

**North Little Rock Planning Commission
July 8, 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: ▪ June 10, 2025

Planning Commission Hearing Items:

1. SD2025-29 Faulkner Terrace Subdivision Preliminary Plat located east of HWY 391 and north of Faulkner Lake Road
2. SD2025-30 Collins Industrial Subdivision Lots A1 & A2 Replat of Lot A @ 7601 Counts Massie Road
3. SD2025-31 Willow Beach Bay Preliminary Plat @ 14103 Willow Beach Road
4. SD2025-32 Washington Addition Lots 1 and 2 Replat and SPR @ 3006 E Washington Avenue
5. RZ2025-13 @ 5110 Lynch Drive a rezoning from R3 to R4 to recognize 2 existing homes on a single lot
6. Special Use 2025-09 @ 1322 E Broadway a Special Use to allow the display and sale of portable buildings
7. Special Use 2025-10 @ 3901 McCain Park Drive – Parking Lot – a Special Use to allow a mobile research unit to locate in the parking lot of the existing office development in a C3 zoning district
8. Special Use 2025-11 @ 4600 McCain Blvd a Special Use to allow an in-patient substance abuse treatment center in a C3 zoning district
9. Special Use 2025-12 @ 1624 E Broadway a Special Use to allow a contractor's office in a C4 zoning district
10. Special Use 2025-13 @ 2005 Main Street a Special Use to allow an events center in a C3 zoning district

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
June 10, 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:

Emanuel Banks (in @ 4:12 pm)
Vandy Belasco via phone
Don Chambers
Charlie Foster
Junior Phillips
Renee Pierce
Robinson
Edward Wallace
Steve White, Chairman

No Members Absent

Staff Present:

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

Administrative:

Election of Officers:

Vice-Chair White opened the floor for nomination of officers. Commissioner Chambers provided a motion Steve White be elected as Chairman. Commissioner Wallace provided a second to the motion. By a roll call vote all members voted in the affirmative with Commissioner Banks not being in the room at the time of the vote.

Commissioner Foster provided a motion Don Chambers be elected as Vice-Chairman. Commissioner Wallace provided a second to the motion. By a roll call vote all members voted in the affirmative with Commissioner Banks not being in the room at the time of the vote.

Excuse members not present:

Commissioner Chambers made a motion to excuse those not present. A seconded was provided by Commissioner Wallace. By voice vote all members voted in favor of the motion, (8/0/1).

Approval of Minutes:

Commissioner Chambers made a motion to approve the May 13, 2025, minute summary as submitted.

Commissioner Wallace provided a second to the motion. By voice vote, the Commission members voted unanimously in favor of the motion, (8/0/1).

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

SD2025-28 Alter Trading Company Replat and SPR @ 1800 Van Pelt Street

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

1. Engineering requirements on detention:
 - a. 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.
 - 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. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.

- i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - j. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-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. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any commercial building is to be 1' above the 100-Year Base Flood Elevation and any residential development is to be 2' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. All driveways are to be concrete within the ROW.
5. Planning requirements before the plat will be signed:

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide ROW dedication along Van Pelt Street to meet the MSP.
- c. Provide cross access easement on plat with abutting property.
6. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance on rezoning property to I3.
 - b. Provide approved City Council ordinance on waiver of sidewalks.
 - c. Provide approved City Council ordinance on waiver of screening.
7. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No fence is to be located in front of the building.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
8. Meet the requirements of the Master Street Plan, including:
 - a. Sidewalks not required due to location in industrial subdivision.
 - b. Provide ½ street improvements to Van Pelt Street.
 - c. Provide ROW dedication to ½ of a 50-foot ROW.
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. Any disturbed turf or groundcover shall be repaired before final acceptance of the project, show limits of work on landscape / site plan.
10. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
11. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. There shall be a fire hydrant within 400' of any portion any building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iii. Fire Apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (Volume 1 Section 503.2.1)
 - iv. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - v. Where there is a divided entrance each lane shall be a minimum of 15 feet clear. (Volume 1 Section 503.2.1.1)
 - vi. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
 - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
12. Meet the requirements of CAW, including:
 - a. Please show and reference ex. 10' CAW easement on ex. 12" DI. Main Instrument

#2006018653.

- b. A 12" main instead of the 8" main shown will need to be installed due to minimum fire flow requirements. Please contact Central Arkansas Water to perform further hydraulic analysis on this project.
 - c. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - d. A water main extension will be needed to provide water service to this property.
 - e. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - f. 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.
 - g. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - h. 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.
 - i. Execution of Customer Owned Line Agreement is required.
 - j. 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 501-377-1226 if you would like to discuss backflow prevention requirements for this project.
 - k. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
13. Meet the requirements of NLR Wastewater, including:
- a. In order to utilize private pump station and force main a public main extension must be installed to the property boundaries of Lot 2.
 - b. Please contact Mitch Foreman, NLRW Pretreatment Department (mforeman@nlrwu.com) for pretreatment and industrial permitting requirements.
 - c. 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 (9/0/0).

Revocation of an approved Conditional Use CU2024-12 – 4620 MacArthur Drive, NLR, AR

Chairman White called the item. Staff presented an overview of the request and the reasoning for the revocation request. Chairman White questioned if anyone in the audience had any questions or comments. There being none he question if any of the Commissioners had any questions or comments there being none he called for a motion. Commissioner Chambers provided a motion and Commissioner Pierce provided a second. By a voice vote all Commissioners voted in the affirmative.

Revocation of an approved Conditional Use CU2024-01 – 201 West 4th Street, NLR, AR

Chairman White called the item. Staff presented an overview of the request and the reasoning for the revocation request. Chairman White questioned if anyone in the audience had any questions or comments. There being none he question if any of the Commissioners had any questions or comments there being none he called for a motion. Commissioner Chambers provided a motion and Commissioner Pierce provided a second. By a voice vote all Commissioners voted in the affirmative.

Revocation of an approved Conditional Use CU2024-02 – 810 Michael Drive, North Little Rock, AR

Chairman White called the item. Staff presented an overview of the request and the reasoning for the revocation request. Chairman White questioned if anyone in the audience had any questions or comments. There being none he question if any of the Commissioners had any questions or comments there being none he called for a motion. Commissioner Chambers provided a motion and Commissioner Pierce provided a second. By a voice vote all Commissioners voted in the affirmative.

Revocation of an approved Conditional Use CU2024-05 – 100 Smarthouse Way, North Little Rock, AR

Chairman White called the item. Staff presented an overview of the request and the reasoning for the revocation request. Chairman White questioned if anyone in the audience had any questions or comments. There being none he question if any of the Commissioners had any questions or comments there being none he called for a motion. Commissioner Chambers provided a motion and Commissioner Pierce provided a second. By a voice vote all Commissioners voted in the affirmative.

Revocation of an approved Conditional Use CU2022-12 – 6820 Crystal Hill Road, North Little Rock, AR

Chairman White called the item. Staff presented an overview of the request and the reasoning for the revocation request. Chairman White questioned if anyone in the audience had any questions or comments. There being none he question if any of the Commissioners had any questions or comments

there being none he called for a motion. Commissioner Chambers provided a motion and Commissioner Pierce provided a second. By a voice vote all Commissioners voted in the affirmative.

Revocation of an approved Conditional Use CU2024-09 – 118 E Washington Ave, North Little Rock, AR

Chairman White called the item. Staff presented an overview of the request and the reasoning for the revocation request. Chairman White questioned if anyone in the audience had any questions or comments. There being none he question if any of the Commissioners had any questions or comments there being none he called for a motion. Commissioner Chambers provided a motion and Commissioner Pierce provided a second. By a voice vote all Commissioners voted in the affirmative.

Special Use 2025-08 @ 5301 McClanahan Drive Suite B12 a Special Use to allow a tattoo studio in a C4 zoning district

Ms. Chelcie Dieterle was present representing the request. Chairman White called the item requesting the applicant come forward and address the Commission on the merits of the request. Ms. Dieterle stated she was requesting a Special Use to allow a private tattooing studio at this location. Chairman White questioned Ms. Dieterle if he was agreeable to the conditions proposed by staff. Ms. Dieterle stated he was agreeable to the proposed conditions.

Chairman White 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	Absent	Belasco	Yes	Chambers	Yes
Foster	Yes	Phillips	Yes	Pierce	Yes
Robinson	Yes	Wallace	Yes	White	Yes

SU2025-08 was approved with (9) affirmative votes, (0) no votes and (0) absent.

Special Use 2025-09 @ 1322 E Broadway a Special Use to allow the display and sale of portable buildings in a C4 zoning district

Staff requested the item be postponed due to the applicant not providing proper notice of the hearing. By voice vote all Commissioners voted in the affirmative.

Conditional Use 2025-06 @ 1623 E Broadway a Conditional Use to allow auto sales and automobile detailing in a C4 zoning district

Mr. Kevin Watkins was present representing the request. Chairman White called the item requesting the applicant come forward and address the Commission on the merits of the request. Mr. Watkins stated he wished to use the site for automobile detailing and automobile sales. Chairman White

questioned Mr. Watkins if he was agreeable to the conditions proposed by staff. Mr. Watkins stated he was agreeable to the proposed conditions.

Chairman White 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	Absent	Belasco	Yes	Chambers	Yes
Foster	Yes	Phillips	Yes	Pierce	Yes
Robinson	Yes	Wallace	Yes	White	Yes

CU2025-06 was approved with (9) affirmative votes, (0) no votes and (0) absent.

Rezone 2025-11 located South of and Adjacent to 3300 ABF Road a rezoning from C3 to I1 to allow future development

Mr. Bear Davidson was present representing the request. Chairman White called the item requesting the applicant come forward and address the Commission on the merits of the request. Mr. Davidson stated the owners of the property desired to rezone the property to I1 to allow for future development. He stated there was not currently a potential user but the owners were marketing the property for office and/or potentially a hotel.

Chairman White 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	Absent	Belasco	Yes	Chambers	Yes
Foster	Yes	Phillips	Yes	Pierce	Yes
Robinson	Yes	Wallace	Yes	White	Yes

RZ2025-11 was approved with (9) affirmative votes, (0) no votes and (0) absent.

Rezoning 2025-12 @ 5818, 5822 and 5826 MacArthur Drive a rezoning from C3 to R1 to recognize 3 existing single family homes on individual lots

Mr. Philip Ford was present representing the request. Chairman White called the item requesting the applicant come forward and address the Commission on the merits of the request. Mr. Ford stated he was requesting the rezoning of the 3 properties for commercial to residential to recognize the use of the property.

Chairman White 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	Absent	Belasco	Yes	Chambers	Yes
Foster	Yes	Phillips	Yes	Pierce	Yes
Robinson	Yes	Wallace	Yes	White	Yes

RZ2025-12 was approved with (9) affirmative votes, (0) no votes and (0) absent.

Public Comments/Adjournment:

Chairman White called for public comment. There being no further business before the Commission, and on a motion by Commissioner Chambers and seconded by Commissioner Wallace, and by consent of all members present (9/0/0), the meeting was adjourned at 4:45 pm. The next regularly scheduled Commission meeting is to be held on Tuesday, July 8, 2025, at 4:00 pm in the City Council Chambers of City Hall, 300 Main Street, NLR, AR.

Respectfully Submitted:

Donna James, AICP

Assistant Director of Planning

Item #1

SD2025-29 Faulkner Terrace Subdivision Preliminary Plat located east of HWY 391 and north of Faulkner Lake Road

1. Engineering requirements on detention:
 - a. Stormwater detention plan not required as there is no increase of or a reduction of impervious surface.
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - b. Provide half of the required 60 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. Pay for street signs.
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 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Tree plantings shall be required for all new Single-family and Two-family dwellings.
 - b. One (1) tree shall be required for each lot and to be located within 10' of the front property line.
 - c. Trees shall be 2.5" caliper or greater at time of planting. Caliper shall be measured 3' above the ground surface.
 - d. Trees must be installed prior to receiving the certificate of completion for the home.
7. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Where there are houses, fire hydrants shall have an average spacing of 500 feet along the road. The maximum distance from any point on a street frontage to a hydrant shall be 250 feet. (Volume 1 Appendix C Table C102.1)
 - ii. 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)
8. Meet the requirements of CAW, including:
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).
9. Meet the requirements of NLR Wastewater, including:
 - a. Wilcox/Quapaw Connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
 - b. Extension of Public Sanitary Sewer Main is required to service Development.
 - c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.

