

North Little Rock Planning Commission
August 12, 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: ▪ July 8, 2025

Planning Commission Hearing Items:

1. SD2025-33 Academics Plus Revised Site Plan located @ 9701 White Oak Xing
2. SD2025-34 Dream Big Commercial Add Preliminary Plat Lots 3A, 3B, 4, 5, & 6 located North of Maumelle Blvd and West of Counts Massie Road
3. SD2025-35 First Step Child Development Addition Replat and SPR located @ 207 Steed Road
4. SD2025-36 WNLR Commercial Addition Lot 8 Preliminary Plat located near 12501 Maumelle Blvd
5. RZ2025-13 a rezoning from R3 to R4 to recognize 2 existing homes on a single lot @ 5110 Lynch Drive
6. RZ2025-14 a rezoning from C3 to R3 to allow construction of a single family home @ 1615 N Poplar Street
7. RZ2025-15 a rezoning from C3 to R3 to allow construction of a single family home @ 1608 N Olive Street
8. RZ2025-16 a rezoning from C3 to R3 to allow construction of a single family home @ 2518 Franklin Street
9. RZ2025-17 a rezoning from R4 to C6 to allow construction of a duplex @ 408 E 8th Street
10. SU2025-14 a Special Use to allow an events center in a C6 zoning district @ 717 Main Street
11. CU2025-05 a Conditional Use to allow Auto Sales and a U-Haul Rental site in a C4 zoning district @ 5420 MacArthur Drive
12. CU2025-07 a Conditional Use to allow Tire Sales in a C4 zoning district @ 1601 E Broadway

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
July 8, 2025**

Vice-Chairman Chambers called the meeting of the North Little Rock Planning Commission to order at 4:03 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
Vandy Belasco via phone
Don Chambers
Junior Phillips
Renee Pierce
Reverend William Robinson
Edward Wallace
Steve White, Chairman (in @ 4:07 pm)

Members Absent:

Charlie Foster

Staff Present:

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

Administrative:

Excuse members not present:

Commissioner Wallace 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:

Commissioner Wallace made a motion to approve the June 10, 2025, minute summary as submitted. Commissioner Pierce 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. SD2025-29 Faulkner Terrace Subdivision Preliminary Plat located east of HWY 391 and north of Faulkner Lake Road

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

1. Engineering requirements on detention:
 - a. Stormwater detention plan not required as there is no increase of or a reduction of impervious surface.
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 60 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. 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:
 - i. Wilcox/Quapaw Connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.

- ii. Extension of Public Sanitary Sewer Main is required to service Development.
- iii. 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).

2. SD2025-30 Collins Industrial Subdivision Lots A1 & A2 Replat of Lot A @ 7601 Counts Massie Road

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

1. Engineering requirements on detention:
 - a. Stormwater detention plan not required as there is no increase of or a reduction of impervious surface.
2. 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:
 - b. 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.

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

3. SD2025-31 Willow Beach Bay Preliminary Plat @ 14103 Willow Beach Road

Mr. Mike Marlar 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. Storm water 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 sidewalks 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.

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

4. SD2025-32 Washington Addition Lots 1 and 2 Replat and SPR @ 3006 E Washington Avenue

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

1. 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 code¹. 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.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted

unanimously for approval (8/0/1).

5. **RZ2025-13 @ 5110 Lynch Drive a rezoning from R3 to R4 to recognize 2 existing homes on a single lot** – Staff stated the item was to be postponed due to lack of notice. Chairman White requested a motion. Commissioner Chambers provided a motion and Commissioner Wallace provided a second to the motion. All members voted in the affirmative (8/0/1).
6. **Special Use 2025-09 @ 1322 E Broadway a Special Use to allow the display and sale of portable buildings** - Staff stated the applicant had submitted a request for withdrawal of the item without prejudice. No vote was taken on the withdrawal request.
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**

The applicant was present. Chairman White called the item and requested the applicant come forward to address the Commission on the merits of the request. The applicant stated the use was a mobile research facility. She stated the facility would conduct trial test for independent companies which would last from 3 to 12 months. She stated the clinic was placed in locations where there was the most need.

Commissioner Chambers questioned the number of clients served. The applicant stated potentially up to 100 participants would be included in a study. Commissioner Chambers questioned the number of clients served in one day. The applicant stated up to 25 depending on the number of participants in the study.

Chairman White questioned staff on the available parking. Staff stated there was ample parking to allow the mobile testing unit to locate in the parking lot and allow for adequate parking for the clients and the office uses located in the buildings on-site.

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

SU2025-10 was approved with (8) affirmative votes, (0) no votes and (1) absent.

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**

Mr. Grant Lee was present representing the request. Chairman White called the item and requested the applicant come forward to address the Commission on the merits of the request. Mr. Lee stated the

request was to allow a substance abuse treatment clinic at this location. He stated the clinic would include over-night stay.

Commissioner Chambers questioned if one of the clients did not want to stay for the program would they be able to leave. Mr. Lee stated the client would be able to leave if they chose to not complete the program. He stated the clinic did not have any arresting capacity.

There was a general discussion concerning the area and the impact the center would have on area businesses. It was stated there was already a transit population in the area. Mr. Lee stated the clients his company served were a different population. He stated his clients were primarily insurance or private pay clients.

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

SU2025-11 was approved with (8) affirmative votes, (0) no votes and (1) absent.

9. Special Use 2025-12 @ 1624 E Broadway a Special Use to allow a contractor's office in a C4 zoning district

The applicant was present representing the request. Chairman White called the item and requested the applicant come forward to address the Commission on the merits of the request. The applicant stated they wanted to use the site to fabricate granite countertops. She stated granite slabs would be stored outside and would be brought inside to be cut and polished.

Commissioner Chambers questioned the potential noise from the machines. The applicant stated the granite was cut with water jet machines which did create some noise but was minimal. She stated the polishing machines did not make any noise. She stated all cutting would take place inside the building.

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

SU2025-12 was approved with (8) affirmative votes, (0) no votes and (1) absent.

10. Special Use 2025-13 @ 2005 Main Street a Special Use to allow an events center in a C3 zoning district

Ms. Tina Adams was present representing the request. Chairman White called the item and requested the applicant come forward to address the Commission on the merits of the request. Ms. Adams stated she wished to continue to operate an events center at this location.

Commissioner Chambers stated for the record a Special Use was approved for the person and a Conditional Use was approved for the property. He stated once the previous operator no longer wanted to utilize the site for the approved Special Use then a new owner must request approval of a Special Use to allow them to operate.

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

SU2025-13 was approved with (8) affirmative votes, (0) no votes and (1) 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 (8/0/1), the meeting was adjourned at 4:25 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, August 12, 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**SD2025-33 Academics Plus Revised Site Plan located at 9701 White Oak Xing**

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 copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - h. 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. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
 - d. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - e. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
4. Planning requirements before the plat will be signed:

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If any new dumpsters are proposed provide the dumpster location(s). All dumpsters are 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.
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 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.
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.
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.
A minimum of 45 trees will be required adjacent to the Counts Massie right-of-way.
 - e. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
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.
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.
A minimum of 40 trees are required. A minimum of 20 trees are required to be located within the interior of the parking area.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
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. Verify that the buffer requirements of Public Hearing (PH2025-19) Ordinance No.9778 have been met. 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 August 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. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - ii. Fire Apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (Volume 1 Section 503.2.1)
 - iii. 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)
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 501-377-1226 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. North Little Rock Wastewater request the attached easement as part of the review process.
 - b. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.

Item #2**SD2025-34 Dream Big Commercial Add Preliminary Plat Lots 3A, 3B, 4, 5, & 6 located North of Maumelle Blvd and West of Counts Massie Road**

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, streetlights) or a performance bond.
 - b. Provide half of the required 200 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. Meet the requirements of Access Management Plan.
 - 8.4 Maumelle Boulevard - Access Management Plan. The minimum driveway spacing for Maumelle Boulevard is 330 ft. between the driveway centerlines. No subdivision may create any lot fronting on an Other Freeway or Expressway having a width less than the recommended minimum driveway spacing, unless one of the following conditions is met:
 - a. Access to the lot is limited to streets other than Maumelle Boulevard.
 - b. Access to the lot is provided jointly with other lots such that the minimum driveway spacing is met.
 - c. Access to the lot is ultimately to be provided from a frontage road which has been planned and officially approved.
6. Meet the requirements of the Screening and Landscaping ordinance.
7. Meet the requirements of the Fire Marshal, including:
 - a. Where hydrants are not needed for the protection of structures they shall be provided at spacing not to exceed 1000 feet along streets. (Volume 1 Appendix C Table C102.1c)
 - b. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - c. 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)
 - d. 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. Provide a 10' utility easement on the West property line of Lot 6.
 - b. 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. White Oak Connection fee applies. Payment of this fee is required prior to connection to

NLRW's collection system.

