

North Little Rock Planning Commission
September 9, 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: City Attorney Amy Fields to address the Commission regarding an amendment to the Arkansas Freedom of Information Act

Approval of Minutes: ▪ August 12, 2025

Planning Commission Hearing Items:

1. SD2025-37 Theresa Circle Addition Lot R Replat to allow future development of a retail building @ 4524 MacArthur Dr
2. SD2025-39 Springhill Development Lot 6 Block 3 SPR for a Parking Lot Expansion @ 4300 Stockton Dr
3. SD2025-41 Wiess Anderson Subdivision Revised SPR for an Events Center @ 112 Smarthouse Way
4. SU2025-15 Wiess Anderson Revised Special Use to revise a previously approved Events Center @ 112 Smarthouse Way
5. RZ2025-13 a rezoning from R3 to R4 to recognize 2 existing homes on a single lot @ 5110 Lynch Drive
6. RZ2025-20 a rezoning from R3 to R4 to recognize an existing triplex @ 1519 W 46th Street
7. CU2025-10 a revision to an existing Conditional Use to extend the hours of operation for a tire store @ 1600 E Broadway
8. CU2025-07 a Conditional Use to amend the previously reviewed hours of operation by the Commission at their August 12, 2025 hearing for a proposed Tire Sales in a C4 zoning district @ 1601 E Broadway
9. RZ2025-17 a rezoning from R4 to C6 to allow construction of a duplex @ 408 E 8th Street

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
August 12, 2025**

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

Planning Commission Members Present:

Emanuel Banks
Don Chambers
Charlie Foster
Junior Phillips
Reverend William Robinson
Edward Wallace
Steve White, Chairman

Members Absent:

Vandy Belasco
Renee Pierce

Staff Present:

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

Administrative:

Excuse members not present:

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

Approval of Minutes:

Commissioner Chambers made a motion to approve the July 8, 2025, minute summary as submitted. Commissioner Wallace provided a second to the motion. By voice vote, the Commission members voted unanimously in favor of the motion, (7/0/2).

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

1. SD2025-33 Academics Plus Revised Site Plan located at 9701 White Oak Xing

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

1. Engineering requirements on detention:
 - a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
2. 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.

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

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

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. 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.

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

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

Ms. Kristy M. Angyal 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. 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.

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

4. SD2025-36 WNLR Lot 8 Preliminary Plat @ 12501 Maumelle Blvd

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

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for 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.

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

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 at the applicant's request. 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 (7/0/2).
6. **RZ2025-14 a rezoning from C3 to R3 to allow construction of a single family home @ 1615 N Poplar Street**

Chairman White called the item requesting the applicant come forward and provide details of the request. Mr. Jeff Aclin was present representing the request. He stated the request was to rezone the property from the current commercial zoning designation to residential to allow the construction of a new single family home.

Ms. Jeanette Eichhorn addressed the Commission stating she was unsure what the request would allow and what impact the rezoning would have on her property. Staff stated the rezoning was for the one lot and her property would remain zoned commercially.

Mr. John Wheeler addressed the Commission requesting information on the ownership of the proposed new construction. Staff stated the ownership was not a discussion for the Commission. Staff stated the proposal was a rezoning to allow construction of a new home.

Mr. Wheeler stated the previous tenant was not a good neighbor and consistently parked on his property. He questioned if he could put bollards on his driveway to block persons from entering his property. Staff once again stated the Commission could not consider the placement of bollards on his driveway.

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

RZ2025-14 was approved with (7) affirmative votes, (0) no votes and (2) absent.

7. RZ2025-15 a rezoning from C3 to R3 to allow construction of a single family home @ 1608 N Olive Street

Chairman White called the item requesting the applicant come forward and provide details of the request. Mr. Jeff Aclin was present representing the request. He stated the request was to rezone the property from the current commercial zoning designation to residential to allow the construction of a new single family home.

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

RZ2025-15 was approved with (7) affirmative votes, (0) no votes and (2) absent.

8. RZ2025-16 a rezoning from C3 to R3 to allow construction of a single family home @ 2518 Franklin Street

Chairman White called the item requesting the applicant come forward and provide details of the request. Mr. Jeff Aclin was present representing the request. He stated the request was to rezone the property from the current commercial zoning designation to residential to allow the construction of a new single family home.

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

RZ2025-16 was approved with (7) affirmative votes, (0) no votes and (2) absent.

- 9. RZ2025-17 a rezoning from R4 to C6 to allow construction of a duplex @ 408 E 8th Street –** Chairman White called the item. The applicant was not present. Commissioner Chambers moved to postpone the item to the next Commission hearing. All members voted in the affirmative (7/0/2).

10. SU2025-14 a Special Use to allow an events center in a C6 zoning district @ 717 Main Street

Chairman White called the item requesting the applicant come forward and provide details of the request. Ms. Lindsey Pardue and Ms. Kim Allen were present representing the request. Ms. Pardue stated the request was to allow an events center at their business location. She stated the site was flex-shared office space. She stated she and her business partner were unaware the need for a Special Use to allow events until informed by the City Clerk's office. She stated previously they had moved the furniture out and held events such as birthday parties and showers. She stated the space was small and the number of guest was typically fewer than 30. She stated parking was not an issue. She stated there were 6 parking spaces located behind the building off the alley which were dedicated to the space.

There was a general discussion concerning parking and spaces available to serve the events center. It was noted there was a pay parking lot across Main Street and a city owned property lot located to the east off 7th Street.

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

SU2025-14 was approved with (7) affirmative votes, (0) no votes and (2) absent.

- 11. CU2025-05 a Conditional Use to allow Auto Sales and a U-Haul Rental site in a C4 zoning district @ 5420 MacArthur Drive –** 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 (7/0/2).

12. CU2025-07 a Conditional Use to allow Tire Sales in a C4 zoning district @ 1601 E Broadway

Chairman White called the item requesting the applicant come forward and provide details of the request. Mr. Norman Clifton and Mr. Leonardo were present representing the request. Mr. Clifton stated Mr. Leonardo was requesting the Conditional Use to allow tire sales at this location. He stated Mr. Leonardo owned a tire store on E Broadway and desired an additional location.

There was a general discussion concerning the placement of inventory tires and the placement of the used tires removed from the customer vehicle. Mr. Clifton stated the new tires would be stored inside the building and the old tires would be placed in a secure area and removed from the site as needed.