Item #2

SD2025-30 Collins Industrial Subdivision Lots A1 & A2 Replat of Lot A located at 7601 Counts Massie Rd

1. Engineering requirements on detention:
 - a. Stormwater detention plan not required as there is no increase of or a reduction of impervious surface.
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - b. Provide half of the required 70 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.
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. Sidewalks not required due to location in industrial subdivision.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - b. Provide 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.
 - 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. A minimum of 9 trees will be required adjacent to the Counts Massie right-of-way.
 - d. 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.
 - e. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - f. 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.
 - g. Landscape plans to be revised prior to the July 2025 Planning Commission Hearing
7. Meet the requirements of the Fire Marshal.
8. Meet the requirements of CAW, including:
 - a. Show and reference ex. 10' CAW waterline easement centered on ex. 16" DI main, reference

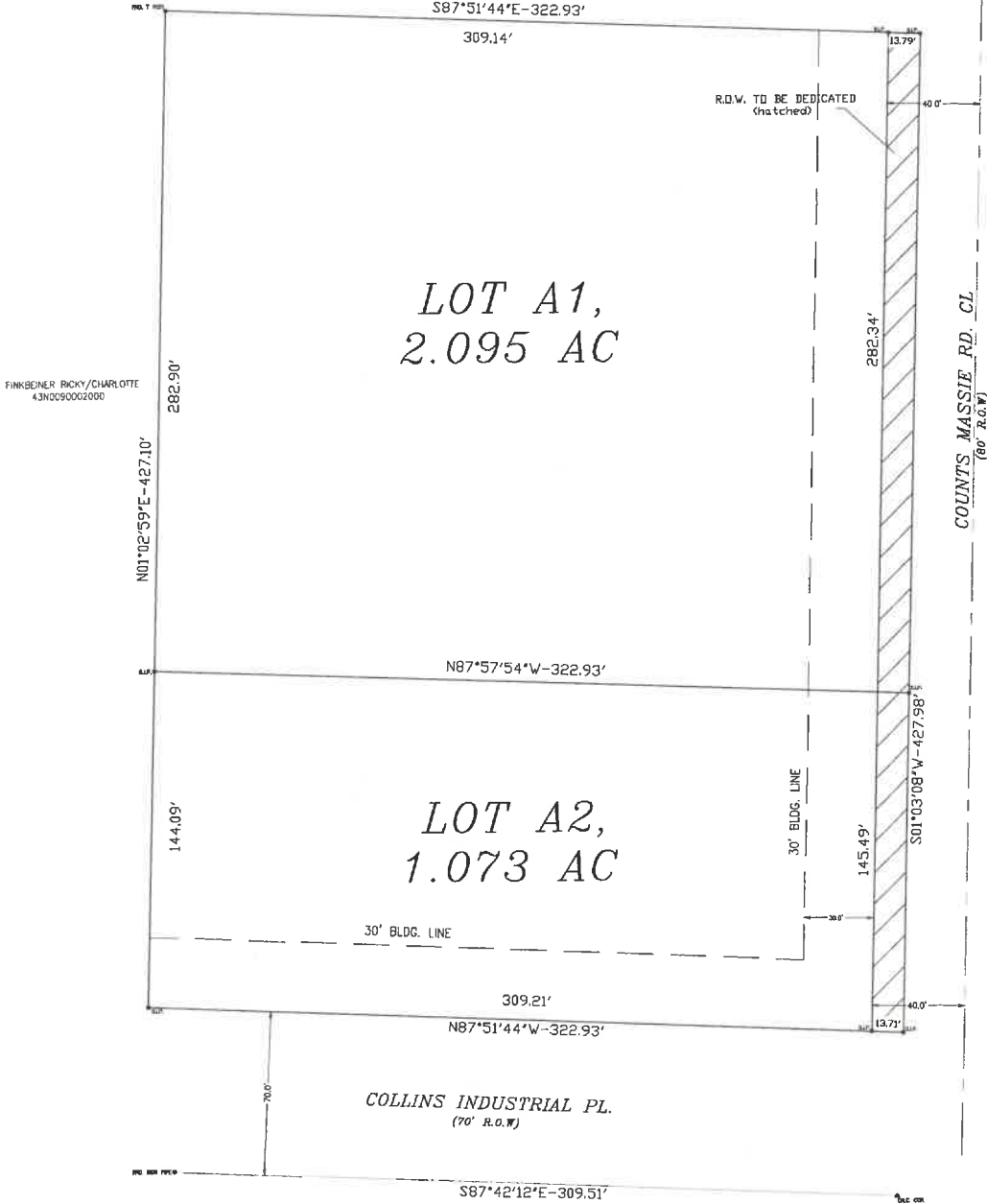
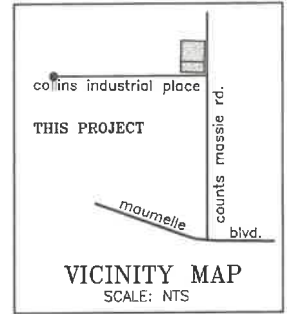
instrument # 2005101494

- b. Provide a 15' utility easement adjoining the proposed ROW on Counts Massie Rd.
9. Meet the requirements of NLR Wastewater, including:
- a. Please add 15' exclusive sanitary sewer easement centered over the existing sanitary sewer main within the property boundaries. See attached map.
 - b. White Oak Connection fee applies to Lot A2. Payment of this fee is required prior to connection to NLRW's collection system.
 - c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.

SEEMA PROPERTIES INC
43N0110200100



Scale 1" = 20 ft



GENERAL NOTES:

1. 1/2" IRON PINS WERE SET AT ALL LOT CORNERS
2. ALL EASEMENTS SHOWN ARE TO BE USED FOR DRAINAGE AND/OR UTILITIES
3. DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES
4. ERROR OF CLOSURE EXCEEDS 1:50,000
5. ZONING IS (LIGHT INDUSTRIAL)
6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE RISK MAP FOR NORTH LITTLE ROCK, ARKANSAS (77th COMMUNITY PANEL 05119003006, JULY 6, 2015)

LEGAL DESCRIPTION:

LOT A, COLLINS INDUSTRIAL PARK SUBDIVISION, AN ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY

I, ZANE ROBBINS, 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.



DATE OF EXECUTION: ZANE ROBBINS
REGISTERED LAND SURVEYOR
NO. 1553, ARKANSAS

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.

DATE OF EXECUTION: SEEMA INVESTMENTS INC
7601 COUNTS MASSIE RD
NORTH LITTLE ROCK, AR 72113

INSTRUMENT NO. _____

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____ FILED FOR RECORD _____, 20 _____, IN PLAT BOOK _____ PAGE _____

CERTIFICATE OF ENGINEERING ACCURACY

I, TIMOTHY E. DARTERS, 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.



DATE OF EXECUTION: TIMOTHY E. DARTERS
REGISTERED PROFESSIONAL ENGINEER NO. 5633, ARKANSAS

CERTIFICATE OF FINAL APPROVAL

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

DATE OF EXECUTION: NORTH LITTLE ROCK PLANNING COMMISSION

**FINAL PLAT OF
LOTS A1 & A2
COLLINS INDUSTRIAL
PARK SUBDIVISION**

**NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS**

PART OF THE SW1/4 OF SECTION 8, T-2-N, R-13-W

BEING A REPLAT OF LOT A, COLLINS INDUSTRIAL PARK SUBDIVISION

MAY 27, 2025

HAROLD GIFFERLE ASSOCIATES, INC.
CIVIL, PROFESSIONAL LAND PLANNING & DEVELOPMENT SERVICES
117 HARRIS DRIVE, LITTLE ROCK, ARKANSAS 72113

Item #3

SD2025-31 Willow Beach Bay Preliminary Plat located at 14103 Willow Beach Road

1. Engineering requirements on detention:

- a. Stormwater detention plan not required as there is no increase of or a reduction of impervious surface.

2. Engineering requirements before the plat will be signed:

- a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
- b. Street improvements must be approved by City Engineer and accepted by City Council.

3. Planning requirements before the plat will be signed:

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Pay for street signs.
- c. Street names to be approved by Planning Staff.

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 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- b. Provide ½ street improvements.

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

- a. Tree plantings shall be required for all new Single-family and Two-family dwellings.
- b. One (1) tree shall be required for each lot and to be located within 10' of the front property line.
- c. Trees shall be 2.5" caliper or greater at time of planting. Caliper shall be measured 3' above the ground surface.
- d. Trees must be installed prior to receiving the certificate of completion for the home.

7. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. Indicate the location of the proposed subdivision sign on the proposed plat and indicate the area as a sign easement.

8. Meet the requirements of the Fire Marshal, including:

- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Where there are houses, fire hydrants shall have an average spacing of 500 feet along the road. The maximum distance from any point on a street frontage to a hydrant shall be 250 feet. (Volume 1 Appendix C Table C102.1)
 - ii. Meet the fire flow requirements of the fire code. (Volume 1 Appendix B)
 - 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. In a one or two family residential development, where the number of one or two family dwelling units exceeds 30 there shall be two separate, fire apparatus access roads, or all dwelling units shall be equipped throughout with an approved automatic sprinkler system. These roads shall be sufficiently remote from each other. (Volume 1 Appendix D107)
- 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, 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 to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas
- c. Department of Health Engineering Division and North 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. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).
- f. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges.

10. Meet the requirements of NLR Wastewater, including:

- a. Development is outside of NLRW service area.

Item #4

SD2025-31 Washington Addition Lots 1 & 2 Replat and SPR @ 3006 E Washington Ave

1. Engineering requirements on detention:
 - a. Storm water detention plan will be required during Site Plan Review process.
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - b. Provide half of the required 60 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.
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 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.
6. Meet the requirements of the Screening and Landscaping ordinance.
 - a. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - b. 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.
 - 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. A minimum of 17 trees will be required adjacent to the E Washington Ave right-of-way.
 - d. 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.
 - e. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.

- f. 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.
7. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code.
8. Meet the requirements of CAW.
9. Meet the requirements of NLR Wastewater, including:
 - a. Please add 15' exclusive sanitary sewer easement to all public sanitary sewer mains within the property boundaries.
 - b. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.

Item #5
Rezone 2025-13

Request: a rezoning from R3 to R4 to recognize 2 existing homes on a single lot

Location of the Request: @ 5110 & 5110 ½ Lynch Drive

Applicant/Owner: Rhea Dayon Haynes

Legal Description: Lot1 Block 2 Spanish Grant #2 to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The property contains 2 units which appear to have been constructed in the late 1940's. The primary unit is currently under renovation. The second unit, which appears to have been constructed as an accessory unit is boarded and has not been occupied in the past several years.

Master Street Plan. Lynch Drive is classified on the Master Street Plan as a Collector Street. A Bike Lane is indicated on the Master Bike Plan.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1	Church & Single Family
South	R3	Single Family
East	R3	Single Family
West	R3	Single Family

General Information:

1. **Compatible with previous actions?** Rezoning's have been approved to recognize 2 existing detached residential units on a single lot previously.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal to 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?** With the rehab of the home this should create a positive impact on the area.
6. **Is the site of adequate size for the development?** The site is a developed site.
7. **Will this set a precedent for future rezoning?** The request for the rezoning is to recognize and existing use of the property.
8. **Should a different zoning classification be requested?** R4 is the appropriate zoning to recognize 2 existing detached single family homes on the property.

Staff Summary:

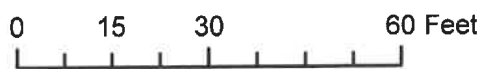
The applicant is seeking a rezoning of the property to allow the renovation of a 2nd structure located on the property for a residential use. The applicant is requesting the 2nd unit be allowed separate utility services. The unit has not had electrical service for a period of more than 12-months and has therefore lost any non-conforming status which may have previously existed. The lot contains 0.28-acres which allows adequate area for outdoor living space for the 2 units. Staff is supportive of the applicant's request.

Rezone Case #2025-13



Ortho Map

1 inch = 30 feet



Date: 6/9/2025

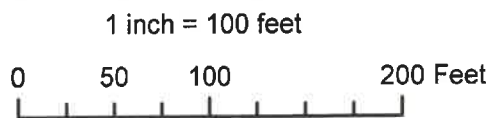
Rezone Case #2025-13



Rezone #2025-13
5110 Lynch Dr.
To rezone from R3 to R4 to recognize two existing homes on a single lot.



Zoning Map



Date: 6/9/2025

James, Donna

From: Amanika Duncan WA-TACOMA <amanika.duncan@commonspirit.org>
Sent: Wednesday, June 4, 2025 10:49 AM
To: James, Donna; RheaHaynes84@gmail.com
Subject: zoning

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

Hello Donna,

I am emailing you and have attached Rhea Dayon Haynes the owner of 5110 Lynch DR North Little Rock Ar 72118. This is to apply for rezoning of the property to include 5110 1/2 Lynch Dr NLR 72118 and its own address. This email will allow for me to assist/be included in any decision making regarding the property.