- b. North Little Rock Wastewater request the attached easement as part of the review process.
- c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.

Item #3**SD2025-35 First Step Child Development Addition Replat and SPR located at 207 Steed Road**

1. Allow existing buildings to encroach into the required front and side yard building setbacks.
2. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention.
3. 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.
4. 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, provide CNLR Grading Permit application to City Engineer with grading plans.
 - 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 CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - e. Provide CNLR Floodplain Development Permit application to City Engineer.
 - f. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
5. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any 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.
 - e. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - f. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - g. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - h. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - i. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.

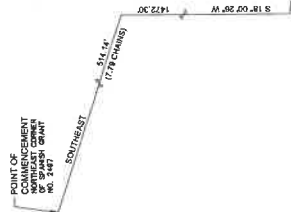
- j. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- k. All driveways are to be concrete within the ROW.
- 6. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 7. 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.
- 8. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
 - c. Provide ROW dedication.
- 9. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide a scaled landscape plan 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.
 - ii. A minimum of 8 trees will be required adjacent to the Steed Rd 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. A minimum of 3 trees will be required in the parking area.
 - 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 August 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. If care is provided to more than five children 2 ½ years of age or less, every room where care is provided will have at least one exterior exit door or the building will be equipped with an automatic fire sprinkler system. (Volume 1 Section 903.2.6)
 - ii. A cooktop requires a vent hood with an approved fire suppression system. (Volume 1 Appendix O Cooking)
 - iii. A portable Type K fire extinguisher within 30 feet of cooking equipment and an ABC fire extinguisher every 75 of travel. (Volume 1 Appendix O Fire Extinguishers)
 - iv. A fire alarm monitored by an approved supervising station is required if the occupant load is more than fifty. (Volume 1 Appendix O Manual Fire Alarm)
 - v. A smoke detector is required in and outside of any rooms where children may sleep. (Volume 1 Appendix O Automatic Smoke Detection)
 - vi. A carbon monoxide detector is required if there are any natural gas appliances. (Volume 1 appendix O Carbon Monoxide Alarms)
 - vii. Exit doors shall be side swinging. (Volume 1 Appendix O Doors, Gates, Turnstiles 1010.1.2)
 - viii. Exit doors shall swing in the direction of egress travel if the occupant load is 50 or more. (Volume 1 Appendix O Doors, Gates, Turnstiles 1010.1.2.1)
- 12. Meet the requirements of CAW, including:
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. 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.
- 13. Meet the requirements of NLR Wastewater, including:
 - a. No public sewer is available to the property. A public main extension will be required if development chooses to connect to public sewer.



VICINITY MAP

THIS PLAT



LEGEND

- SHOWS EXISTING STREETS
- SHOWS 1/2\"/>
- SHOWS FOUND SURVEY MARKERS AS DESCRIBED
- SHOWS BOUNDARY LINE
- SHOWS OLD PARCEL LINE
- SHOWS BEARING, LENGTH AND DRAINAGE DIRECTION

LEGAL DESCRIPTION

A TRACT OF LAND, LOCATED IN THE WEST PART OF SPANISH GRANT NO. 2497, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SPANISH GRANT NO. 2497, THENCE S 18° 02' 20\"/>

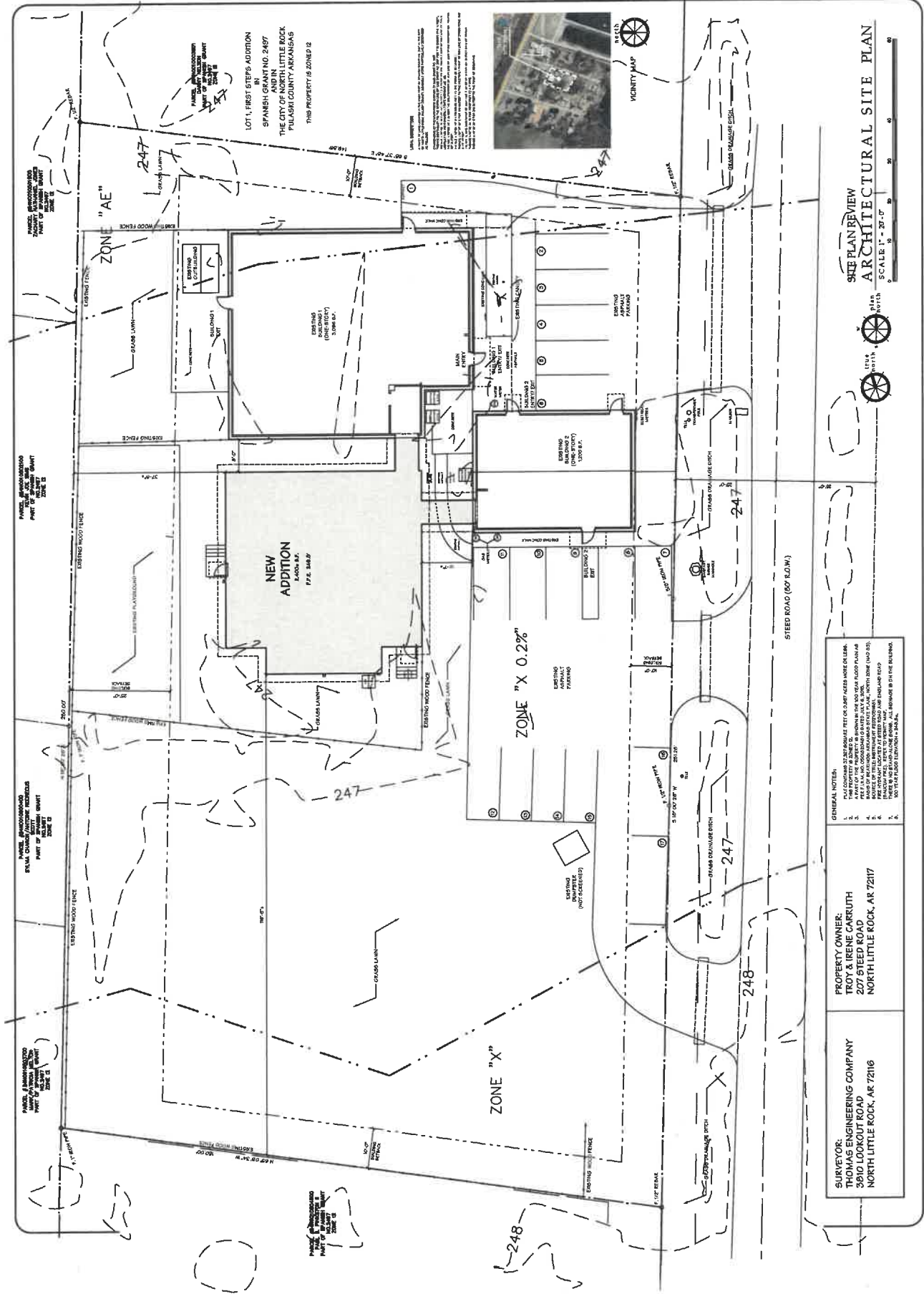
- GENERAL NOTES**
1. PLAT CONTAINS 17.20 SQUARE FEET OR 0.40 ACRES, MORE OR LESS.
 2. THIS PROPERTY IS ZONED C-2.
 3. A PART OF THE PROPERTY IS SHOWN IN THE 10' YEAR FLOOD PLAIN AS PER F-1274.
 4. NO ADJACENT PARCELS ARE SHOWN.
 5. BASIS OF BEARINGS: ARKANSAS STATE PLANE - NORTH ZONE (NAD 83).
 6. SOURCE OF FIELD MEASUREMENTS: 2015/08/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1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First Steps Child Development Center
ADDITION TO
207 Steed Road
North Little Rock, AR 72117