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

CU2025-07 was approved with (7) affirmative votes, (0) no votes and (2) 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 (7/0/2), the meeting was adjourned at 4:25 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, September 9, 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

**SD2025-37 Theresa Circle Addition Lot R Replat to allow future development of a retail building @
4524 MacArthur Dr**

1. Engineering requirements on detention:
 - a. Stormwater detention plan will be required during Site Plan Review process.
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 40 foot right-of-way on Theresa Drive.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide 20 foot right of way dedication along Theresa Drive.
4. Meet the requirements of Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Prior to a building permit request the Planning Commission must approve the proposed site development plan via Site Plan Review.
5. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5-foot sidewalks and ramps with a minimum of 5-foot green space between sidewalks and curb to ADA standards and City standards along Theresa Drive.
 - b. Provide ½ street improvements along Theresa Drive.
 - c. Provide right of way dedication along Theresa Drive to meet the Master Street Plan.
 - d. Provide 5-foot sidewalks and ramps with a minimum of 5-foot green space between sidewalks and curb to ADA standards and City standards along MacArthur Drive.
6. Meet the requirements of the Screening and Landscaping ordinance.
7. Meet the requirements of the Fire Marshal.
8. Meet the requirements of CAW.
9. Meet the requirements of NLR Wastewater, including:
 - a. Please add 15' exclusive sanitary sewer easement to all existing 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.



VICINITY MAP

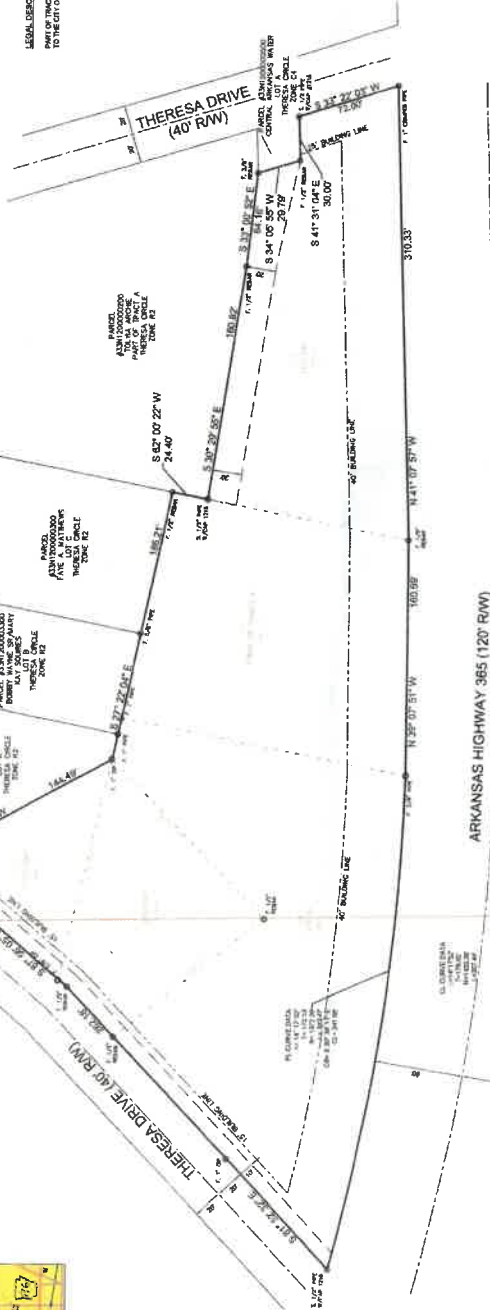
THIS PLAT

LEGEND

- SHOWING EXISTING STREETS
- SHOWING SEWER, UTILITY AND DRAINAGE EASEMENTS
- SHOWING 12' RIGHT-OF-WAY FOR PLAT LOTS
- SHOWING 12' RIGHT-OF-WAY FOR PLAT LOTS
- SHOWING 12' RIGHT-OF-WAY FOR PLAT LOTS
- SHOWING 12' RIGHT-OF-WAY FOR PLAT LOTS
- SHOWING 12' RIGHT-OF-WAY FOR PLAT LOTS
- SHOWING 12' RIGHT-OF-WAY FOR PLAT LOTS

LEGAL DESCRIPTION

ALL OF LOT 1 AND LOT 2 IN THE NORTH LITTLE ROCK SUBDIVISION, BEING A REPLAT OF PART OF TRACT A AND LOTS W, W1, 29A, & AR, THERESA DRIVE ADDITION, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.



LOT R,
THERESA DRIVE ADDITION
(BEING A REPLAT OF PART OF TRACT A AND
LOTS W, W1, 29A, & AR
THERESA DRIVE ADDITION)
IN THE CITY OF NORTH LITTLE ROCK
AND IN THE NW1/4 NE1/4 & NE1/4 NE1/4, SECTION 21,
TOWNSHIP 2 NORTH, RANGE 12 WEST,
PULASKI COUNTY, ARKANSAS



THOMAS ENGINEERING COMPANY
PULASKI COUNTY
NORTH LITTLE ROCK, ARKANSAS
3810 LINDSEY ROAD, N. LITTLE ROCK, AR 72116
TEL. 501-753-4485 FAX 501-753-6814

APPROVED: [Signature]
DATE: 7/9/2025
SHEET NO. 1

GRAPHIC SCALE



GENERAL NOTES

1. LOT R CONTAINS THREE SQUARE FEET OF 200 ACRES, BEING LOT R.
2. THIS PROPERTY IS ZONED CA.
3. THIS PLAT IS NOT IN THE 100-YEAR FLOOD HAZARD MAP FLOOD INSURANCE RATE MAP FOR THE NORTH LITTLE ROCK SUBDIVISION, BEING A REPLAT OF TRACT A AND LOTS W, W1, 29A, & AR, THERESA DRIVE ADDITION, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
4. SOURCE OF TITLE PART OF TRACT A AND LOTS W, W1, 29A, & AR, THERESA DRIVE ADDITION.

CERTIFICATE OF FINAL APPROVAL

I, [Signature], being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the records of the County Clerk of Pulaski County, Arkansas.

DATE: 7/9/2025

OWNER'S SUBDIVISION

DAVID O. MURPHY
4524 MCARTHUR DR
NORTH LITTLE ROCK, AR 72116
BIG SPRING STORES INC
PO BOX 482
PULASKI COUNTY, AR 72116

CERTIFICATE OF OWNER

I, [Signature], being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the records of the County Clerk of Pulaski County, Arkansas.

DATE: 7/9/2025

CERTIFICATE OF OWNER

I, [Signature], being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the records of the County Clerk of Pulaski County, Arkansas.

DATE: 7/9/2025

CERTIFICATE OF SURVEYOR

I, [Signature], being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the records of the County Clerk of Pulaski County, Arkansas.

DATE: 7/9/2025

CERTIFICATE OF RECORDS AND CLERK

I, [Signature], being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the records of the County Clerk of Pulaski County, Arkansas.