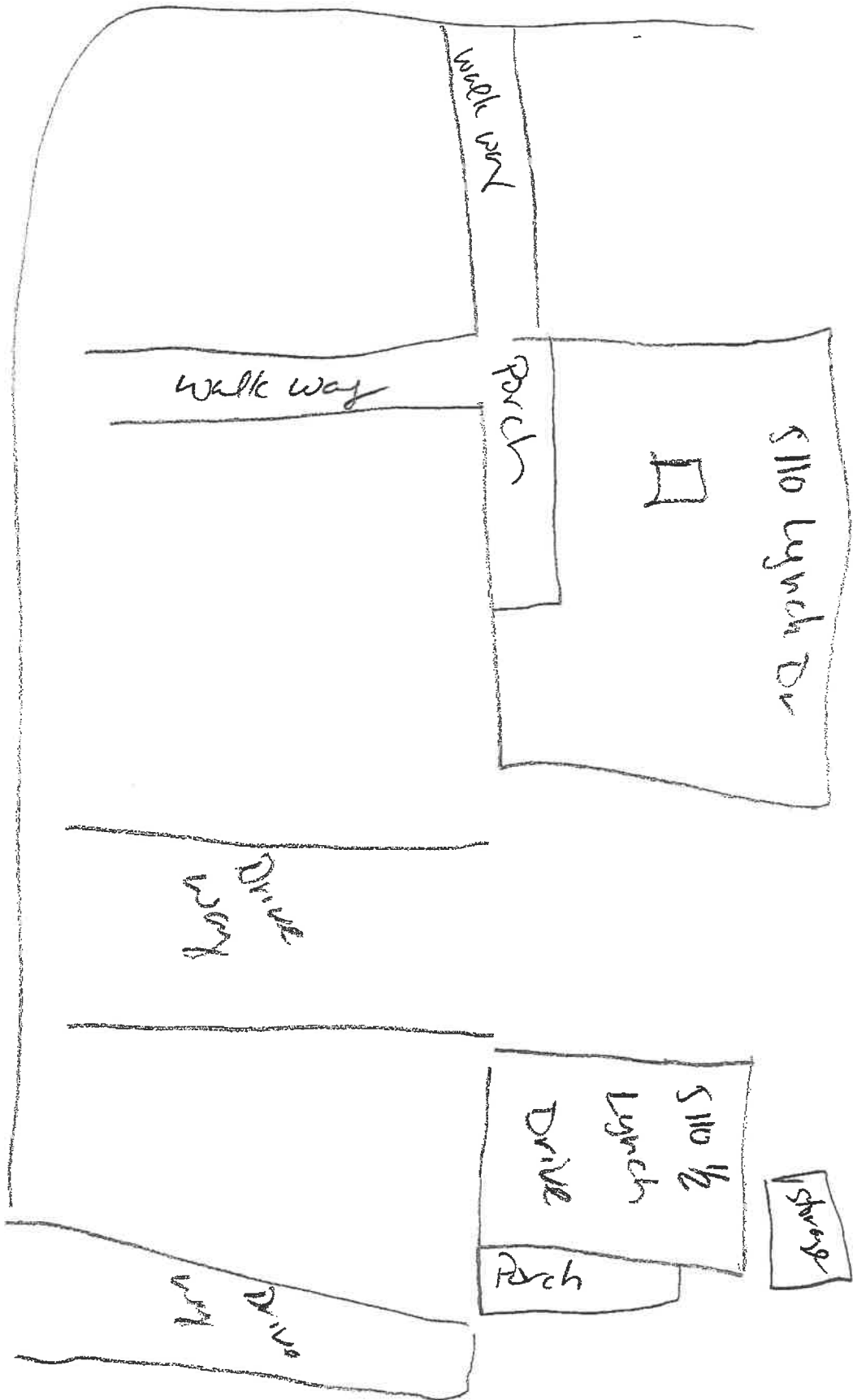
Thank you

Amanika Duncan
501-483-8459

Rhea Haynes
501-248-4994

Caution: This email is both proprietary and confidential, and not intended for transmission to (or receipt by) any unauthorized person(s). If you believe that you have received this email in error, do not read any attachments. Instead, kindly reply to the sender stating that you have received the message in error. Then destroy it and any attachments. Thank you.

Lynch Dr



Kay St

Lot 1 Block 2
Spanish Grant # 2
2431 - PS - SLG

Item # 6
Special Use #2025-09

Request: a Special Use to allow the display and sale of portable buildings

Location of the Request: @ 1322 E Broadway, NLR, AR

Applicant/Owner: Rufus D Sims Jr.

Site Characteristics: The site is located on E Broadway with Hydco Construction Company located to the west and automobile sales and repair located across N Smothers Street to the east. There is an existing building located on the property which has been used as office space in the past for the applicant's automobile sales office.

Master Street Plan: E Broadway is a State Highway and classified on the Master Street Plan as a Principal Arterial. N Johnson Street is classified as a local street on the Master Street Plan. There are no bikeways located in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4	Vacant Commercial Zoned Property
South	R4	Residential
East	C4	Automobile Sales and Repair
West	C4	Hydco Contractors Office

General Information:

1. **Compatible with previous actions?** There have been previous requests considered for portable building sales and display.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no effect on surrounding properties if managed properly.
6. **Is the site of adequate size for the development?** The site is adequate in size to allow display of the portable buildings.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** Storage buildings sales and display are permitted in the I2 and I3 zoning districts which is not an appropriate zoning classification for this area.

Staff Summary:

The applicant is requesting a Special Use to allow the display and sales of portable buildings. The applicant has indicated the buildings will be displayed along the western portion of the site. The applicant indicates there will be 12 buildings with a maximum of 18 buildings on the site. There are no employees proposed for the business. The hours of operation are from 7 am to 7 pm daily. Staff has concerns with the placement of the outdoor display of buildings at this location along E Broadway.

Conditions to Consider:

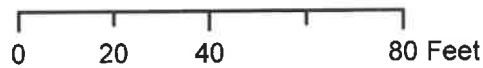
1. The placement of the buildings must meet all building setback requirements.
2. A maximum of 18 buildings is permitted on the property at any given time.
3. All buildings are to be kept secure during non-operational hours.
4. Hours of operation will be 7:00 a.m. - 7:00 p.m. daily.
5. All signage shall meet the requirements of Article 14, Signs of the Zoning Ordinance.
6. All structures on the site shall meet all applicable Federal, State, County and City requirements and codes.
7. Applicant must meet all applicable Federal, State, County and City requirements.
8. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
9. Required permits and/or business license must be obtained within 12-months of the date of approval by City Council. Failure to obtain required permits and/or business license will result in notice of revocation of approval of the Conditional Use.
10. 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 #2025-09