KIP A. MOORE
& Associates, P.A.
Architects
P.O. BOX 1234
NORTH LITTLE ROCK, AR 72117
501-371-7200

DATE: JUNE 15, 2015
SHEET NO: 1.0
PSS-C



SITE PLAN REVIEW
ARCHITECTURAL SITE PLAN
SCALE 1" = 20'-0"

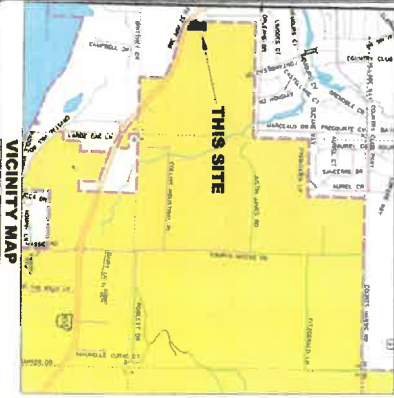
GENERAL NOTES:
1. THE PROPERTY IS ZONED AE.
2. THE PROPERTY IS ZONED AE.
3. THE PROPERTY IS ZONED AE.
4. THE PROPERTY IS ZONED AE.
5. THE PROPERTY IS ZONED AE.
6. THE PROPERTY IS ZONED AE.

PROPERTY OWNER:
TROY & IRENE CARRUTH
207 STEED ROAD
NORTH LITTLE ROCK, AR 72117

SURVEYOR:
THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD
NORTH LITTLE ROCK, AR 72116

Item #4**SD2025-36 WNLR Lot 8 Preliminary Plat @ 12501 Maumelle Blvd**

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention. *OR* 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. Street improvements must be approved by City Engineer and accepted by City Council.
3. Meet the requirements of the City Engineer.
4. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
6. Meet the requirements of the Master Street Plan.
7. Meet the requirements of the Screening and Landscaping ordinance.
8. Meet the requirements of the Fire Marshal.
9. Meet the requirements of CAW.
10. Meet the requirements of NLR Wastewater, including:
 - a. White Oak Connection Fee applies. Payment of the fee is required prior to connection to NLRW's collection system.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.



VICINITY MAP

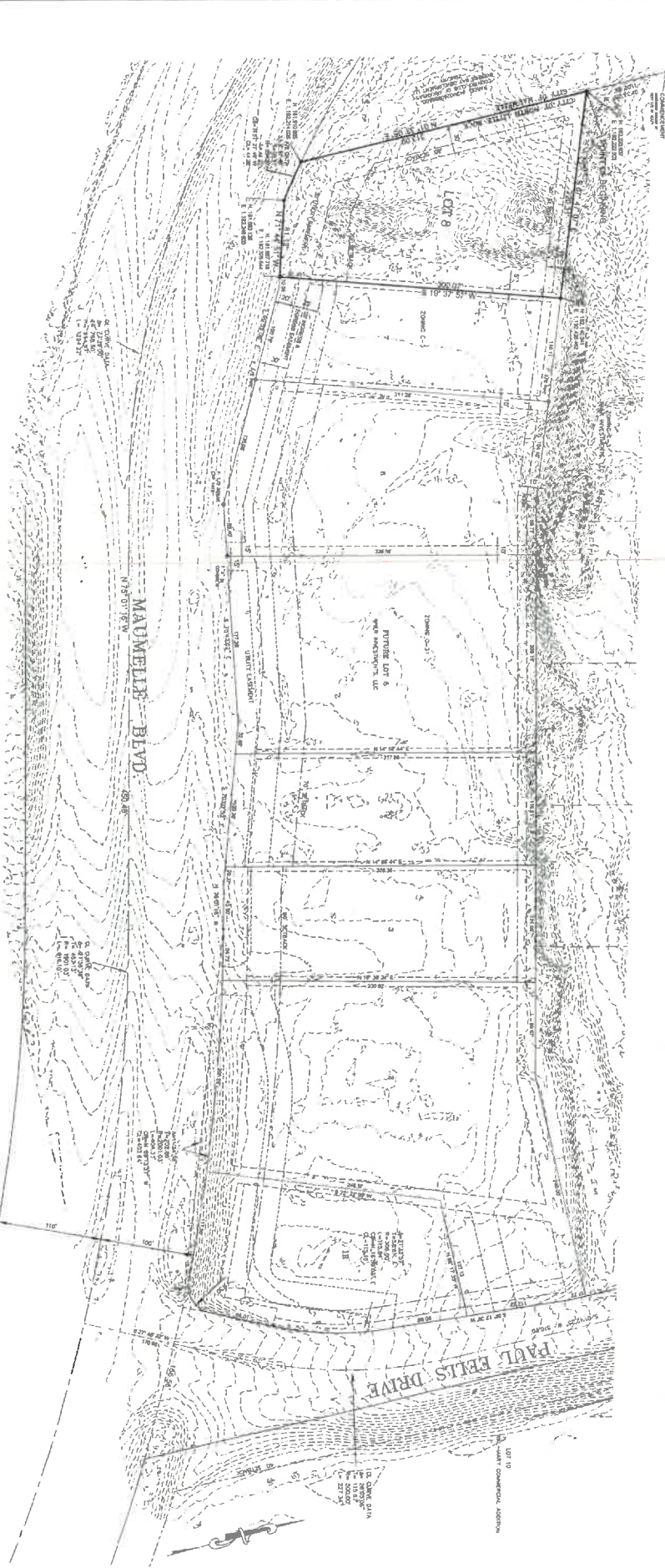
THESE PLANS AND SPECIFICATIONS WERE PREPARED BY THE ENGINEER AND ARCHITECT FOR THE CITY OF NORTH LITTLE ROCK, ARKANSAS, AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE. THE ENGINEER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CITY OF NORTH LITTLE ROCK, ARKANSAS, OR FOR THE RESULTS OF ANY INVESTIGATION OR CONSTRUCTION OF THE PROJECT. THE ENGINEER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CITY OF NORTH LITTLE ROCK, ARKANSAS, OR FOR THE RESULTS OF ANY INVESTIGATION OR CONSTRUCTION OF THE PROJECT.

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PRELIMINARY PLAT OF LOT 8 WNLR COMMERCIAL ADDITION IN THE CITY OF NORTH LITTLE ROCK AND IN WITH & SE/4 SECTION 4 TOWNSHIP 2 NORTH, RANGE 13 WEST PULASKI COUNTY, ARKANSAS



GRAPHIC SCALE

OWNER & SUBDIVIDER: STONEHILL, LLC 2200 N. ROCKY PARKWAY RD., SUITE 201 ANDREW COLLINS TEL: NO. 501.907.8070

THOMAS ENGINEERING COMPANY LOT 8 WNLR COMMERCIAL ADDITION NORTH LITTLE ROCK, ARKANSAS

3810 LOBBERT ROAD, N. LITTLE ROCK, AR 72116 TEL: 501-753-4483 FAX: 501-753-4814

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, NLR, AR

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.

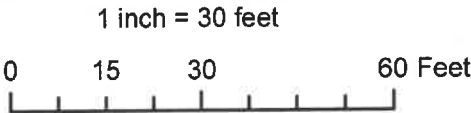
Staff Summary:

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. There is adequate area on-site to provide 2 parking spaces per unit. The site is indicated as Duplex on the Land Use Plan. Staff is supportive of the applicant's request.

Rezone Case #2025-13



Ortho Map



Date: 6/9/2025

Rezone Case #2025-13



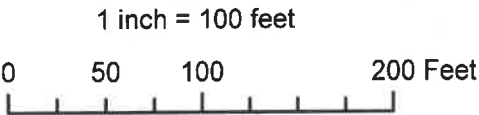
Rezone #2025-13

5110 Lynch Dr.

To rezone from R3 to R4 to recognize two existing homes on a single lot.



Zoning Map



Date: 6/9/2025

Item #6
Rezone #2025-14

Request: a rezoning from C3 to R3 to allow construction of a single family home

Location of the Request: @ 1615 N Poplar Street, NLR, AR

Applicant: Nick Tucker, Tucker Land Surveying

Owner: Mid-Ark Homes, LLC

Legal Description: Lot 10, Block 27, North Argenta Addition to the City of North Little Rock, Pulaski County, AR

Background: The property was rezoned from R2 to C3 by adoption of Ordinance #3947 on June 28, 1971. The Ordinance rezoned a number of properties in a general area from E 13th Street north to E 22nd Street and Cypress Street on the east to Main Street on the west from various zoning classifications to I1, C3, C1 and R4. There have been a few rezoning requests in recent past which have rezoned properties to R2 and R3 in this area to allow new home construction.

