crossing Lot 2 SPR for new office and indoor recreation courts @
9330 White Oak Crossing

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 Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in

accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

- d. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
- e. Street improvements must be approved by City Engineer and accepted by City Council.
4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. 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' sidewalk and ramps with a minimum of 5' green space between the sidewalk and curb to ADA standard and City standard.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide a scaled landscape plan, graphically indicating plant material and locations, plant material legend noting the different plant materials, plant material list and specifications indicating minimum plant material size at installation.
 - i. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - d. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - ii. Provide a minimum of 7 trees adjacent to the White Oak Crossing right-of-way.
 - 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 C3 zoned property adjacent to the R0 and R4 zoned property to the south 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.
 - iii. Provide a minimum of 9 parking area trees.
- 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 May 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. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
- 9. Meet the requirements of CAW:
 - a. Show Ex. utility easement centered on ex. 12" water main.
 - 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 North Little Rock Fire Department is required.
 - 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.
- 10. Meet the requirements of NLR Wastewater, including:
 - a. White Oak connection fee applies. Payment of this fee is required prior to connection to NLRW's

collection system.

- b. Grease interceptor with sampling manhole will be required if development will be preparing and serving food.
 - i. Please provide plumbing plans including the fixture units for sizing calculations for grease interceptor.
- c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.

Item #10

SD2025-25 Crestview Addition Lots 1R – 3R Replat and SPR for seven-plex, quad-plex and tri-plex units of new construction @ 3014 – 3034 JFK Blvd

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond on Locust Street.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-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. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- f. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- g. All driveways are to be concrete within the ROW.
- 5. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide cross access and parking easement on the plat for the proposed development of the lots.
- 6. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. The dumpster is to have masonry screening on 3 sides along with an opaque gate enclosure.
 - c. No fence is to be located from the front property line to the front face of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 7. Meet the requirements of the Master Street Plan, including:
 - a. Repair and replace and broken curb, gutter and sidewalk located along JFK Blvd.
 - b. Provide 5' sidewalk and ramps with a minimum of 5' green space between the sidewalk and curb to ADA standard and City standard along N Locust Street.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide a scaled landscape plan, graphically indicating plant material and locations, plant material legend noting the different plant materials, plant material list and specifications indicating minimum plant material size at installation.
 - i. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - d. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - ii. Provide a minimum of 6 trees adjacent to the JFK Blvd right-of-way.
 - iii. Provide a minimum of 5 trees adjacent to the N Locust St right-of-way.
 - e. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.

- i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - iii. Provide a minimum of 3 parking area trees.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - h. Landscape plans to be revised prior to the May 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. 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.
 - iv. Exterior walls of buildings shall have a fire resistance rating of not less than that indicated in Volume 3 Table R302.1
- b. Building walls must be fire rated if the buildings are placed 10-feet or less apart with a 1 hour fire wall and building eaves located 4 to 10-feet apart are to have 1 hour fire rated materials. There are to be no openings, doors or windows, if the buildings are placed 10-feet or less apart.
11. Meet the requirements of CAW:
- 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
 - c. Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - 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.
12. Meet the requirements of NLR Wastewater, including:
- a. Based on the proposed replat of the property Lot 1R and Lot 2R will not have access to public sanitary sewer facilities. A public main extension will be required for these Lots to connect to public sewer.
 - b. Each parcel will be required to have a private sanitary sewer service line with a single connection point to the city main.
 - c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.