DATE: 7/9/2025

Item #2**SD2025-39 Springhill Development Lot 6 Block 3 SPR for a Parking Lot Expansion @ 4300 Stockton Dr**

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to CNLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - f. Street improvements must be approved by City Engineer and accepted by City Council.
4. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
5. Meet the requirements of the Master Street Plan.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide a scaled landscape plan 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. 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 44 trees will be required in the parking area. A minimum of 22 trees are required to be located within the interior of the parking area.
 - 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 September 2025 Planning Commission Hearing.
7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
8. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - ii. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
9. Meet the requirements of CAW.
10. Meet the requirements of NLR Wastewater, including:
 - a. Any existing sanitary sewer manhole effected by proposed improvements will be brought up to grade by the developer.



LEADS AS NOTED	
C	121 - 122 PM
1	WATER MET
2	WATER MET
3	FIRE HONKING
4	WATER METER
5	982
6	CLINIC HONKING
7	CLINIC HONKING
8	CLINIC HONKING
9	FIRE-SPRINK
10	GAS TANK
11	BANGED GAS MINDER
12	POWER TOLE
13	GAS WRE
14	LIGHT TOLL
15	GRASSY TOLL
16	GRASSY TOLL
17	SWIFTY SILENCE HONKING
18	ENHANCED HONKING
19	SEWER OR DRAIN CLEAN-OUTS
20	TELEPHONE HONKING
21	TELEPHONE HONKING
22	CABLE POST
23	CABLE POST
24	CABLE POST
25	CONCRETE
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ADDRESS OF PROPERTY: 4300 STEVENSON DRIVE, NORTH LITTLE ROCK, AR 72033

NAME OF APPLICANT: ARKANSAS STATE PLANE COORDINATE SYSTEM

DATE OF APPLICATION: 12/28/95

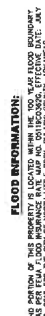
AREA OF PROPERTY: 334,990.57 / 47,690.4 ACRES

ZONING OF PROPERTY: 12 (INDUSTRIAL)

ADDITIONAL COMMENTS: THE EXISTING LAND IS CURRENTLY ZONED FOR WPA. EXISTING PROPOSALS, GRANTED FROM THE COUNTY COMMISSIONER, HAVE LACKED NECESSARY INFORMATION TO DETERMINE THE EXACT LOCATION OF UNDERGROUND FEATURES. THE PROPOSED PROJECT WILL BE CONDUCTED IN A MANNER THAT CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE EXISTING LANDSCAPE MEETS CITY LANDSCAPE STANDARDS.

NLR IND. LLC
P.O. BOX 3546
LITTLE ROCK, AR 72203

2. PROPOSED ADDITIONAL PARKING TOTAL: 255 SPACES



FLOOD INFORMATION:

AND PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY
 ZONE PER FEMA FLOOD INSURANCE RATE MAP NO. 05119C0367G, EFFECTIVE DATE: JULY

LEGAL DESCRIPTION

LEGAL DESCRIPTION

LOT 6R, BLOCK 3 SPRINGHILL DEVELOPMENT, NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 0000000-0000, RECORDED IN PULASKI COUNTY CLERK'S OFFICE.



SCALE IN FEET

0' 20' 40' 60' 80' 100' 120'

SITE PLAN REVIEW

LOT 6R, BLOCK 3
SPRINGHILL DEVELOPMENT

North Little Rock, Pulaski County, Arkansas

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING • CONSULTING SERVICES • LAND SURVEYING
23 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72201

DATE:	JUNE 26, 2025	SCALE:	1" = 40'
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Item #3

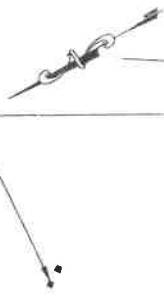
SD2025-41 Wiess Anderson Subdivision Revised SPR for an Events Center @ 112 Smarthouse Way

1. Engineering requirements on detention:
 - a. Storm water detention plan previously approved by City Engineer.
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. All required permits have been issued.
 - b. Provide documentation that shows coordination with the Corps of Engineer's regarding the access easement.
3. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance on amending the Special Use.
4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
5. Meet the requirements of the Master Street Plan.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. 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. Staff acknowledges the applicant's request to apply alternative perimeter shrub and screening standards in place of those specified in the approved landscape plan and Planning Commission action (SD2024-82).
7. Meet the requirements of the Fire Marshal.
8. Meet the requirements of CAW.
9. Meet the requirements of NLR Wastewater, including:
 - a. The proposed development must locate and connect to the existing sewer service line within the parcel.
 - b. Grease interceptor with sampling manhole is required if food will be prepared and sold.
 - c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.

[illegible]

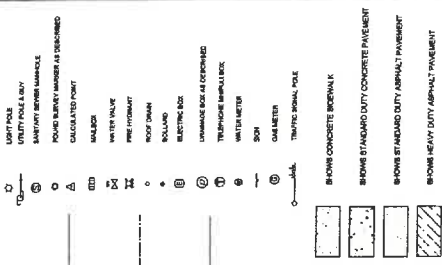
- [illegible]

7. THESE POLYMERIZATION PROCESSES ARE NOT LIMITED TO THE PRESENT DISCLOSURE.



SMART HOUSE WAY (50' R/W)


LOT 5R
WIESS ANDERSON ADDITION



SITE PLAN

**THOMAS
ENGINEERING
COMPANY**

APPROVED	DRAWN BY MMH	DATE 7.29.25	SHEET NO. 1
SCALE 1" = 30'			



3810 LOOKOUT ROAD, N. W.
TEL: 501-753-6483

GRAPHIC SCALE



0739
0739

152 West 10th Street
Cincinnati, Ohio 45202

PARKING

1

Item #4
Special Use #2025-15

Request: A Special Use to revise a previously approved Events Center

Location of the Request: @ 112 Smarthouse Way, NLR, AR

Applicant: Thomas Engineering

Owner: Chubby Little Ground Hogs LLC

Legal Description: Wiess Anderson Subdivision Lot 5R to the City of North Little Rock, Pulaski County, AR

Background: The Commission considered a request to allow an events center at this location in February 2024. The approval allowed the events center and an associated off-site parking lot located to the east of the proposed development site. The off-site parking was approved as a Conditional Use request which will be revoked by City Council upon approval of the current request.

Ordinance #9752 adopted by NLR City Council on February 24, 2025 approved a Special Use for an events center with the proposed parking located adjacent to the buildings along the western perimeter of the lot.

Site Characteristics: The site is located along the Arkansas River to the south with office buildings and an electrical substation located to the north of the site. The parking portion of the development is proposed under an existing power transmission line. The railroad main line is located to the west of the development.