Site Characteristics: The property is a vacant lot. A demolition permit was issued for the former home in May 2025. The area is primarily single family with a number of vacant lots in the area. The site is located one block east of Main Street and a few blocks north of Curtis Sykes Drive.

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

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Single Family
South	C3	Single Family
East	C3	Single Family and Vacant C3 Zoned Lots
West	C3	Parking Lot for Full Counsel Christian Fellowship Church

General Information:

1. **Compatible with previous actions?** Historically the City has rezoned property to allow construction of new homes as proposed by the applicant.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public service and utilities with the construction of a new single family home.

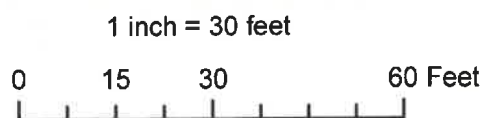
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** It is possible the construction of a new home may have a positive impact on the area.
6. **Is the site of adequate size for the development?** The site is adequate to allow construction of a new single family home.
7. **Will this set a precedent for future rezoning?** The area is predominately single family homes. The rezoning will have little to no impact on future rezoning requests in the area.
8. **Should a different zoning classification be requested?** Rezoning to R3 is consistent with the development pattern and lot and area size requirements of the zoning district.

Staff Summary: The applicant is seeking a rezoning of the property from C3 to R3 to allow construction of a new single family home on the existing lot. The area is predominately residential with the non-residential uses located to the east along the interstate frontage and to the west along Main Street. The site is indicated on the Land Use Plan as Duplex Residential. Staff is supportive of the request.

Rezone Case #2025-14



Ortho Map

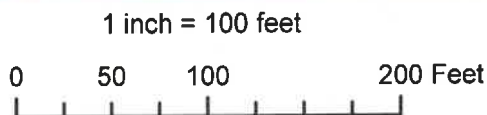


Date: 7/21/2025

Rezone Case #2025-14



Zoning Map



Date: 7/21/2025



Item #7
Rezone #2025-15

Request: a rezoning from C3 to R3 to allow construction of a single family home

Location of the Request: @ 1608 N Olive Street, NLR, AR

Applicant: Nick Tucker, Tucker Land Surveying

Owner: Mid-Ark Homes, LLC

Legal Description: Lot 4, Block 2, Baums Re-subdivision to the City of North Little Rock, Pulaski County, AR

Background: The property was rezoned from R2 to C3 by adoption of Ordinance #3947 on June 28, 1971. The Ordinance rezoned a number of properties in a general area from E 13th Street north to E 22nd Street and Cypress Street on the east to Main Street on the west from various zoning classifications to I1, C3, C1 and R4. There have been a few rezoning requests in recent past which have rezoned properties to R2 and R3 in this area to allow new home construction.

Site Characteristics: The property is a vacant lot as well as the lot located to the south. The area is primarily single family with few vacant lots in this area. The site is located one block west of N Cypress Street and Interstate 30. Curtis Sykes Drive is located one block to the south.

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

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Single Family
South	C3	Single Family
East	C3	Funeral Home & Retail
West	C3	Single Family

General Information:

1. **Compatible with previous actions?** Historically the City has rezoned property to allow construction of new homes as proposed by the applicant.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public service and utilities with the construction of a new single family home.
4. **Legal Consideration/Reasonableness?** The request is reasonable.

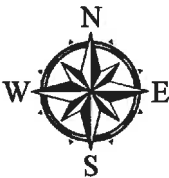
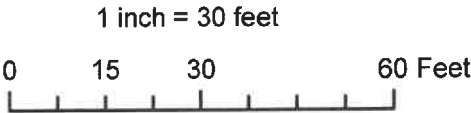
5. **Will the approval have a stabilizing effect on surrounding properties?** It is possible the construction of a new home may have a positive impact on the area.
6. **Is the site of adequate size for the development?** The site is adequate to allow construction of a new single family home.
7. **Will this set a precedent for future rezoning?** The area is predominately single family homes. The rezoning will have little to no impact on future rezoning requests in the area.
8. **Should a different zoning classification be requested?** Rezoning to R3 is consistent with the development pattern and lot and area size requirements of the zoning district.

Staff Summary: The applicant is seeking a rezoning of the property from C3 to R3 to allow construction of a new single family home on the existing lot. The area is predominately residential with the non-residential uses located to the east along the interstate frontage and to the west along Main Street. The site is indicated on the Land Use Plan as Duplex Residential. Staff is supportive of the request.