Ortho Map

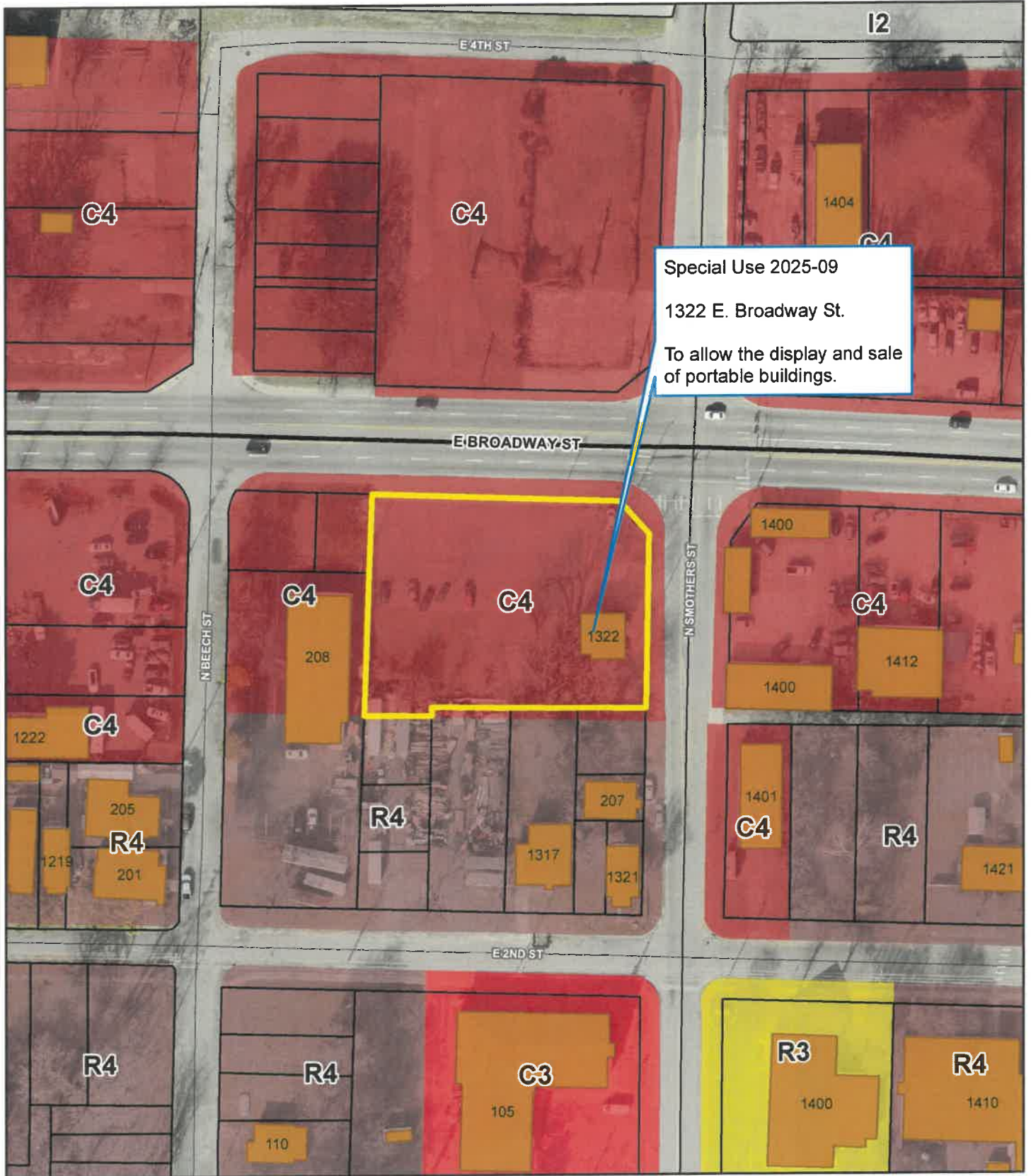
1 inch = 40 feet



Date: 5/23/2025

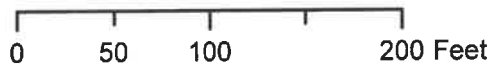
Not an actual survey

Special Use #2025-09



Zoning Map

1 inch = 100 feet



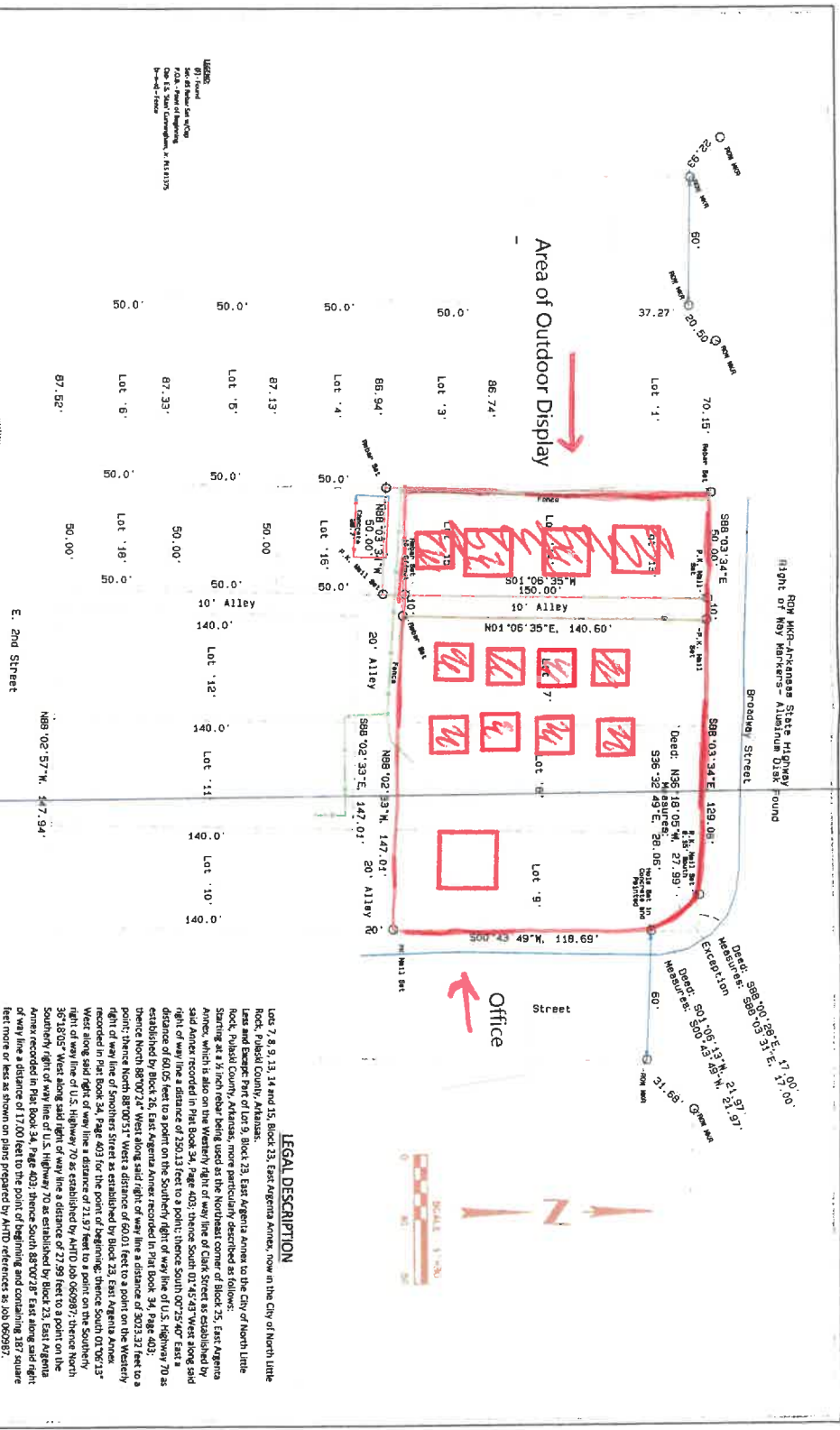
Date: 5/23/2025

Not an actual survey

Checked By: Cunningham Surveying, LLC
 E.S. Starr Cunningham, Jr.
 2105 Carline Drive
 Tulsa, Oklahoma 74128
 Phone: 918.437.4325
 Fax: 918.437.4325
 501-983-1589



This is to certify that the above described land has been surveyed. The corners are marked as shown and are in accordance with existing monuments in the vicinity. This certification is for and limited to the parties shown hereon.



LEGAL DESCRIPTION

Lots 7, 8, 9, 13, 14 and 15, Block 23, East Argenta Annex, now in the City of North Little Rock, Pulaski County, Arkansas.
 Less and Except Part of Lot 9, Block 23, East Argenta Annex to the City of North Little Rock, Pulaski County, Arkansas, more particularly described as follows:
 The portion of the East Argenta Annex, Block 23, East Argenta Annex, which is also on the Western right of way line of Clark Street, West along said Annex recorded in Plat Book 34, Page 403; thence South 07°25'40" East a distance of 60.05 feet to a point on the Southern right of way line of U.S. Highway 70 as established by Block 26, East Argenta Annex recorded in Plat Book 34, Page 403; thence North 88°00'51" West a distance of 60.01 feet to a point on the Western right of way line of Smeethers Street as established by Block 23, East Argenta Annex recorded in Plat Book 34, Page 403 for the point of beginning; thence South 01°06'13" West along said right of way line a distance of 213.7 feet to a point on the Southern right of way line of U.S. Highway 70 as established by Plat 10 88 08 08 98 7; thence North 36°18'05" West along said right of way line a distance of 229.58 feet to a point on the Southern right of way line of U.S. Highway 70; thence South 88°00'28" East along said right of way line a distance of 17.00 feet to the point of beginning and containing 387 square feet more or less as shown on plans prepared by AHND references as 108 08 08 98 7.

RECEIVED 3/27/2022
 PROPERTY SURVEY
 CUNNINGHAM SURVEYING, LLC
 2105 CARLINE DRIVE
 TULSA, OKLAHOMA 74128

1415 66th Street, North Little Rock, AR 72114
 Address: 322 E Broadway, North Little Rock, AR 72114
 Date: March 1, 2022
 Scale: 1" = 50'

5-14-25

d Rufus Sims of 1322 East Broadway
North Little Rock Arkansas 72114 email Sims.RDJT@
yahoo.com phone number 501-837-1531

Display partial Building 12-12 Mexican 18

Sett 13-14-15 and 78+9

d plan to used my current office
no employee

Rufus Sims

Item #7
Special Use # 2025-10

Request: a Special Use to allow a mobile research unit to locate in the parking lot of the existing office development in a C3 zoning district

Location of the Request: @ 3901 McCain Park Drive – Parking Lot

Applicant: EmVenio Research, Verionica Peterson

Owner: JBB Cypress LLC

Legal Description: Lot 5H McCain Mall Addition to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The area is a mixed use development located west of Warden Road and north of McCain Mall. There are a number of uses located in the immediate area including hotel/motels, restaurants, offices and general retail. There are residential units located to the north, Timbers at Lakewood. McCain Park Drive is a local commercial street constructed with curb and gutter and no sidewalk.

Master Street Plan: McCain Park Drive is classified as a commercial street on the Master Street Plan. 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	R4	Multi-family
South	C3	NLR Athletic Club, LaQuinta Inn
East	C3	Super 8 Motel, US Pizza
West	C3	Office

General Information:

- Compatible with previous actions?** A Special Use is the appropriate action to allow the use of the property as proposed by the applicant for a mobile testing clinic.
- Neighborhood Position/Comment?** None at the time of printing.
- Effect on public service and utilities?** There should be minimal effect on public service and utilities.
- Legal Consideration/Reasonableness?** The request to allow a mobile testing clinic as proposed is a reasonable request.
- Will the approval have a stabilizing effect on surrounding properties?** There should be minimal effect on surrounding properties.
- Is the site of adequate size for the development?** The site is a developed site. There is sufficient parking on the site to allow the placement of the testing facility and still offer parking for the office uses located in the existing buildings.

7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** A Special Use is the appropriate request to allow the placement of the mobile testing clinic as proposed by the applicant.

Staff Summary:

The applicant is proposing to place a mobile research unit in the parking lot between 3809 and 3901 McCain Park Drive. The stated mission is to improve access to clinical trials within underrepresented communities and diverse patient populations. The Company believes to truly make a difference, they must operate within the very communities where people live and work – increasing awareness of clinical research and reducing the burden of patient participation. EmVenio Research offers a wide-ranging and robust network of clinical research sites that are strategically located to ensure convenient access for patients. By utilizing the strategy of entering new communities with state-of-the-art Community Research Sites and standing up research in existing community-based hospitals, EmVenio's is expanding the reach of the traditional site network ecosystem. They feel with sites more conveniently located to patients, travel, schedule, and daily life challenges are minimized resulting in improved willingness to participate and remain on studies.

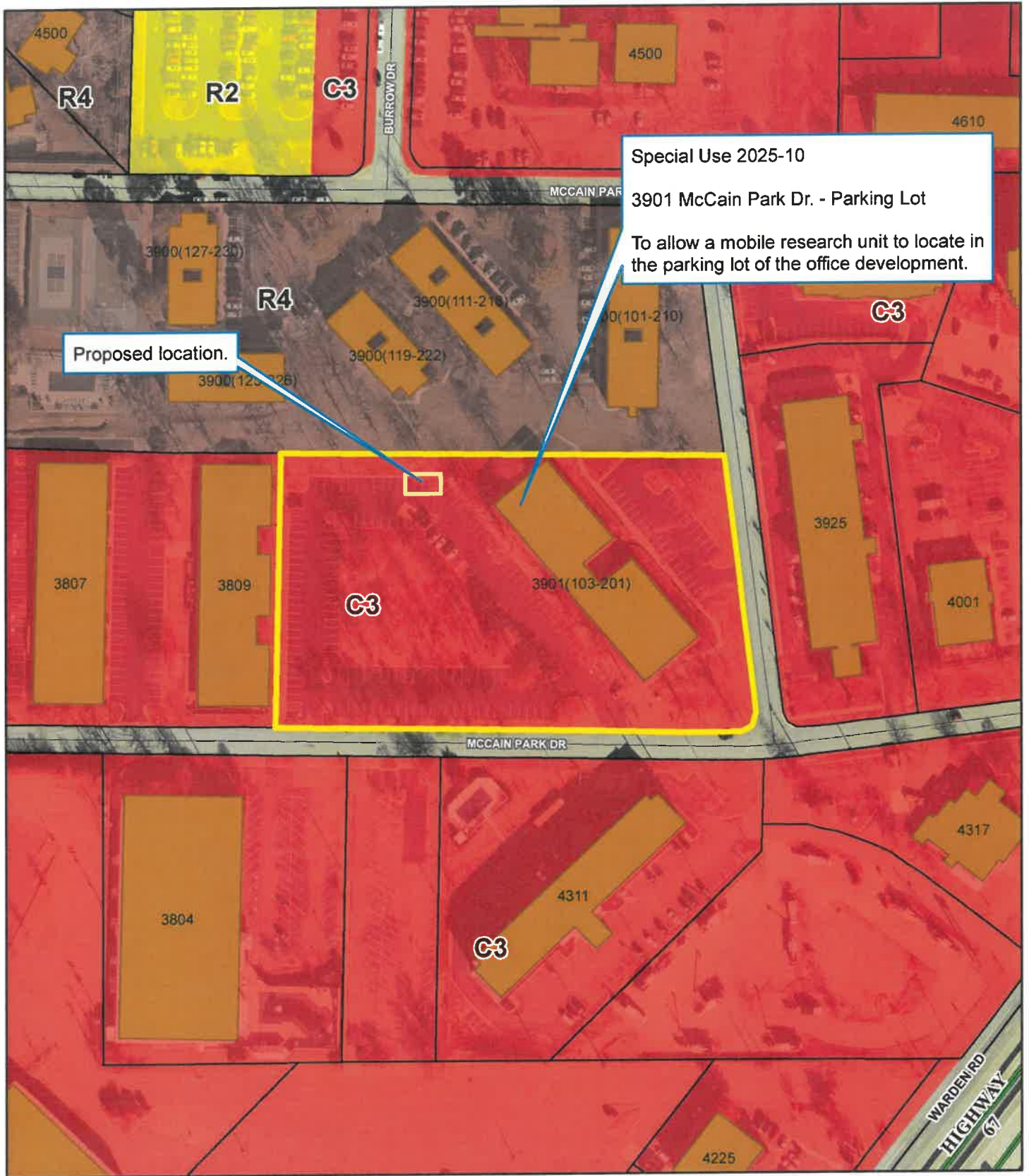
The applicant has indicated the business will utilize an existing dumpster located on the site. The applicant intends to operate from this property for one-year with optional yearly extensions depending on demand for the service. The business anticipates to serve 2 – 3 clients per year, which would mean running 2-3 research studies and supporting potentially up to 100 study participant visits at the mobile clinic. The unit is proposed as a 38-foot Farber Style RV Clinic (Winnebago Chassis). The applicant states a professional service will be engaged to pump wastewater and refill water on a regular basis for the mobile unit. The hours of operation are proposed from 8 am to 5 pm Monday through Friday.

Staff is supportive of the applicant's request to allow the placement of the mobile clinic on the site as proposed by the applicant.