Master Street Plan: Smarthouse Way is indicated as a commercial street on the Master Street Plan. The street has been constructed with curb and gutter. There are no sidewalks in place along the street. There is a bike trail located along the River Trail to the south.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6	Office & Electrical Substation
South	CONS	Arkansas River & Trail
East	C6	Office
West	C6	Railroad ROW/Rail Line

General Information:

1. **Compatible with previous actions?** The Commission previously reviewed and approved an events center for this site.
2. **Neighborhood Position/Comment?** None at the time of printing.

3. **Effect on public service and utilities?** There should be minimal impact on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The events center is currently under construction and does not appear to have had an effect on surrounding properties.
6. **Is the site of adequate size for the development?** The events center is currently under construction and the site appears to be sufficient to support the proposed development.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** A Special Use is the appropriate request to allow an events center in the C6 zoning district.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on August 20, 2025 in conjunction with a Revised Site Plan Review request to allow modifications to the site plan for the events center.

Staff Summary: The applicant is proposing to revise a previously approved Special Use for an events center (SU2024-22). The applicant has indicated a revision to the proposed site plan along with a revision to the Special Use with regard to landscaping and fencing. The applicant has indicated a revision to the dumpster placement and the landscaping along portions of the parking area. The applicant has also revised the placement of the fencing located along the river trail.

The applicant is seeking to place the dumpster at the northwest corner of the parking lot. This places the dumpster in the front yard of the site. Section 5.11.11 of the Zoning Ordinance, Dumpster Enclosure, (A) Dumpsters shall be located within a rear yard and (B) Dumpsters shall be placed within a solid masonry enclosures with gates composed of solid opaque and durable materials. (D) If visible from a public street dumpsters are to be screened with an evergreen vegetative planting capable of obscuring view of the dumpster. The applicant has indicated the dumpster will be enclosed with a wood fence and vegetative plantings are not proposed.

The request is also to allow the removal of the parking lot screening shrubs along the northern parking lot edge. The applicant is proposing the placement of a 6-foot wood fence in-lieu of the plantings. Section 5.11.5 (C) Front yard fences are not allowed in commercial zoning districts. The wood fence proposed is within the front building setback along Smarthouse Way.

The applicant is also proposing to remove previously proposed shrubs along the western property line and is now proposing to utilize the railroad slope as screening. The Zoning Ordinance requires an 8-foot tall, continuous opaque screen. The opaque screen may include one of the following: wall, fence, site grading, or plantings. No fence, wall and/or site grading is required with evergreen trees from Table E. The opaque screen must be opaque within 4 seasons. The applicant is seeking the allowance of the site grade to provide the screening from the properties to the west.

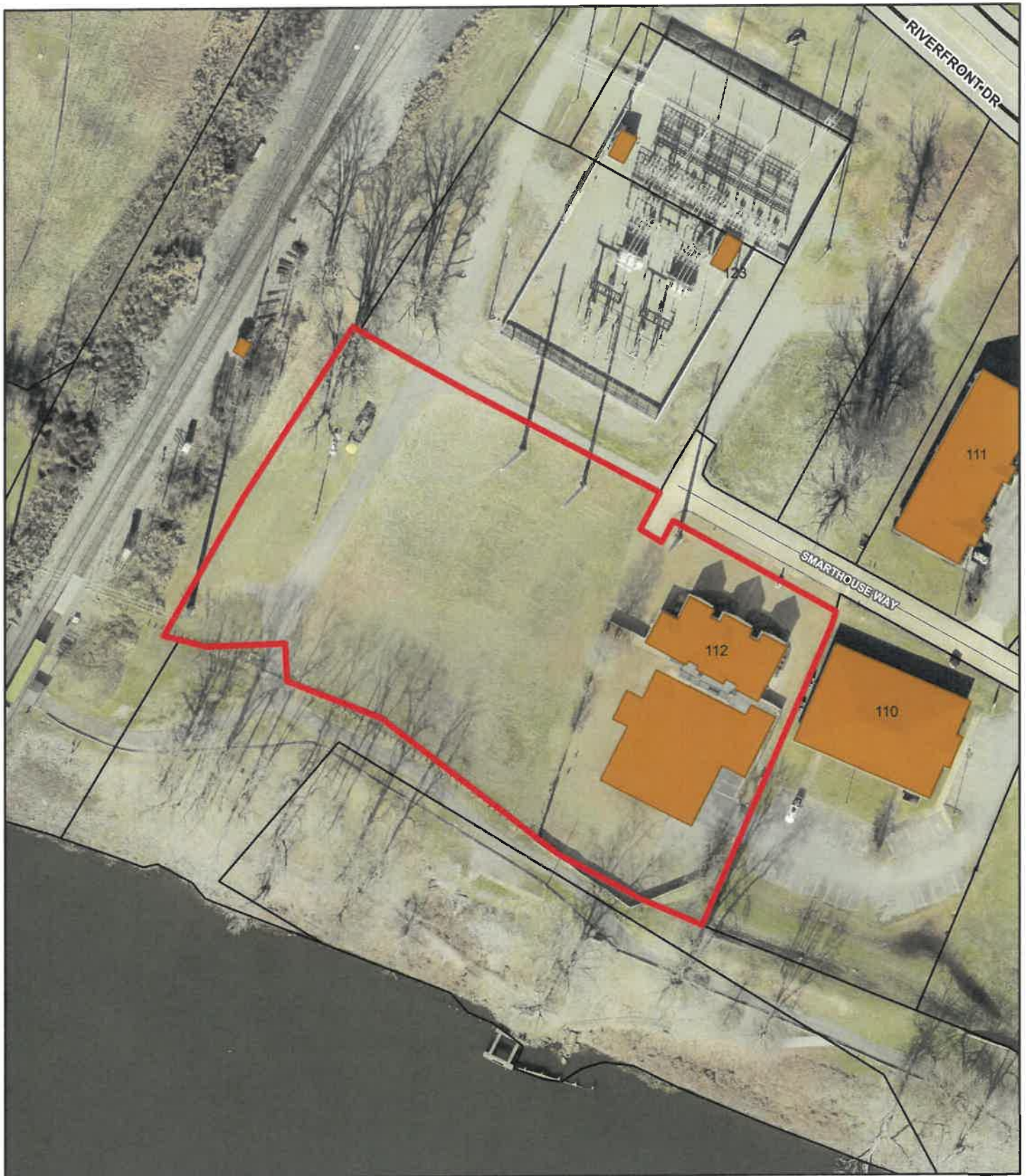
Although staff recognizes the applicant's desire to relocate the dumpster away from the building and place in the parking lot staff is not supportive of the applicant's request to allow wood fencing as the dumpster enclosure. Staff feels if the dumpster is placed in such a visible location the dumpster screening should comply with the minimum ordinance requirements, masonry screening, and planted

vegetation around the enclosure to soften the visual impact of the dumpster from the street. Staff is not supportive of the placement of the wood fence along Smarthouse Way. Staff feels the placement of plant material is a much better option and will provide the desired screening of the electrical substation located to the north of the parking area on Smarthouse Way.