Rezone Case #2025-15

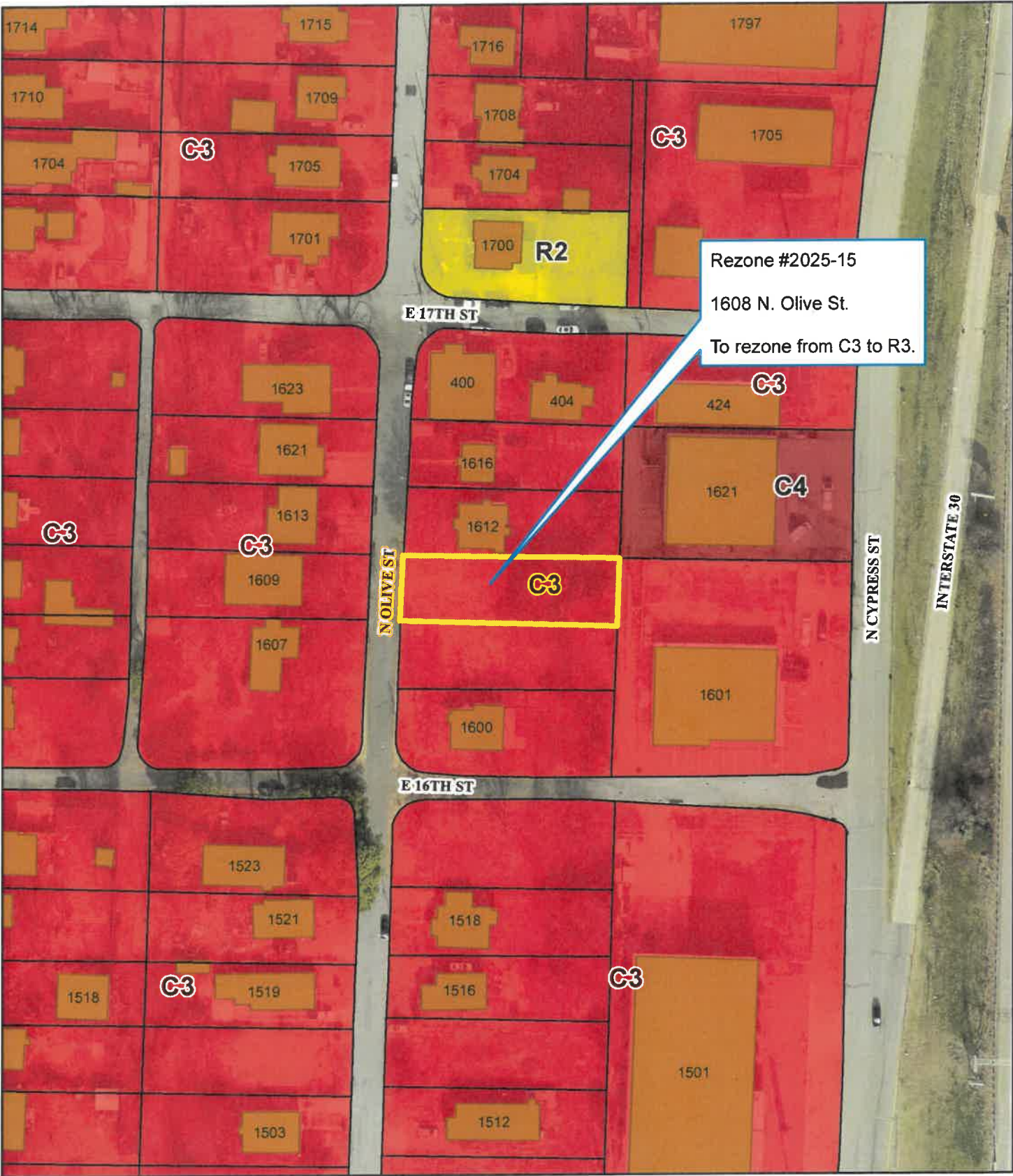


Ortho Map

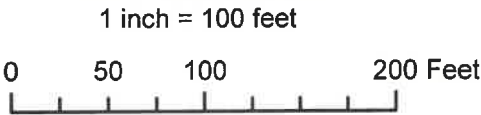


Date: 7/21/2025

Rezone Case #2025-15



Zoning Map



Date: 7/21/2025



Item #8
Rezone #2025-16

Request: a rezoning from C3 to R3 to allow construction of a single family home

Location of the Request: @ 2518 Franklin Street, NLR, AR

Applicant: Nick Tucker, Tucker Land Surveying

Owner: Mid-Ark Homes, LLC

Legal Description: Lot 4, Block 2, Baums Resubdivision to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The property is located south of the Pike Plaza Shopping Center and east of Cedar Gardens Public Housing and Heritage House Senior Public Housing Apartments. A City of North Little Rock public park, Heritage Park, is located just to the south of this area at 23rd and Franklin Streets. There are a number of homes located in the area which are currently zoned C3 and continue to be occupied as single family homes. Franklin Street is barricaded with a grad rail to the north not allowing a connection to W 26th Street.

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

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Single Family, further north Pike Plaza Shopping Center
South	C3	Single Family, further south Heritage Park
East	C3	Single Family, further east Pike Avenue
West	C3	Single Family, further west Cedar Gardens and Heritage House Senior Public Housing

General Information:

1. **Compatible with previous actions?** Historically the City has rezoned property to allow construction of new homes as proposed by the applicant.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public service and utilities with the construction of the new home.
4. **Legal Consideration/Reasonableness?** The request is reasonable.

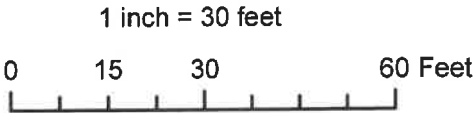
5. **Will the approval have a stabilizing effect on surrounding properties?** It is possible the construction of a new home may have a positive impact on the area.
6. **Is the site of adequate size for the development?** The site is adequate to allow construction of a new single family home.
7. **Will this set a precedent for future rezoning?** The area is predominately single family homes. The rezoning will have little to no impact on future rezoning requests in the area.
8. **Should a different zoning classification be requested?** Rezoning to R3 is consistent with the development pattern and lot and area size requirements of the zoning district.

Staff Summary: The applicant is seeking a rezoning of the property from C3 to R3 to allow construction of a new single family home on the existing lot. The area is predominately residential with the non-residential uses located to the north within the Pike Plaza Shopping Center. The site is indicated on the Land Use Plan as Single Family Residential. Staff is supportive of the request.

Rezone Case #2025-16

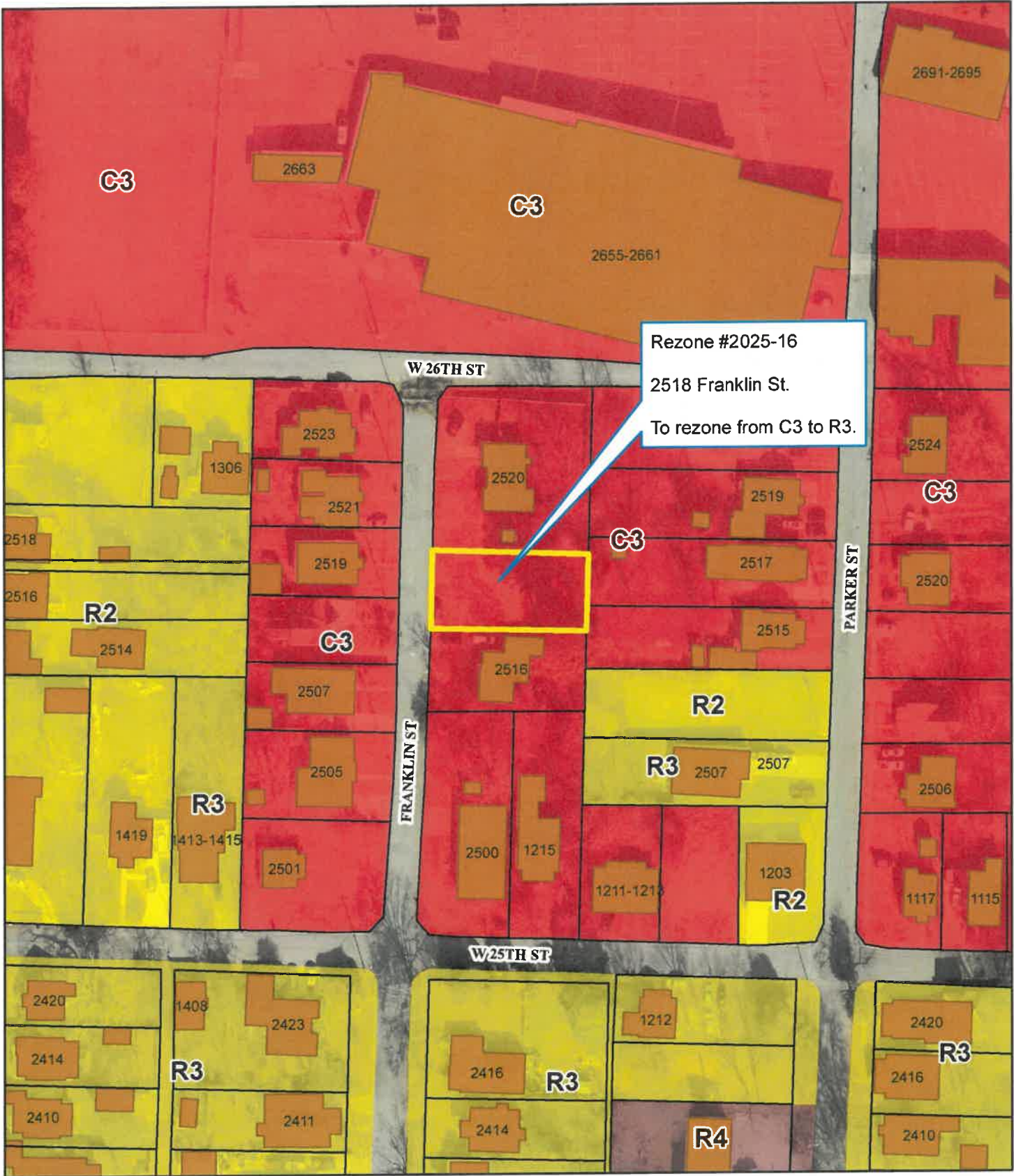


Ortho Map



Date: 7/21/2025

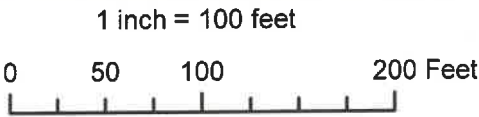
Rezone Case #2025-16



Rezoning #2025-16
2518 Franklin St.
To rezone from C3 to R3.



Zoning Map



Date: 7/21/2025



Item #9
Rezone #2025-17

Request: a rezoning from R4 to C6 to allow construction of a duplex

Location of the Request: @ 408 E 8th Street, NLR, AR

Applicant/Owner: Charles Gray

Legal Description: The east 46-feet of Lot 1, Block 44, Original Town of Argenta now to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The former home has been demolished. There are new residential homes, single family, duplex and multi-unit developments, occurring in the neighborhood. The non-residential uses are located to the east along the Interstate Frontage. Residential is the primary use from the alley abutting the Freeway Frontage to the west. There are currently 14 units of multi-family housing under construction wrapping this property to the south and west. A total of 55 new units have been approved to the west fronting N Olive Street located in the 700 and 800 Blocks.