Conditions to Consider:

1. The days and hours of operation are limited to 8 am to 5 pm Monday through Friday.
2. The mobile unit may not be located so as to obstruct parking spaces required for the operation of any other use on the site.
3. A minimum of five parking spaces are to be designated and maintained for the mobile unit use.
4. All signage shall meet the requirements of Article 14, Signs of the Zoning Ordinance.
5. No flashing signs or lights are allowed.
6. All structures on the site shall meet all applicable Federal, State, County and City requirements and codes.
7. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
8. 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 #2025-10



Zoning Map

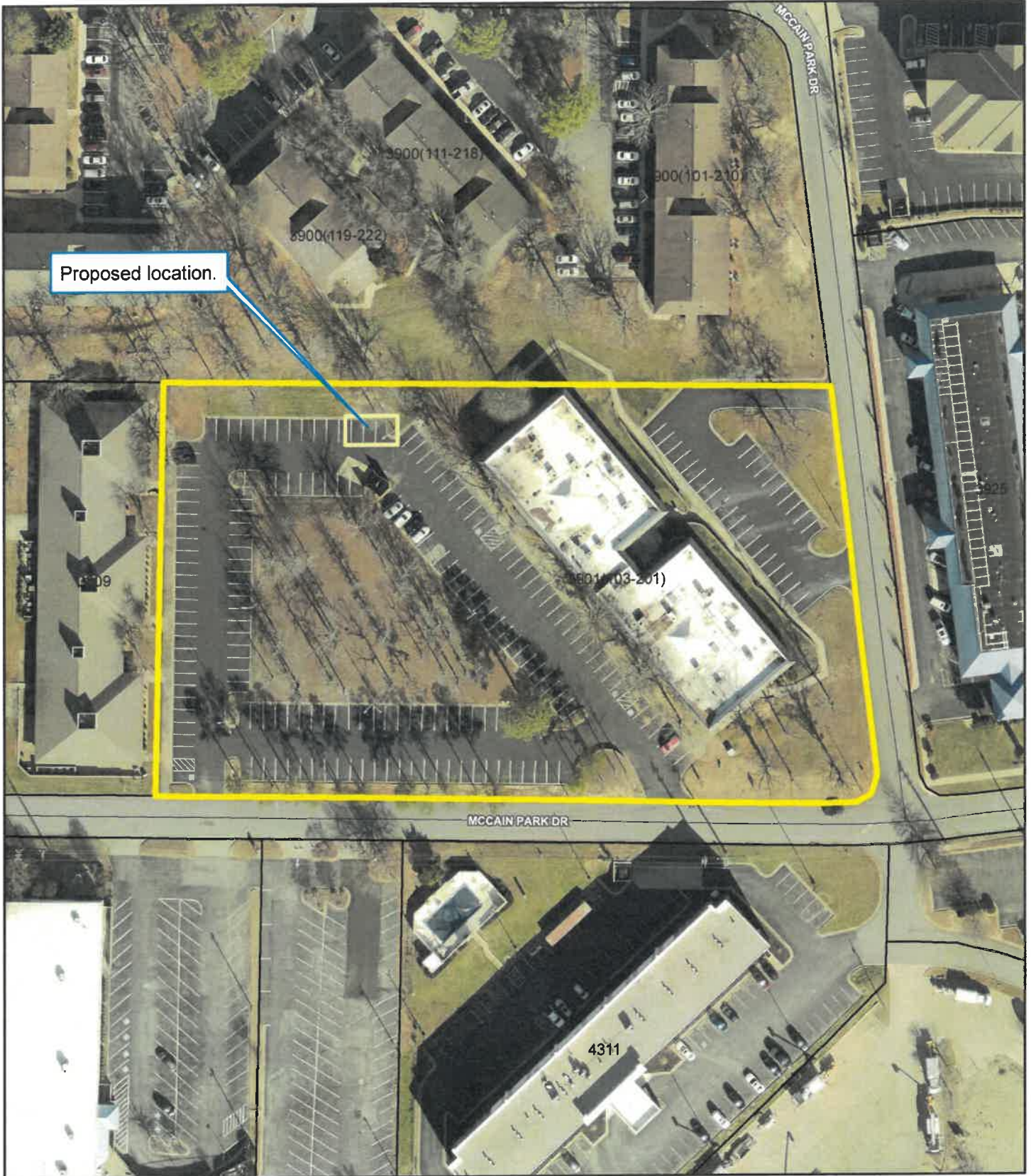
1 inch = 150 feet



Date: 6/9/2025

Not an actual survey

Special Use #2025-10

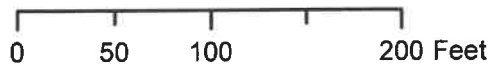


Proposed location.



Ortho Map

1 inch = 100 feet



Date: 6/9/2025

Not an actual survey



May 23, 2025

North Little Rock Planning
700 W 29th Street
North Little Rock, AR 72114

Re: Special Use Application: 3805 McCain Park Drive

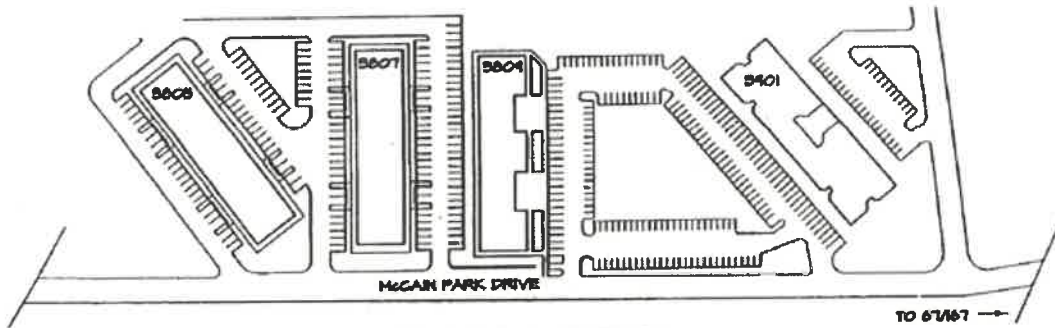
To Whom It May Concern,

Emvenio Research, Inc. (“Emvenio”) is hereby requesting Special/Conditional Use approval for its operation of a mobile medical research clinic at 3901 McCain Park Drive, North Little Rock, AR 72116 (the “Property”). Emvenio applied for and was issued zoning approval by the City of NLR on June 30, 2024. On October 17, 2024, Emvenio entered into the enclosed Revocable License to Use Property authorizing it to park its mobile research unit at the Property as designated on the map below. Then, on October 22, 2024, the Assistant Director of Planning informed Emvenio via email that the zoning approval had been issued in error and a Special/Conditional Use application would need to be submitted.

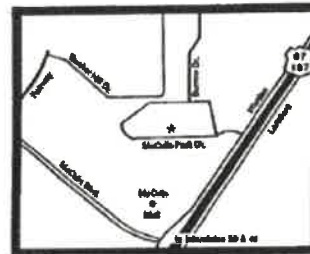
1. Development Plan

Below please see the development plan and maps depicting the Property and the proposed location of the mobile research unit (the north side of the parking lot between 3804 and 3901 buildings).





McCain Park Offices
 3805 - 3901 McCain Park Drive
 North Little Rock, Arkansas



2. **Legal Description of the Property:** BEING A REPLAT OF PT LT 5 NOW REPLATTED AS LT 5H

3. **Letter from the Property Owner:** Enclosed please find a letter from the Property owner, JBB Cypress, LLC, authorizing Emvenio to submit this application for its use of the Property to park and operate its mobile medical research clinic.



Item #8
Special Use # 2025-11

Request: a Special Use to allow an in-patient substance abuse treatment center in a C3 zoning district

Location of the Request: @ 4600 McCain Blvd, NLR, AR

Applicant: Incura Inc., Mr. Grant Lee

Owner: Rich Transport, LLC under contract to purchase by Incurra Inc.

Legal Description: Lot 1 Block 1 Springhill Development to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The property was originally constructed as a State Farms Insurance Claims Center and later occupied by Rich Logistics, a trucking company. The applicant is currently under contract to purchase the building. The buildings contains approximately 13,700 square feet of floor area. The site has a driveway from McCain Blvd and 2 drives from Richards Road. The site contains approximately 115 parking spaces.

Master Street Plan: McCain Blvd is a Minor Arterial on the Master Street Plan. 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	C3	Mixed Retail and Office
South	C3	Office
East	C3	Former Restaurant and 2 Hotels
West	C3	Mixed Retail and Big Box Retail

General Information:

1. **Compatible with previous actions?** The Commission has previously approved Special Use cases to allow uses within a Zoning District which are not typically permitted as a by-right use.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be no effect on the surrounding properties to allow the addition of overnight care.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no effect on the surrounding properties to allow overnight care at this location.
6. **Is the site of adequate size for the development?** The site is a developed site. There are no exterior modification proposed with the use.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** A Special Use is the appropriate request to allow overnight stay for a medical office facility within a C3 zoning district.

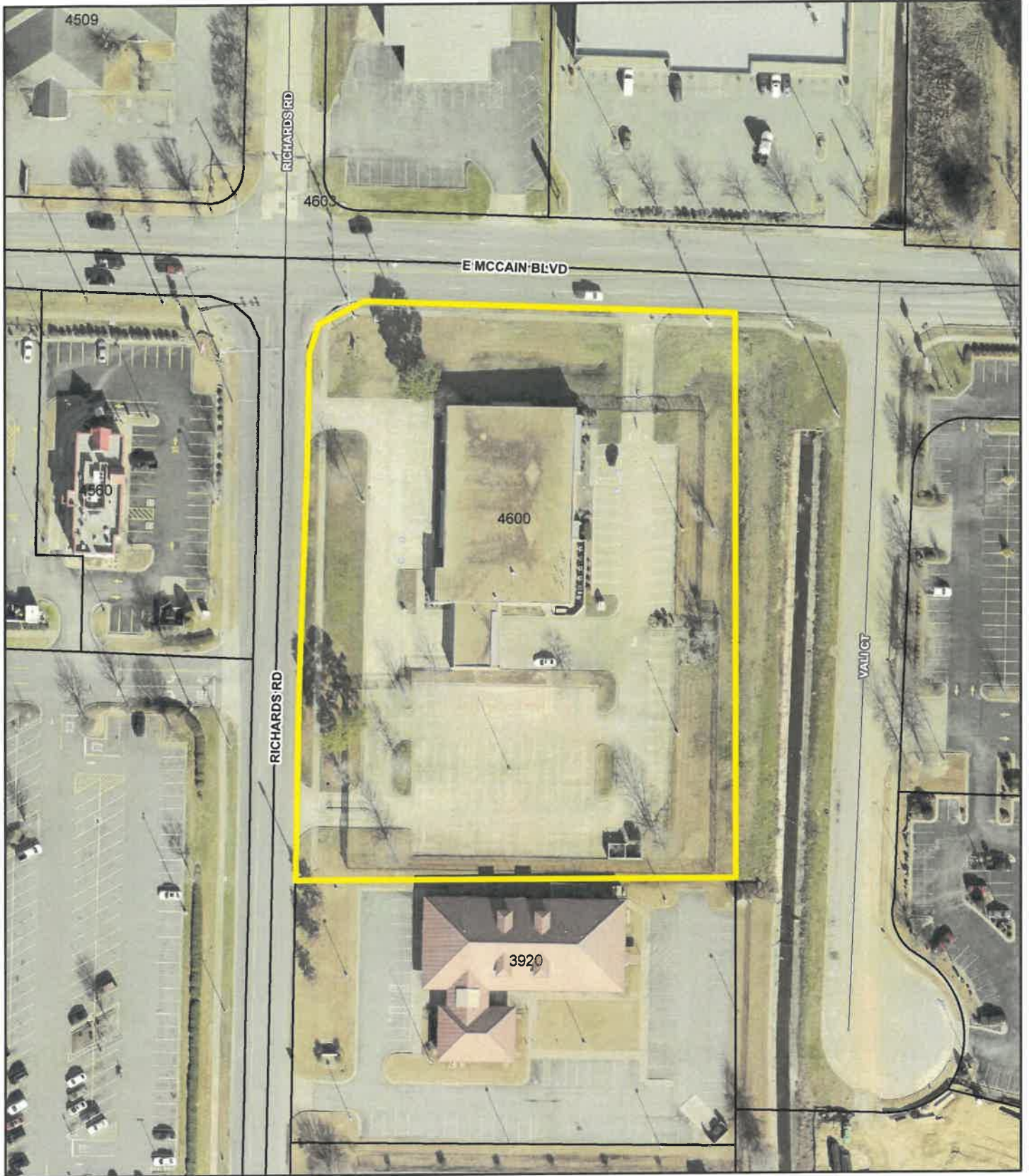
Staff Summary: The applicant is seeking approval of a Special Use to allow the facility at 4600 E McCain Blvd to allow their company to offer medical services and substance abuse treatment. The Company was established in October 2019 as out-patient treatment in North Little Rock. The facility currently operates at 7481 Warden Road in Sherwood, AR. The current facility offers out-patient substance abuse treatment services and in-patient drug detoxification service and in-patient residential substance abuse services. The in-patient services require patients to stay at the facility 24-hours per day.

The facility will offer 34 in-patient beds and 75 out-patient seats in the beginning and expanding to 72 in-patient beds and 75 out-patient seats at full capacity within 18-months. There are 10 – 20 employees staffing the facility. There are 110 parking spaces located on the site. The applicant states no clients in the in-patient program are allowed to drive to the facility nor bring their vehicles to the facility. He states less than 25% of the out-patient clients, only attending the day programs, drive vehicles to the facility. Parking on-site, (calculated at 1 space per 6 patient beds plus 0.5 spaces per employee as typical for a nursing home or at 1 space per 2 beds plus one space per employee as typical for a hospital), is more than adequate to serve the proposed use. Staff is supportive of the applicant's request.