Conditions to Consider:

1. Meet the requirements of SD2025-41.
2. Allow the placement of the dumpster at the northwest corner of the parking lot.
3. Allow the removal of shrubs along the northern parking lot edge and allow the placement of a 6-foot wood fence located in front of the building setback along Smarthouse Way.
4. Provide one on-site parking space per five occupants per the Fire Marshal's approved occupancy load.
5. The days and hours of operation for the events center are from 6 am to midnight daily.
6. Limit outdoor noise to promote a quiet setting. Use of outdoor speaker systems or amplified sound is not permitted.
7. Provide licensed security for events serving alcohol.
8. All illumination shall be shielded and directed away from adjacent property.
9. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
10. Applicant must meet all applicable Federal, State, County and City requirements.
11. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
12. 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.
13. 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.

Special Use #2025-15



Ortho Map

Date: 8/11/2025

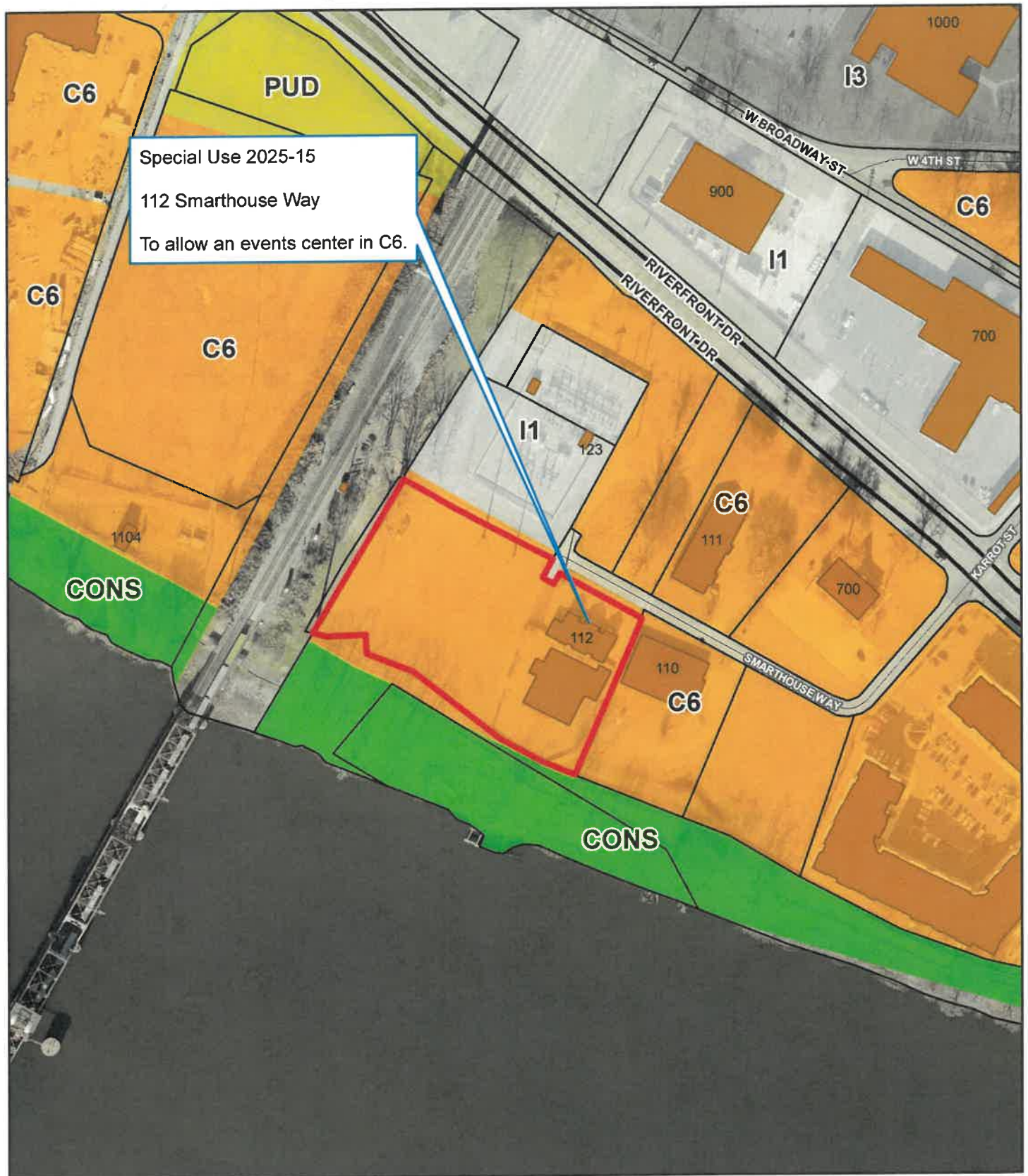
1 inch = 100 feet

0 50 100 200 Feet



Not an actual survey

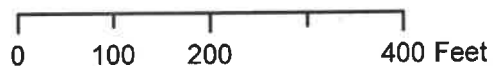
Special Use #2025-15



Zoning Map

Date: 8/11/2025

1 inch = 200 feet



Not an actual survey

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

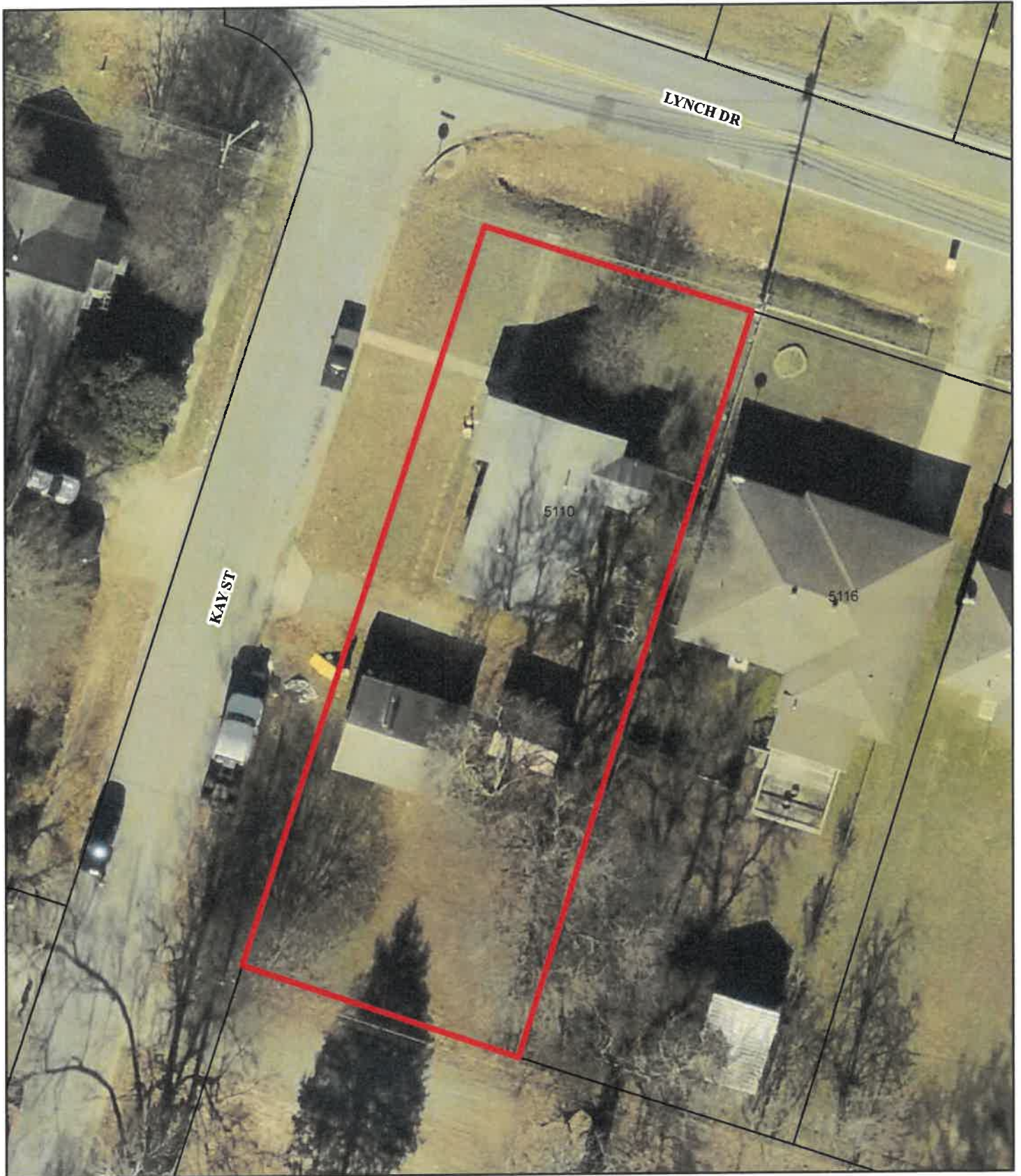
General Information:

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.

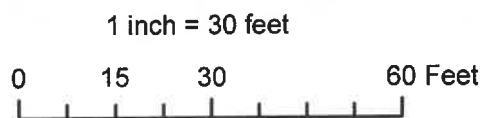
Staff Summary:

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 area 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



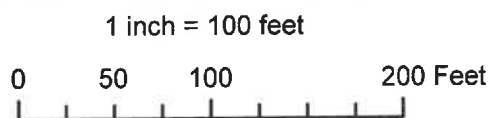
Rezoning #2025-13

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 #2025-20