Master Street Plan: E 8th Street is indicated as a local residential street on the Master Street Plan. E 8th Street is indicated with a Bike Lane on the Master Bike Plan. To the north along SA Jones Drive a bike route is indicated on the Master Bike Plan.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6 & C1	Vacant Lots and Single Family
South	C6	Multi-family Under Construction
East	I2	Warehouse
West	C6	Multi-family Under Construction

General Information:

1. **Neighborhood Position/Comment?** None at the time of printing.
2. **Effect on public service and utilities?** There should be minimal effect on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The recent construction of new housing appears to have had a positive impact on the area.
6. **Is the site of adequate size for the development?** The site is adequate to allow construction of a new duplex unit.
7. **Will this set a precedent for future rezoning?** The area is predominately zoned C6. The rezoning will have little to no impact on future rezoning requests in the area.

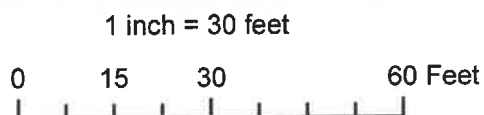
8. **Should a different zoning classification be requested?** Rezoning to C6 is consistent with the development pattern and lot and area size requirements of the zoning district.

Staff Summary: The applicant is seeking a rezoning from the current R4 zoning classification to C6 to allow construction of a duplex on the property. The former single family home has been removed by the owner. The owner desires to construct a new residential duplex on the property. There are currently residential units under construction to the south and west of this property containing two buildings each with seven units. Further south is a duplex one lot removed from Bishop Lindsey Avenue. To the north of this property, across E 8th Street, are two additional buildings each containing seven units and a duplex. A total of 55 new units have been approved to the west fronting N Olive Street located in the 700 and 800 Blocks. The site plan indicates the placement of on-site parking, 2 spaces, are required by the C6 zoning district. The site is indicated as Central Business District on the Land Use Plan. Staff is supportive of the applicant's request.

Rezone Case #2025-17



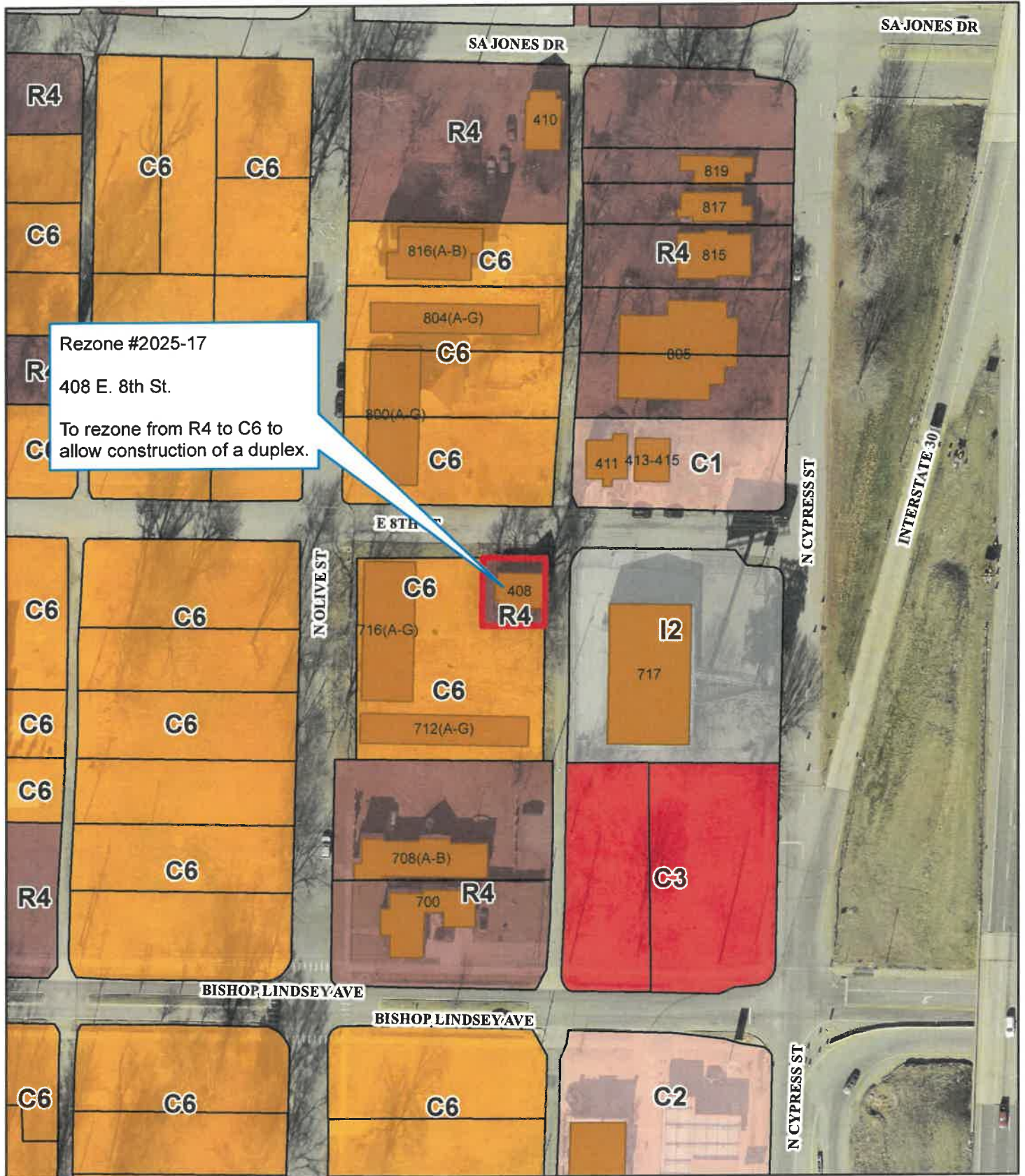
Ortho Map



Date: 7/21/2025



Rezone Case #2025-17



Rezone #2025-17

408 E. 8th St.

To rezone from R4 to C6 to allow construction of a duplex.



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 7/21/2025



Item #10
Special Use # SU2025-14

Request: a Special Use to allow an events center in a C6 zoning district

Location of the Request: @ 717 Main Street, NLR, AR

Legal Description: Lot 3A, Block 12, Being a Replat of Lot 3, Block 12, Clendennin Addition to the City of North Little Rock, Pulaski County, AR

Applicant: The Reserve @ Argenta, Lyndsey Pardue

Owner: 7th Street LLC

Site Characteristics: The request is located on Main Street just south of the Main Street viaduct. The block contains a number of office and retail uses. A Conditional Use for a pay parking lot was recently approved across Main Street from this location at the former Police Sub-station which is currently under renovation for office space.

Master Street Plan: Main Street is classified as a Minor Arterial on the Master Street Plan. There are no dedicated bikeways located adjacent to this site.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6	Office
South	C6	Office/Retail
East	C6	Office
West	C6	Residential

General Information:

1. **Compatible with previous actions?** Special Use requests have been approved previously to allow event centers within zoning districts in which they are not typically permitted.
2. **Neighborhood Position/Comment?** Staff has received a number of informational phone calls concerning the request.
3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities with the approval of the events center.
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 with the exception to the apartment development to the west.
6. **Is the site of adequate size for the development?** The site is adequate for development.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** The appropriate request is a Special Use to allow an events center within this zoning district.

Staff Summary:

The applicant is seeking approval of a Special Use to allow an events center to be added as a use for the site. The original concept of the Reserve at Argenta was a membership co-working space. The site has 2 conference room areas for large or small conference room needs. According to the applicant the space was designed to be configurable for multiple uses. After opening the space the applicant began leasing the space for events. The applicant states with the co-working desks and chairs out of the way the location will host vendor markets, corporate gatherings, tea parties, church events and more.

The applicant indicates events will be limited to 50 guests or fewer per event. The events will be similar to previously hosted events such as Weddings, Reception, Conferences, Seminars, Showers (Wedding and Baby), and Business Meetings.

Due to the current site development parking is not available on-site. The required parking must be provided off-site and continue to be enforce to satisfy the parking requirement as typically required for all events centers. Events Centers are typically required to provide one parking space per five occupants per the Fire Marshall's approved occupancy load. Typical parking for an events center with 50 guests would be 10 parking spaces. The applicant has not provided a parking plan for the events center. Staff has concerns with the lack of designated parking an issue may arise for the area more specifically the adjacent lots which do have available parking for their use and/or the residence to the west.