Conditions to Consider:

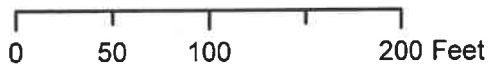
1. The Fire Marshal must approve the use of the facility as a residential care facility. The applicant must provide written approval from the Fire Marshal's office with the completed zoning certificate to allow the zoning certificate for the business license to be approved.
2. Any structures located on the lot shall meet all applicable Federal, State, County and City Requirements and Codes.
3. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
4. Business license to be issued after Planning Staff confirmation of requirements.

Special Use #2025-11



Ortho Map

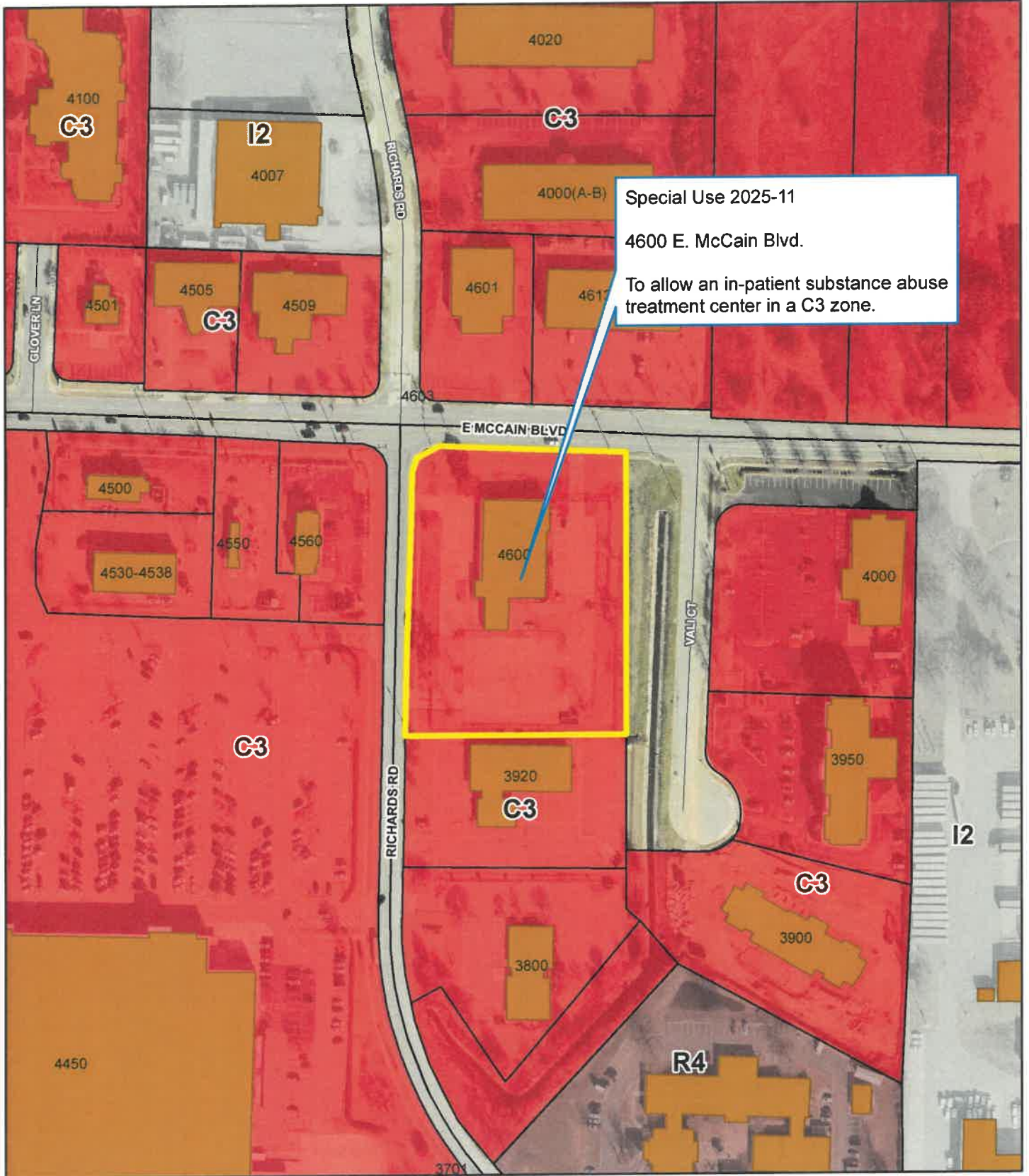
1 inch = 100 feet



Date: 6/9/2025

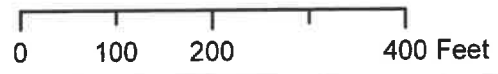
Not an actual survey

Special Use #2025-11



Zoning Map

1 inch = 200 feet



Date: 6/9/2025

Not an actual survey



May 29th, 2025

Attention:
Panning & Zoning Department
City of North Little Rock, AR

REQUEST FOR SPECIAL USE PERMIT @ 4600 E. McCain Blvd, North Little Rock, AR 72117

Incura, Inc. is state licensed by both The Arkansas Medical Board & by the Department of Human Services to offer Medical Services & Substance Abuse Treatment. Incura, Inc. was established on October 2019 at 3801 JFK Blvd, North Little Rock, AR offering out-patient Substance Abuse Treatment Services. These services were Partial Hospitalization Program (PHP), Intensive Outpatient Services & Outpatient Counseling for substance abuse. In January 2021 we moved to 3805 McCain Park Drive, North Little Rock, AR. Where we continued to offer these same services. On August 1st, 2024 we moved to 7481 Warden Road in Sherwood, AR 72120 so that we could add In-patient Drug Detoxification Services and In-patient Residential Substance Abuse Services. Both of these services are in-patient services where patients stay at our facility 24 hours per day. Our Medical Director & Co-Founder is Seth M. Kleinbeck, M.D.

We are now in the process of buying a new, much larger building to be able to expand our bed count and to be back in North Little Rock. The building that we are buying is at 4600 E. McCain Blvd, North Little Rock, AR 72117. In our purchase agreement one of the stipulations that we made was that we would have to be able to receive the Special Use Permit from NLR prior to closing on the sale. So, I am requesting this Special Use Permit and/ or any other required permits to operate an In-patient Substance Abuse Treatment Program. These patients in the In-patient Program (Detox & Residential Treatment Programs) will be sleeping at the facility.

This property at 4600 E McCain Blvd is a perfect option for my business. Other than being in the North Little Rock "Medical District", it is fully fenced so that I can not only control my population but control the public from being able to enter the property. We loved being in North Little Rock and want to move back ASAP.

Below I will highlight some key factors about Incura, Inc.

- We provide services to clients with private pay insurance or cash pay only.
- We are in-network with Blue Cross Blue Shield, Ambetter, AETNA & Tri-Care (US Military).
- Services offered in order of program:
 - Medical Detox from any illicit drugs, prescription drugs & alcohol (in-patient 5-10 days)
 - Residential Drug Treatment (in-patient 28 days)
 - Partial Hospitalization Program (out-patient day program: 30 days, 6 hours per day Monday-Friday)
 - Intensive Outpatient Program (out-patient day program: 60-90 days, 3 hours per day Monday-Friday)
 - After-care services
- Fully licensed by the State of Arkansas (since 2019 with the Arkansas State Medical Board & since 2021 by Arkansas Department of Human Services (DHS)).



- All services are State Licensed and provided by licensed medical and mental health professional such as Medical Doctors (MD), Registered Nurses (RN), Licensed Practical Nurses (LPN), Licensed Professional Counselors (LPC), Licensed Clinical Social Workers (LCSW), Licensed Masters Social Workers (LMSW) along with other industry professionals.
- We work directly with Courts, Prosecutors & Lawyers in Pulaski County, White County, Lonoke County, Faulkner County & many other Arkansas Counties concerning these patients, as they are many times, required to come to and complete our program by these courts.

If we are granted the Special Use Permit from the City of NLR then we would start out with an available 34 in-patient beds & 75 out-patient seats. We will expand to 72 in-patient beds & 75 out-patient seats within 18 months of opening the new facilities. At any given time during daytime hours (0800-1700) there are approximately 10 employees on the property. As we expand this could increase up to 20. The building at 4600 E. McCain Blvd. is 13,686 square feet with 110 parking spaces. No clients that are in our in-patient programs are allowed to drive to the facility nor bring their vehicles to the facility. Less than 25% of our out-patient population (only attending our day programs) drive vehicles to the facility.

North Little Rock has been a wonderful city to call Our Home and we regret our last move out of North Little Rock.

In closing, we humbly ask that you grant us a Special Use Permit or any permit necessary to operate our business, Incura, Inc., a full-service in-patient & out-patient Substance Abuse Treatment Facility at 4600 E. McCain Blvd, North Little, AR 72117. Our closing date is set for July 1st, 2025, however we cannot close nor proceed with this deal until we have received the permit or a guarantee from the city that the permit will be issued. We would also like to have our Ribbon Cutting Ceremony on August 1st, 2025 and ask for North Little Rock's Support for this and that NLR City Officials are present.

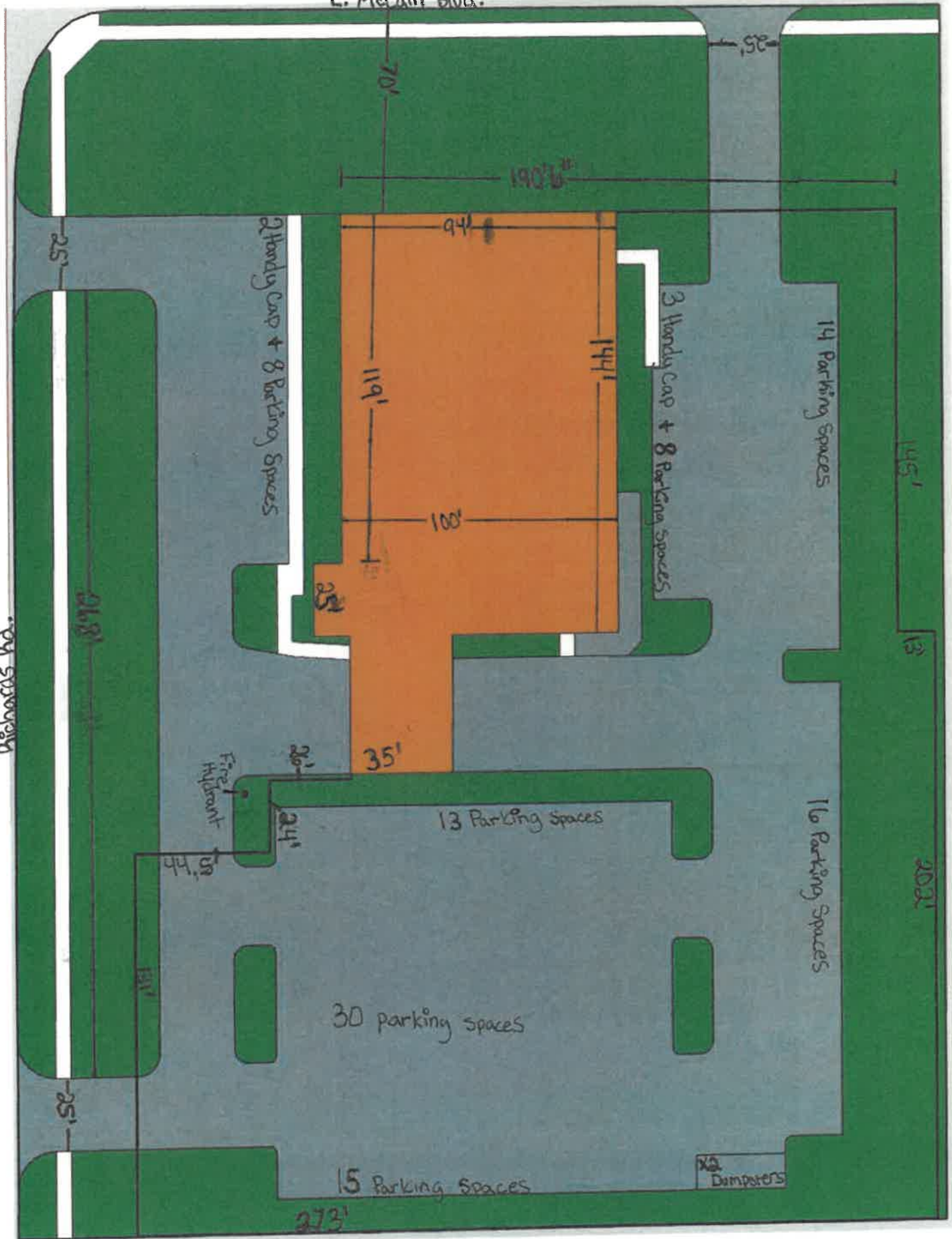
Please call me directly on my cell or email me directly with any questions or concerns. My contact info is below.