Item #11

SD2025-26 I440 Industrial Park Lots 12R-1 & 12R-2 Pre Plat @ 8200 Industry Drive

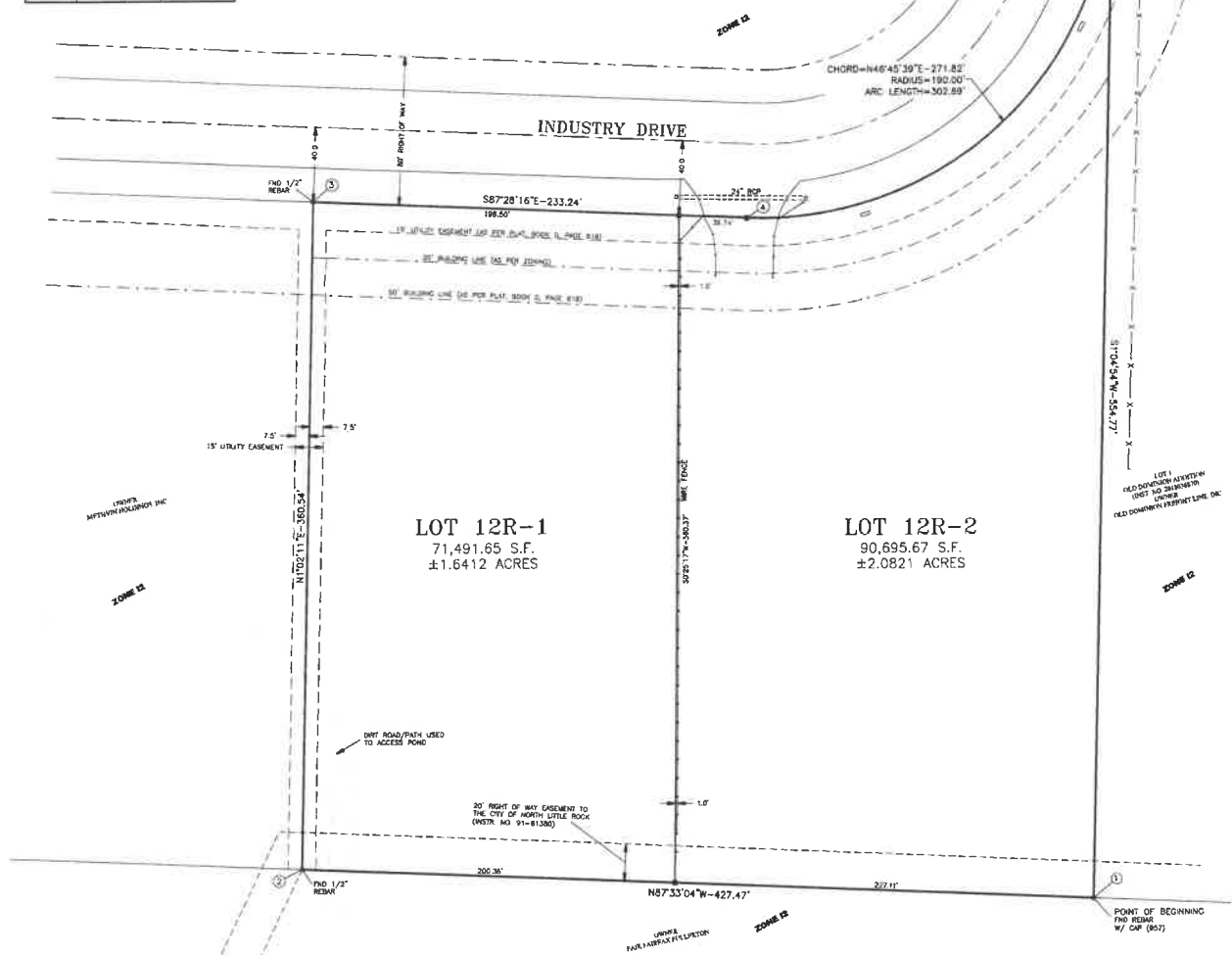
1. Engineering requirements on detention:
 - a. Stormwater detention plan will be required during Site Plan Review process.
2. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
3. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
4. Meet the requirements of the Master Street Plan, including:
 - a. Sidewalks not required due to location in industrial subdivision.
5. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
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:
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
9. Meet the requirements of NLR Wastewater, including:
 - a. Please add 15' exclusive sanitary sewer easement to all sewer mains within the property boundaries. (see attached map)



VICINITY MAP
(1"=2000')

MAP COORDINATES		
POINT #	NORTHING (FT)	EASTING (FT)
1	149565.87	1261101.32
2	149564.13	1260574.23
3	149944.62	1260580.78
4	149934.33	1260913.77
5	150120.54	1261111.79