Request: a rezoning from R3 to R4 to recognize an existing triplex

Location of the Request: @ 1519 W 46th Street, NLR, AR

Legal Description: Lot W-3 Wilkerson Replat No. 2 of Lots 1, 2 and 3 of Wilkerson's Replat of Part of Lot "S" of Wilkerson Subdivision and of Tract "T" of Wilkerson Subdivision in the City of North Little Rock, Pulaski County, AR

Applicant/Owner: Jimenez Investments Inc.

Site Characteristics: The site contains a building which has historically been used as a triplex. Based on the current zoning and the units having not been used for the previous 12-months only 2 units are permitted due to the loss of the previous non-conformity. The applicants are currently renovating the structure to be used as a duplex or triplex provided the zoning request is approved. The building has 3 doors and there are 3 parking pads located off W 46th Street on the lot.

Master Street Plan: W 46th Street is a local Street on the Master Street Plan. There are no dedicated bikeways located in the immediate area.

Surrounding Zoning & Uses

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

General Information:

1. **Compatible with previous actions?** Rezoning requests have been approved to recognize and existing use on a property.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be no effect on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The renovation of the structure into living units should have a positive impact on the area.
6. **Is the site of adequate size for the development?** The site is a developed site. There is ample parking located on site to provide parking for the 3 units.
7. **Will this set a precedent for future rezoning?** This will not set precedent for future rezoning requests.

8. **Should a different zoning classification be requested?** The appropriate zoning to allow a triplex on the property is R4.