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 or provide a parking agreement to meet the minimum on-site parking requirement.
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 #2025-14



Ortho Map

1 inch = 30 feet

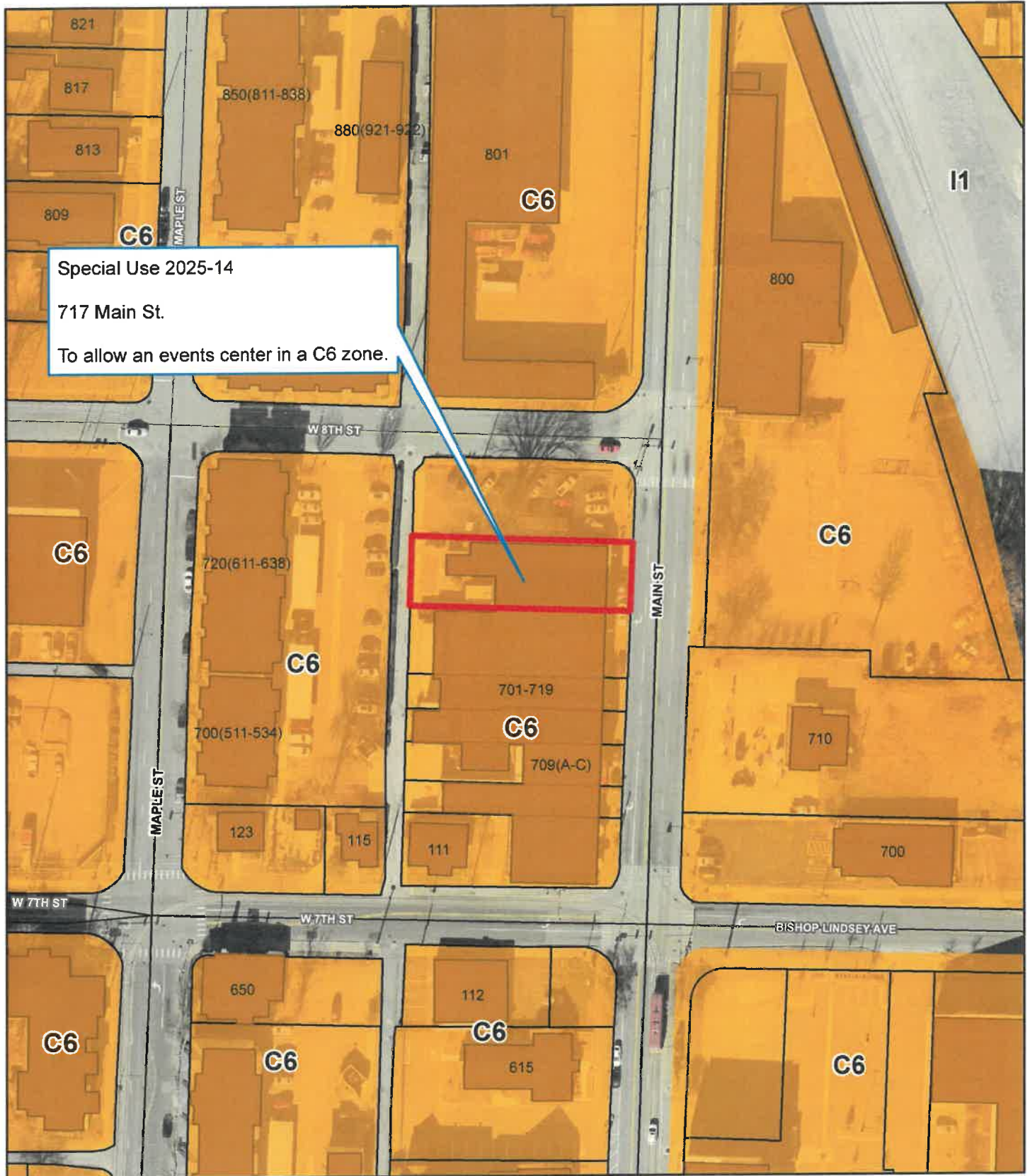
0 15 30 60 Feet



Date: 7/21/2025

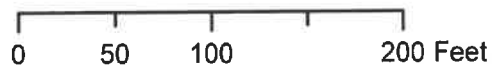
Not an actual survey

Special Use #2025-14



Zoning Map

1 inch = 100 feet



Date: 7/21/2025

Not an actual survey

Item #11
Conditional Use #2025-05

Request: a Conditional Use to allow the auto sales and the outdoor display of U-Haul Trucks and Trailers

Location of the Request: @ 5420 MacArthur Drive, NLR, AR

Legal Description: Lot 1 of the Toland's Subdivision to the City of North Little Rock, Pulaski County, AR Less and Except the East 10.9-feet and Less and Except beginning at the Southeast Corner of Lot 1 Toland's Subdivision N89°46'W along the south line 75.42-feet N64°11'02"E 84.14-feet to east line of Lot 1 Toland's Subdivision being 36.95-feet from the southeast corner of Lot 1 Toland's Subdivision Thence S0°30'W along the east line 36.95-feet to the point of beginning and Lot 4 Toland's Subdivision less and except the south 105-feet and Part of Lot 1 in a metes and bound description area beginning at the southeast corner of Lot 1 Toland's Subdivision N89°46'W along the south line 75.42-feet N64°11'02"E 84.14-feet to east line of Lot 1 Toland's Subdivision point being 36.95-feet from the southeast corner of Lot 1 Toland's Subdivision Thence S0°30'W along east line 36.95-feet to the point of beginning combined with 33N1030103001 S16-T2N-R12W.

Applicant/Owner: Patricia Wade & Wade Investments Group LLC

Site Characteristics: The property has multiple uses including a contractor's office, U-Haul rental, auto sales. There is a carwash located to the south of the site. West of the site is Budget Transmission, mini-warehouse and a convenience store. North of the site is Rock Street and vacant commercially zoned property. East of the site are single family homes located across Rock Street. The northern lot is being used to store the U-Haul vehicles with the office on the southern lot.

Master Street Plan: MacArthur Drive, State Highway 365, is indicated on the Master Street Plan as a Principal Arterial Street. There is a Bike Route indicated on the Master Bike Plan to the north along East and West Military Drive.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4	Vacant Commercial Property
South	C3	Carwash
East	R2	Single Family
West	C4	Budget Transmission and Mini-warehouse

General Information:

1. **Compatible with previous actions?** The City has allowed a Conditional Use for Rentals in pervious requests.
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 Conditional Use to allow U-Haul Rental and Auto Sales.

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 with the approval of the Conditional Use as proposed.
6. **Is the site of adequate size for the development?** The site is adequate in size for the proposed use.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** A Conditional Use is the appropriate request to allow auto sales and rental in a C4 zoning district.

Staff Summary: The applicant is seeking approval of a Conditional Use to allow auto sales and U-Haul rental. The activities have been occurring for a number of years without a business license for the auto sales and U-Haul rental. The applicant requested a zoning certificate to obtain a business license for these activities and was denied due to the lack of a Conditional Use for the activities. The applicant indicates the vehicles are rented from U-Haul via their Web-site and the applicant's function is to provide the vehicle keys to the renter and accept the vehicle keys upon return. The auto sales are limited to a few (5 or fewer) vehicles offered for sale at this location.

Conditions to Consider:

1. Hours of operation: 7am - 7pm, Monday- Sunday.
2. Fences shall not be allowed in the front yard of a vehicle leasing lot (U-Haul Vehicles/Trailers) or vehicle sales lot except as otherwise required by separate regulation.
3. Sales or lease vehicles shall be displayed or displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the standards of Article 6 and the City Engineer. Sales or lease vehicles shall not be displayed or stored on grass or gravel surfaces.
4. There shall be a ratio of one vehicle (sale or lease vehicles) 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 areas with a structure(s).
5. All signage shall meet the requirements of Article 14, Signs of the Zoning Ordinance.
6. The business shall limit outdoor noise to promote a quiet setting. Use of outdoor speaker systems or amplified sound is not permitted.
7. All illumination shall be shielded and directed away from adjacent property.
8. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
9. Applicant must meet all applicable Federal, State, County and City requirements.
10. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
11. Required permits and/or business license must be obtained within 12-months of the date of approval of the Conditional Use by City Council. Failure to obtain required permits and/or business license will result in notice of revocation of approval of the Conditional Use.
12. 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 Conditional Use and/or removal of electric power meter.