BUILDING SETBACKS:		
FRONT	50' (PLAT BOOK D, PAGE 818) / 30' (ZONING)	
REAR	30'	
SIDE	30'	



CERTIFICATE OF FINAL PLAT APPROVAL

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

NORTH LITTLE ROCK
PLANNING COMMISSION

DATE OF EXECUTION

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE, SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

KMP1 LIMITED PARTNERSHIP
15 OVERLAND PARK ROAD
VILANOVA, AR 72173

DATE OF EXECUTION

INSTRUMENT NO. 98-58583

GENERAL NOTES:

- ALL CORNERS WILL BE SET WITH 1/2" IRON PINS (UNLESS OTHERWISE NOTED)
- EASEMENTS INDICATED HEREON SHALL BE USED FOR DRAINAGE AND/OR UTILITIES
- DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES
- ERROR OF CLOSURE: EXCEEDS 1:20,000
- ZONING OF PROPERTY: I2 (INDUSTRIAL)

FLOOD INFORMATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS PER FEMA FLOOD INSURANCE RATE MAP NO. 5519C0481G, DATED JULY 6, 2015 FOR THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

CERTIFICATE OF ENGINEERING ACCURACY

I, JOE D. WHITE, JR. HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAN MADE BY ME, AND THAT THE ENGINEERING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

JOE D. WHITE, JR.
REGISTERED PROFESSIONAL ENGINEER
NO. 7094, ARKANSAS

DATE OF EXECUTION

CERTIFICATE OF SURVEYING ACCURACY

I, BENSON JOHN LEBDOUF, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME. ALL MONUMENTS REQUIRED ACTUALLY EXIST AND ARE CORRECTLY SHOWN HEREON AND THAT ALL SURVEYING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

BENSON JOHN LEBDOUF
REGISTERED LAND SURVEYOR
NO. 1900, ARKANSAS

DATE OF EXECUTION

CERTIFICATE OF RECORDING

SCALE IN FEET

30' 15' 0' 30' 60' 90'



DATE DESCRIPTION REVISION

REPLAT

LOTS 12R-1 AND 12R-2
I-440 INDUSTRIAL PARK

AN ADDITION TO THE CITY OF NORTH LITTLE ROCK
PULASKI COUNTY, ARKANSAS

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 KAMRINO CIRCLE, SUITE 202 LITTLE ROCK, ARKANSAS 72333
PHONE (501) 214-8847

DATE: MARCH 25, 2025 SCALE: 1" = 30'

PROJECT NUMBER: 25-1021

Item #12

SD2025-27 East Park Commercial Add Lot 1R Blk 1 SPR for a drive-thru coffee shop @ 4211 E McCain Blvd

1. Engineering requirements on detention:
 - a. Stormwater detention plan not required as there is no increase of or a reduction of impervious surface.
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. 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. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - e. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - f. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - g. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

- d. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - e. Street improvements must be approved by City Engineer and accepted by City Council.
4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. The dumpster is to have masonry screening on three sides along with an opaque gate enclosure.
 - c. No fence is to be located in the area from the front property line to the front wall of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
5. Meet the requirements of the Master Street Plan, including:
 - a. Repair or replace any broken curb, gutter or sidewalk located in the right of way adjacent to the parent parcel.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - d. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - ii. Provide a minimum of 11 trees adjacent to the McCain Blvd right-of-way.
 - e. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
 - i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - ii. Provide shrubs adjacent to the McCain Blvd right-of-way.
 - g. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - h. Landscape plans to be revised prior to the May 2025 Planning Commission Hearing.
7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
 - b. No additional ground signage is permitted on the parent parcel or for this lease parcel.

- c. Building signage is permitted on the front façade, McCain Blvd side, of the building. All additional wall signage will require approval from the Board of Zoning Adjustment.
- 8. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code.
- 9. Meet the requirements of CAW:
 - a. 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.
 - b. Contact Central Arkansas Water regarding the size and location of the water meter.
 - c. 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.
- 10. Meet the requirements of NLR Wastewater, including:
 - a. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.

C2.1
SITE PLAN