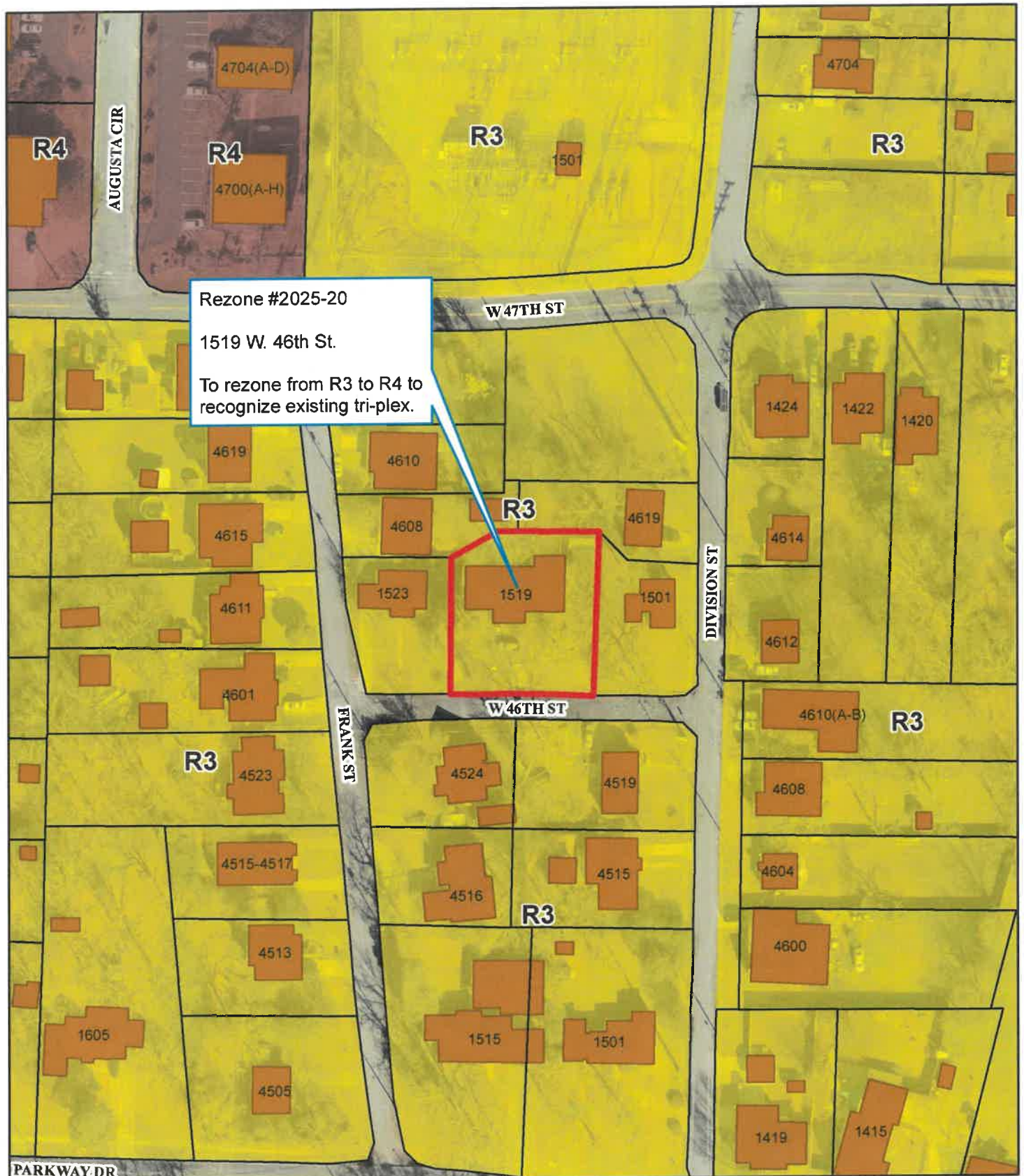
Staff Summary:

The applicant is seeking a rezoning from R3 to R4 to allow an existing structure to be used as a triplex. The property has a history of 3 units and there are 3 separate entrances to the structure visible from W 46th Street. Section 10.1.3 Nonconforming Use of Structures (E) states; *A nonconforming use of a structure or structure and premises may not resume if considered abandoned. A nonconforming use of a structure or structure and premises shall be considered abandoned when it is discontinued for twelve (12) consecutive months. All future use of the structure and premises shall conform to requirements of this Ordinance.*

It appears the structure was constructed in 1952 with a 2,122 square feet of space and was either constructed as a triplex or later converted to a triplex. The building is listed with the County Assessor's office as multi-family. According to the applicant the property was purchased with a rehab agreement as a triplex. The City addressing indicates Unit A and Unit C but there is not a listing for Unit B which would appear at some point in the past 3 units were recognized. The applicant is seeking the rezoning to allow the 3rd unit to be renovated and leased as a living unit.

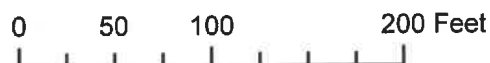
The site is indicated as Single Family on the Land Use Plan. Staff is supportive of the applicant's request to rezone the property to R4 to recognize the historic use of the property.

Rezone Case #2025-20



Zoning Map

1 inch = 100 feet

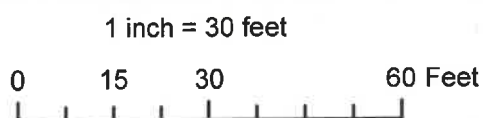


Date: 8/18/2025

Rezone Case #2025-20



Ortho Map



Date: 8/18/2025

Item #7**Conditional Use #2025-10**

Request: a revision to an existing Conditional Use to extend the hours of operation for a tire store located in a C4 zoning district

Location of the Request: @ 1600 E Broadway, NLR, AR

Applicant: Artemio Lugo Flores, Sebastian's Tire Shop and Repair

Owner: Clifton Family LLLP, Norman Clifton

Legal Description: Lots 1, 2 & 3 Block 32 East Argenta Annex to the City of North Little Rock, Pulaski County, AR

Background: Ordinance # 8598 adopted by the NLR City Council on January 13, 2014 approved a conditional use for a tire store in a C4 zoning district at this location with conditions. The approval limited the days and hours of operation to 7 am to 7 pm Monday through Saturday. The applicant is seeking the hours to be from 7 am to 11 pm Monday through Saturday and from 7 am to 8 pm Sunday.

An additional condition was to allow the display of tires outside the building during normal business hours. The outdoor display allowed up to 25 tires to be displayed under a non-permeable cover during business hours. The outdoor storage was considered temporary tire storage. Temporary outdoor displayed tires for sale are to be kept a maximum of 10-feet from the primary structure. Currently there are 24 tires placed within 10-feet of the building. Additionally there are tires being stored in a rack adjacent to the public sidewalk at the intersection of N Cornish Street and E Broadway (20+ tires) and an additional four stacks of four tires located adjacent to the tire rack.

Site Characteristics: The site contains the tire shop and a mobile food trailer is located along the east side of the parking lot. There is an RV Trailer located in the rear of the property which according to the applicant is used as an employee break area. A fence has been installed along the south property line adjacent to the alley. Two trees were planted along E Broadway as required by the previous approval.

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 Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4	Proposed Tire Store (CU2025-07)
South	R4	Residential
East	C4	Auto Sales
West	C4	Auto Sales

General Information:

1. **Compatible with previous actions?** The request to change the hours of operation as proposed by the applicant is not in character with the typical hours of operation for businesses in the immediate area.
2. **Neighborhood Position/Comment?** Neighbors have expressed concern over the extended hours of operation and potential impact on the residential homes in the area.
3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities with approval of the Special Use to extend the hours of operation for the tire store.
4. **Legal Consideration/Reasonableness?** The request has potential to have an adverse impact on the adjacent homes with the extended hours of operation ending at 11 pm and the operation of a business on Sunday.
5. **Will the approval have a stabilizing effect on surrounding properties?** With the extended hours there is a potential for a negative impact on the near-by homes.
6. **Is the site of adequate size for the development?** The site is developed and 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?** To amend the previously approved Conditional Use is the appropriate action to extend the hours of operation.

Staff Summary:

The applicant is proposing to extend the hours of operation for his existing tire store and allow additional areas of outdoor temporary display of tires for sale. The hours of operation proposed are from 7 am to 11 pm Monday through Saturday and 7 am to 8 pm Sunday.