Conditional Use # 2025-05



Ortho Map

1 inch = 40 feet

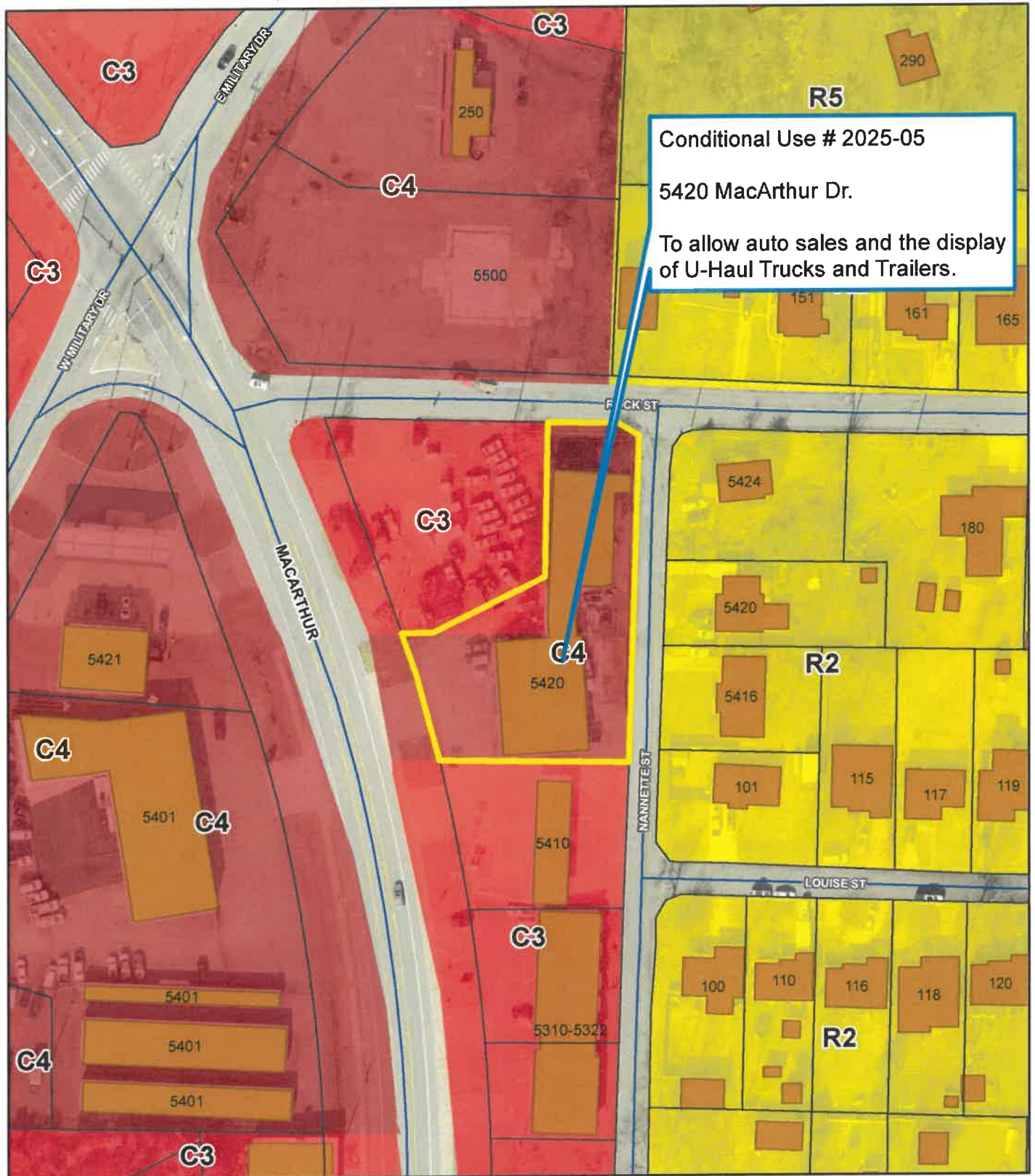
0 20 40 80 Feet



Date: 5/23/2025

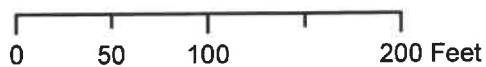
Map is not to survey accuracy

Conditional Use # 2025-05



Zoning Map

1 inch = 100 feet



Date: 5/23/2025

Map is not to survey accuracy

Item #12
Conditional Use #2025-07

Request: a Conditional Use to allow a Tire Store in a C4 zoning district

Location of the Request: 1601 E Broadway, NLR, AR

Legal Description: Lot 10, 11 and 12, Block 31, Argenta Annex Subdivision to the City of North Little Rock, AR

Applicant/Owner: Clifton Family LLLP

Site Characteristics: The site is located on the northeast corner of E Broadway and N Cornish Street. The building was recently remodeled. To the south and east of the property are automobile sales lots. There are also a number of automobile repair shops located in the area.

Master Street Plan: E Broadway is indicated on the Master Street Plan as a minor arterial. 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	C4	Residential
South	C4	Auto Sales
East	C4	Auto Sales
West	C4	Warehouse

Background:

1. **Compatible with previous actions?** Tire stores in C4 Zoning Districts have been approved in the past. There are a number of tire stores located along E Broadway which have been reviewed and approved via Special or Conditional Use request.
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 approval of the Special Use for a tire store.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** If the site is managed properly and tire are stored inside the building could be appropriate.
6. **Is the site of adequate size for the development?** The site is adequate in size for the proposed use.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** A Conditional Use is the avenue to allow the use of the site as a tire shop in a C4 zoning district.

Staff Summary: The applicant is seeking approval of a Conditional Use to allow a tire store at this location. The Assessor's Office list the property containing 728 square feet of shop area and 528 square feet of office area. There is a 15-foot x 20-foot (300 square foot) under roof fenced storage area to the rear of the building. The site contains a concrete apron extending from E Broadway. The parking area is a mix of grass and gravel which is substandard for typical parking requirements.

In the past tire stores have become problematic in that the timely disposal of waste tires has not been adhered to resulting in a number of waste tires being stored on-sites. This creates a nuisance for the neighbors and the City as a whole with the potential for waste tire harboring rodents and mosquitos. Proper management of waste tires in addition to only servicing vehicles inside the building must be a priority for the business to limit the potential adverse impact on the neighborhood and the area.

Conditions to Consider:

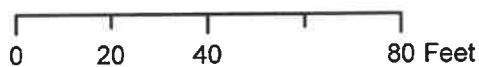
1. Hours of operation 7 am to 7 pm Monday through Saturday.
2. All tires are to be stored in a dry securable area and within the primary structure. No outside open-air storage of tires is permitted.
3. Up to 20 tires for sale may be displayed outside during business hours and is considered temporary tire storage. Tires shall be kept neat and organized. Temporary outside displayed tires for sale shall be kept a maximum of 10 feet from the primary structure.
4. Isolate tires from other stored materials that may create a hazard if a fire were to occur including, but not limited to, lead acid batteries, fuel tanks, solvent barrels, and pesticide containers.
5. No more than 100 tires per 1,500 square feet of inside storage space is permitted. This includes tire inventory as well as waste tires.
6. A regular pick-up of tires removed by the tire shop must take place by a licensed carrier to avoid any undo amount of tires stored on the property.
7. Tires are to only be repaired or replaced inside the building. No outdoor tire replacement is permitted.
8. No auto repair other than repairs associated with the removal or replacement of tires is permitted. Auto repair minor, brake replacement is permitted.
9. The business shall limit outdoor noise to promote a quiet setting. Use of outdoor speaker systems or amplified sound is not permitted.
10. All illumination shall be shielded and directed away from adjacent property.
11. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
12. Applicant must meet all applicable Federal, State, County and City requirements.
13. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
14. Required permits and/or business license must be obtained within 12-months of the date of approval of the Conditional Use by City Council. Failure to obtain required permits and/or business license will result in notice of revocation of approval of the Conditional Use.
15. 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 Conditional Use and/or removal of electric power meter.

Conditional Use # 2025-07



Ortho Map

1 inch = 40 feet



Date: 7/21/2025

Map is not to survey accuracy

Conditional Use # 2025-07



Zoning Map

1 inch = 100 feet



Date: 7/21/2025

Map is not to survey accuracy