Sincerely,

Grant Lee – CEO
Incura, Inc.
c. 870.672.1038
o. 501.747.1731
e. grant@incura.life

E. McCain Blvd.

Richards Rd.



2 Handy Cap + 8 Parking Spaces

3 Handy Cap + 8 Parking Spaces

14 Parking Spaces

13 Parking Spaces

30 parking spaces

16 Parking Spaces

15 Parking Spaces

2 Dumpsters

25'

26.8'

25'

70'

190'

14'

144'

119'

100'

25'

35'

26'

144'

44.8'

145'

145'

13

202'

273'

25'

Item #9
Special Use # 2025-12

Request: a Special Use to allow a contractor's office in a C4 zoning district

Location of the Request: @ 1624 E Broadway, NLR, AR

Applicant: Maria Mendoza

Owner: Clifton Family LLLP

Legal Description: Lots 4-6 Block 32 East Argenta Annex to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The property is located on the southwest corner of N Johnson Street and E Broadway Street. The building is a single story building with 2 bay doors located on the front of the property. There is a short cabling enclosing the property along E Broadway and N Johnson Street. The site has a history of automobile repair and sales.

Master Street Plan: E Broadway is indicated as a principal arterial on the Master Street Plan. 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	C4	Auto Sales
South	R4	Vacant
East	C4	Auto Sales
West	C4	Auto Sales

General Information:

1. **Compatible with previous actions?** Special Use requests have been approved to allow a contractor's office within various 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.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** If properly maintained the use should have 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?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** A Special Use is the appropriate request to allow a contractors office with outdoor display within the C4 zoning district.

Staff Summary:

The applicant is seeking a Special Use to allow a Contractors Office with outdoor display of granite material at this site. The applicant has indicated the business will fabricate slabs of granite at this location and transport the stone to the required destination for installation. The slab materials will be stored outdoors along the western side of the building. Staff feels the outdoor storage area should be screened from the adjacent property and from the view of E Broadway. This may be accomplished by the placement of a 6-foot opaque screen either a fence or dense evergreen plant materials. Staff is supportive of the applicant's request to allow the use of the property as a contractors office with outdoor storage of material.

Conditions to Consider:

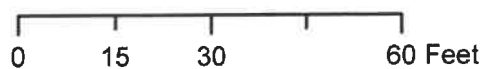
1. All outdoor storage of granite material is to be behind a solid opaque enclosure.
2. A fence 6 feet in height is required along the rear property line.
3. All outdoor storage shall not be stacked higher than 6 feet.
4. Storage of materials subject to scattering on neighboring properties or posing a damage or nuisance to neighboring properties is prohibited.
5. The hours of operation are limited to 7 am to 7 pm Monday through Saturday.
6. Any structures located on the lot shall meet all applicable Federal, State, County and City Requirements and Codes.
7. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
8. Business license to be issued after Planning Staff confirmation of requirements.

Special Use #2025-12



Ortho Map

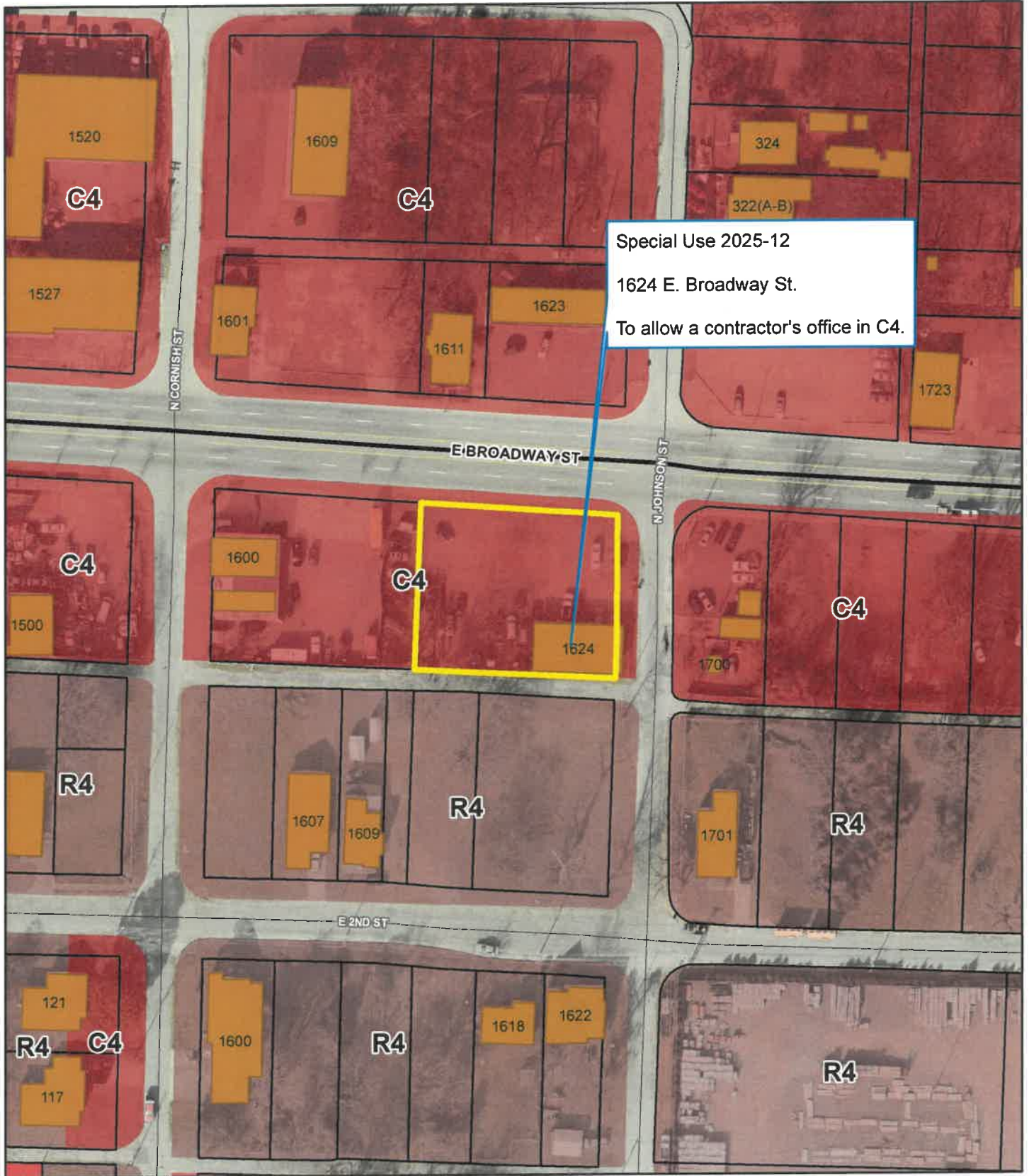
1 inch = 30 feet



Date: 6/9/2025

Not an actual survey

Special Use #2025-12

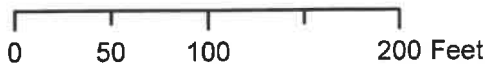


Special Use 2025-12
1624 E. Broadway St.
To allow a contractor's office in C4.



Zoning Map

1 inch = 100 feet



Date: 6/9/2025

Not an actual survey

Item #10
Special Use # 2025-13

Request: a Special Use to allow an events center in a C3 zoning district

Location of the Request: @ 2005 Main Street, NLR, AR

Applicant: Space with Grace, Tina Adams

Owner: Kay Herrington Alonzo and Ernie Alonzo

Legal Description: Lot 7R being a replat of Lots 7 & 8 Block 10 North Argenta Addition to the City of North Little Rock, Pulaski County, AR

Background: Ordinance #9639 adopted by the North Little Rock City Council on December 27, 2023 approved a Special Use for the Alonzo's AKA LaVada's to operate an events center at this location. One conditions of approval required LaVada's to continue to maintain a parking agreement with the adjacent property owner, the First Baptist Church.

Site Characteristics: The site houses a former single-family residence which was converted to an events center along with a newer building, a 70' x 40' addition. The property has continuously maintained a business license and operated as an events center as required by the approval of the Special Use.

Master Street Plan: Main Street is classified as a minor arterial on the Master Street Plan. There are no dedicated bikeways located in the immediate area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Church
South	C3	Funeral Home
East	C4	Office and Day Spa
West	R3	Church

General Information:

1. **Compatible with previous actions?** The site was previously used as an events center. Since a Special Use is not transferable the applicant must receive approval of a Special Use to allow the events center to continue to operate under new management and a change in the name.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.

5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal effect on the surrounding properties. The primary use around the center are non-residential uses.
6. **Is the site of adequate size for the development?** The site is adequate for development. With the parking lease agreement with the adjacent Church parking should not be a concern.
7. **Will this set a precedent for future rezoning?** No the zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No the appropriate request is a Special Use to allow an events center within this zoning district.

Staff Summary: According to the applicant, 2005 Main Street will continue to be used for purpose it was constructed for, an Event Center. The operation hours are proposed Monday through Saturday 7 am until 12 am then cleanup and on Sunday afternoon 1-4 pm with cleanup after. The applicant indicates the proposed activities will be the same as in previous years such as, Weddings, Reception, Private Dinners some with Dancing, Conferences, Seminars, Showers (Wedding and Baby), and Business Meetings. The applicant states there are 86 parking spaces available via a lease agreement with the adjacent Church located to the north. The applicant indicates the facility will not sell or provide alcohol but guest may provide alcohol for an event if they desire alcohol to be served.

The Fire Marshall has provided occupancy capacity numbers for the center. Standing the occupancy capacity is 200 guest, with chairs 150 guests, with tables and chairs 100 guests. Based on a 200 person capacity and one parking space per five occupants a minimum of 40 parking spaces are required.

Due to the current site development parking is not available on-site therefore a parking agreement must be provided and continue to be enforce to satisfy the parking requirement. The agreement must be provided to staff along with the zoning certificate to allow a business license to be issued. Staff is supportive of the applicant's request for approval of the Special Use for the events center provided the applicant arrange to continuously provide a minimum of 40 parking spaces to serve the events center.

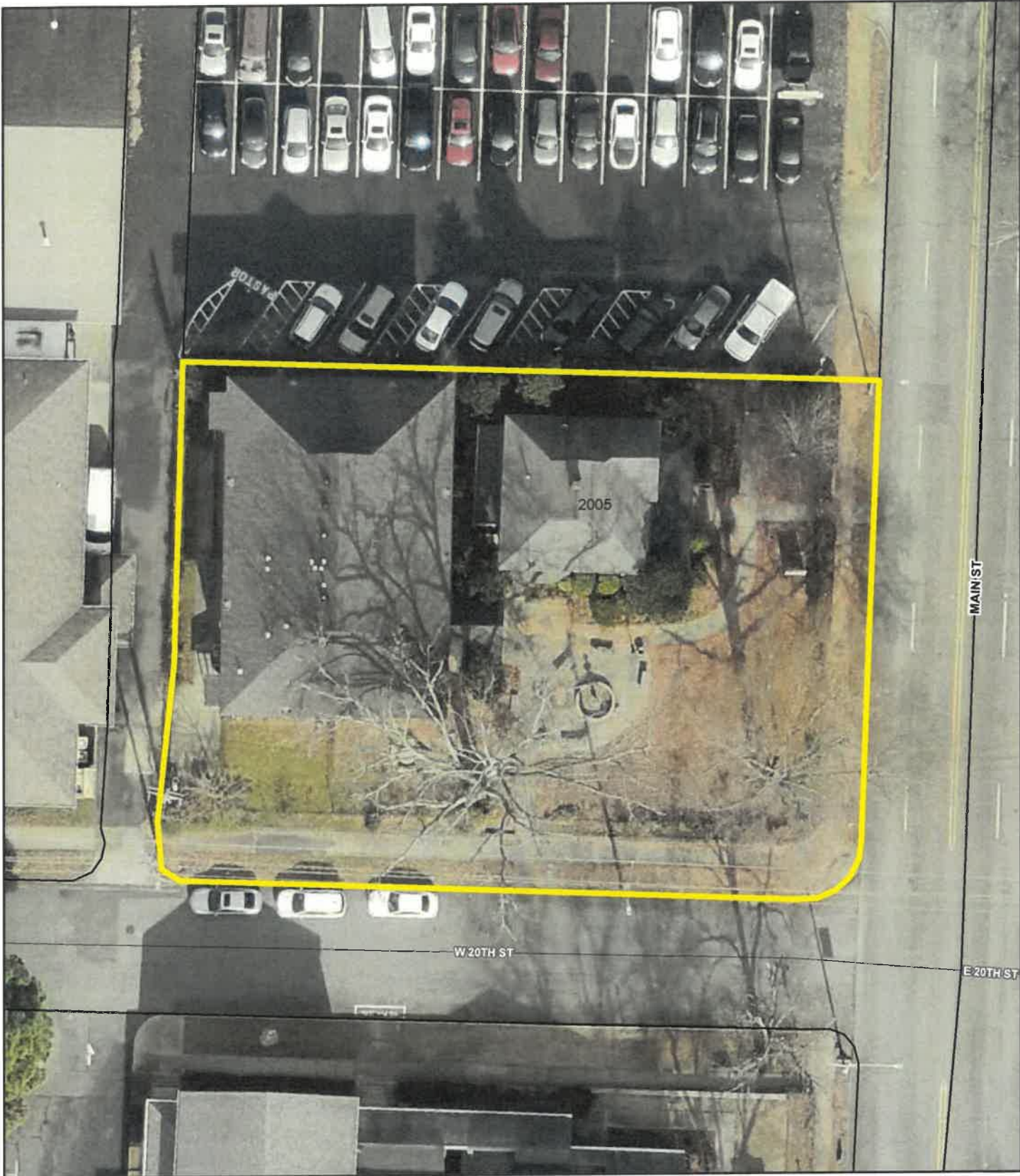
Conditions to Consider:

1. Meet the requirements of the 2021 Arkansas Fire Prevention Code for an A-2 Occupancy.
2. Limit outdoor noise to promote a quiet setting. Use of outdoor speaker systems or amplified sounds in no permitted.
3. Provide (1) on-site parking space per (5) occupants per the Fire Marshal's approved occupancy load.
4. Provide a parking agreement to staff along with the completed zoning certificate to allow the zoning certificate for the business license to be approved. A parking agreement must be continuously in effect to satisfy the parking requirement and maintain the business license.
5. The days and hours of operation for the events center are from 7 am to midnight Monday- Saturday and 1 pm - 4 pm Sunday.
6. Provide licensed security for events serving alcohol.
7. All signs must comply with Article Fourteen of the North Little Rock Zoning Ordinance.
8. Any structures located on the lot shall meet all applicable Federal, State, County and City

Requirements and Codes.

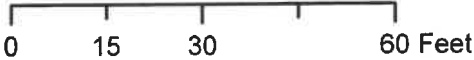
9. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
10. Business license to be issued after Planning Staff confirmation of requirements.

Special Use #2025-13



Ortho Map

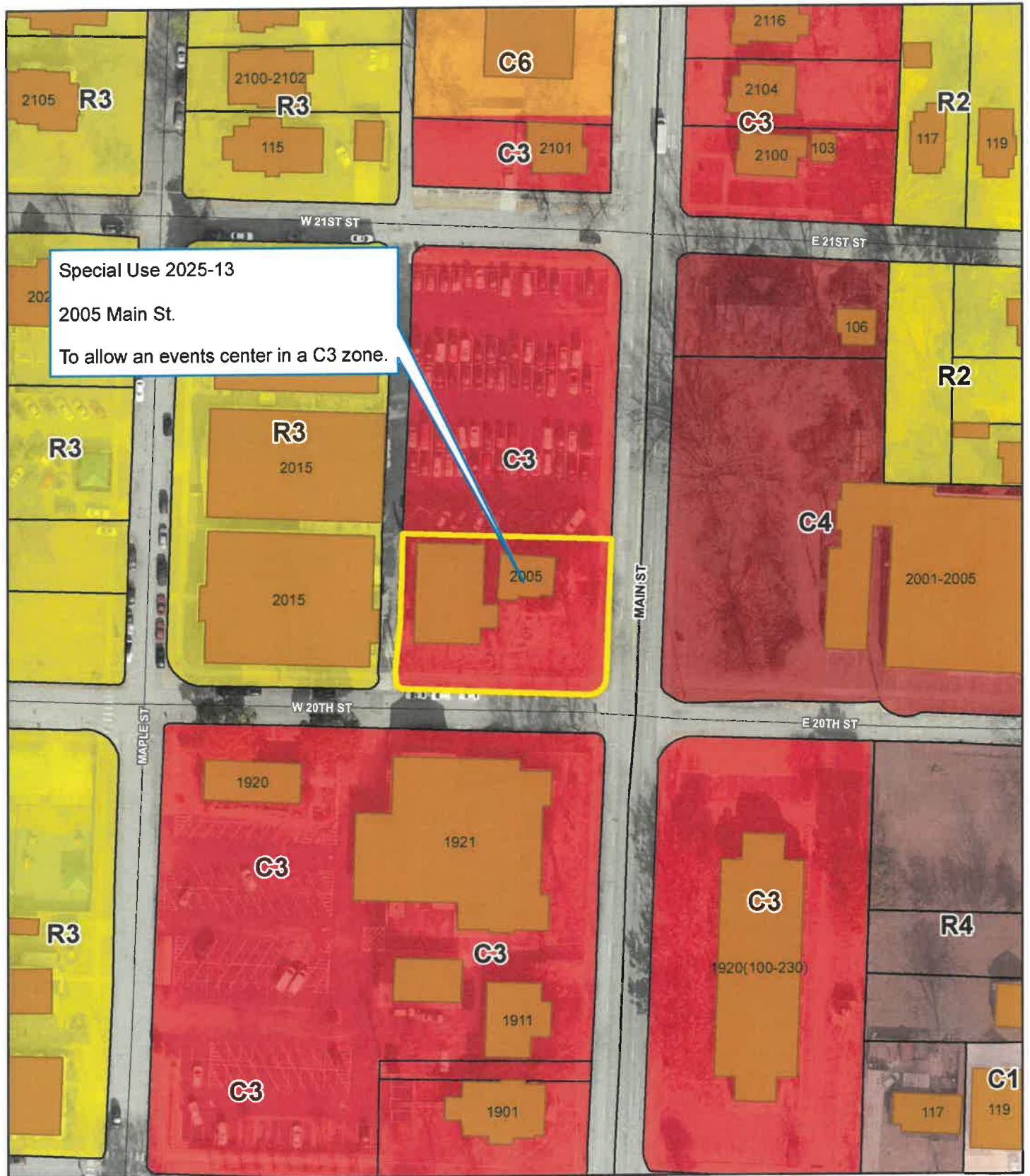
1 inch = 30 feet



Date: 6/9/2025

Not an actual survey

Special Use #2025-13



Zoning Map

1 inch = 100 feet

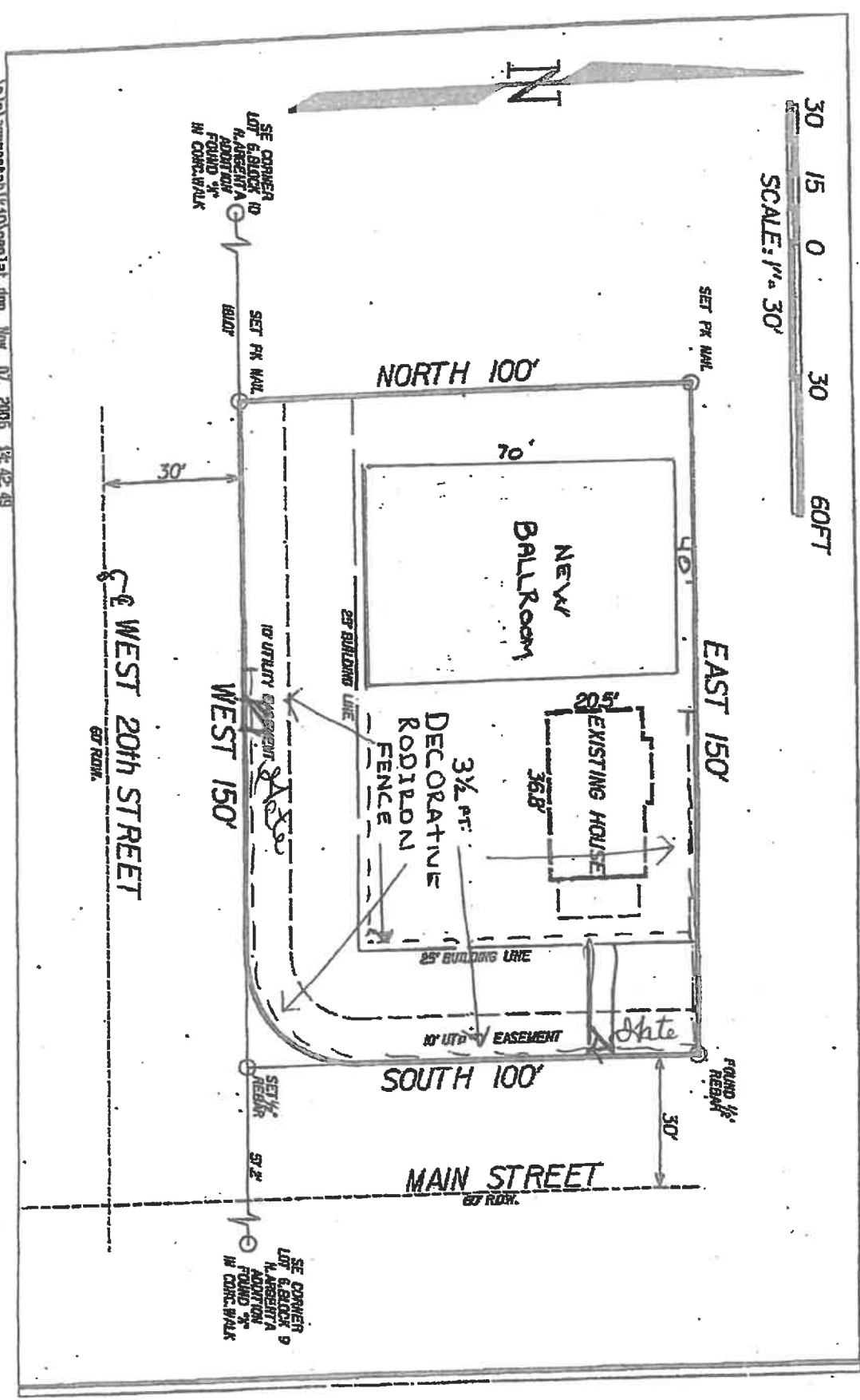


Date: 6/9/2025

Not an actual survey

Ernie + Kay Alonzo
 LaVada's
 2005 Main St.
 North Little Rock, AR. 72118

LaVada's
 2005 Main Street
 North Little Rock, AR.



First Baptist Church-2015 Main Street-North Little Rock, AR 72114

Experiencing His Presence, Power, & Passion through Prayer, Praise & the Proclamation of the Word
www.fbcmainst.org,
501-758-1525



SENIOR PASTOR
Dr. D.L. Richardson, Ph.D.

PASTOR'S ADM. ASST.
Stephanie Kendrick

BUSINESS ADMIN.
Jean Ridgle

DISCIPLESHIP PASTOR
Rev. W.C. Mitchell

OUTREACH PASTOR
Rev. William Boone

DIRECTOR OF CHILDREN/YOUTH
Tracie Stenhouse Carter

DIRECTOR OF WORSHIP
Keisha Patterson

CHURCH CLERKS
Evelyn Thomas-Nelson, Dir.
Jocelyn Wright
Bethany Taylor

DEACON COUNCIL
Michael Johnson, Dir.
Earnest Sergent
James Wafford, Jr.
Wayne Ridgle
Aaron Thomas, Sr.
Charles McMullen
Dwight Stuart
John Kendrick, III
Ralph Vinson
Stacy Griffin
Donald Nicholson

TRUSTEES
Letha Vinson, Dir.
Aaron Thomas, Sr.
Toni Moore
Michael Murray
Angela Armstrong

December 12, 2023

To: LaVada's
2005 Main Street
North Little Rock, AR 72114
From: First Baptist Church
RE: Parking Agreement

To Whom It May Concern:

This letter serves as an official confirmation of the agreement established between LaVada's and First Baptist Church, located at 2015 Main Street, pertaining to the utilization of the church's parking lot for patrons of LaVada's.

First Baptist Church acknowledges and consents to the use of its parking lot for the retention of motor vehicles belonging to LaVada's patrons. This agreement includes a monthly donation of \$150.00 from LaVada's to First Baptist Church.

This agreement has been arranged and formalized with the consent of Ernie Alonzo acting on behalf of LaVada's.

Please be advised that this agreement is in effect until further notice and is subject to the terms outlined within our mutual understanding.

Thank you for the collaboration in this matter.

D.L. Richardson
First Baptist Church

Ernie Alonzo
Lavada's