The previous approval allowed temporary outdoor display of tires outside the building during normal business hours. The outdoor display allowed up to 25 tires to be displayed under a non-permeable cover during business hours. Temporary outdoor displayed tires were to be kept a maximum of 10-feet from the primary structure. The applicant has six stacks of four tires (24 tires) located within 10-feet of the building. Additionally there are tires being stored in a rack adjacent to the public sidewalk at the intersection of N Cornish Street and E Broadway (20+ tires) and an additional four stacks of four tires located adjacent to the tire rack (16 tires). The applicant is seeking approval to allow the tires located adjacent to the right of way to remain.

Staff has concerns with the hours as proposed. Although the site is located along E Broadway which is a heavily traveled roadway there are residential homes located to the north and east of the property. Even though all activity such as changing the tires are only to be changed inside the building the tools which change the tires and break down the tires for fixing flats is quite noisy. Staff feels with the lack of traffic on E Broadway and the late hours this will bring the ambient noise to an audible level that will directly impact the residential homes in the area.

Conditions to Consider:

1. Hours of operation to be 7 am to 11 pm Monday through Saturday and 7 am to 8 pm Sunday.
2. Tires shall be stored in a dry, securable structure (primary building, enclosed trailer, or

- enclosed accessory structure). No outside open-air storage of tires is allowed.
3. If an enclosed trailer or accessory structure is utilized for tire storage, its location must meet the requirements of Section 4.2.6(D) (Accessory Structure Requirements Table) of the North Little Rock Zoning Ordinance.
 4. Tires for sale may be displayed outside during business hours. This is considered to be temporary tire storage. Tires shall be kept neat and organized, preferably in metal racks.
 5. Tires will be isolated from other stored materials that may create hazardous products in case of a fire, including, but not limited to, lead acid batteries, fuel tanks, solvent barrels and pesticide containers.
 6. No more than 100 tires per 1,500 square feet of inside storage space are allowed.
 7. Tires are to 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. Brake replacement with tire repair or replacement is permitted.
 9. Maintain the 8-foot wood opaque privacy fence on the south property line. Replant the missing buffer trees along the south property line. 2.5" caliper planted 20-feet on center are required.
 10. Maintain the two street trees on East Broadway.
 11. All illumination shall be shielded and directed away from adjacent property.
 12. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
 13. Applicant must meet all applicable Federal, State, County and City requirements.
 14. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
 15. 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.
 16. 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 # 2025-10



Ortho Map

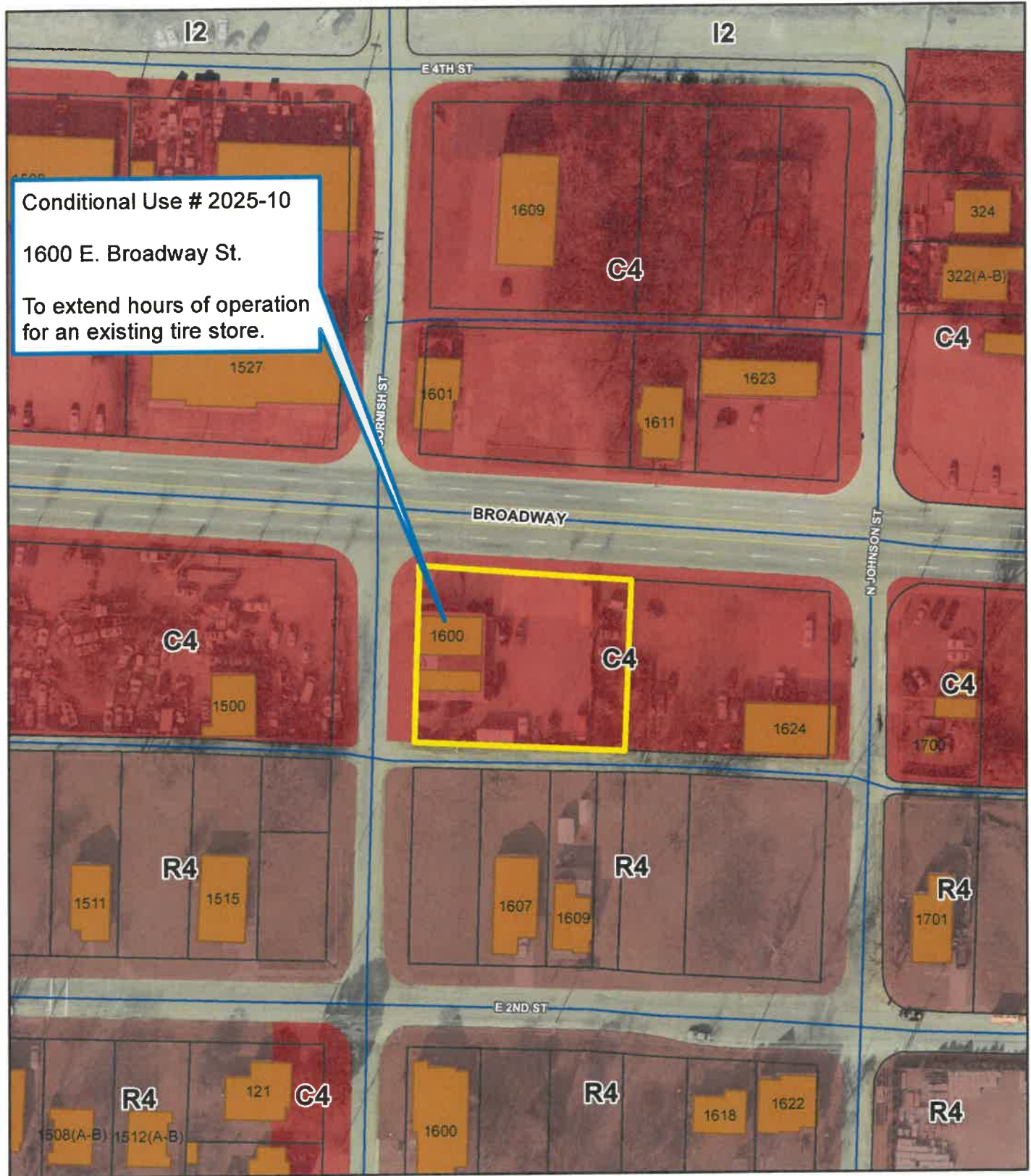
1 inch = 30 feet
0 15 30 60 Feet



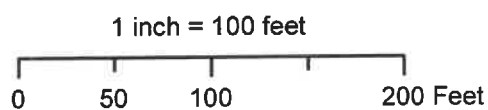
Date: 8/28/2025

Map is not to survey accuracy

Conditional Use # 2025-10



Zoning Map

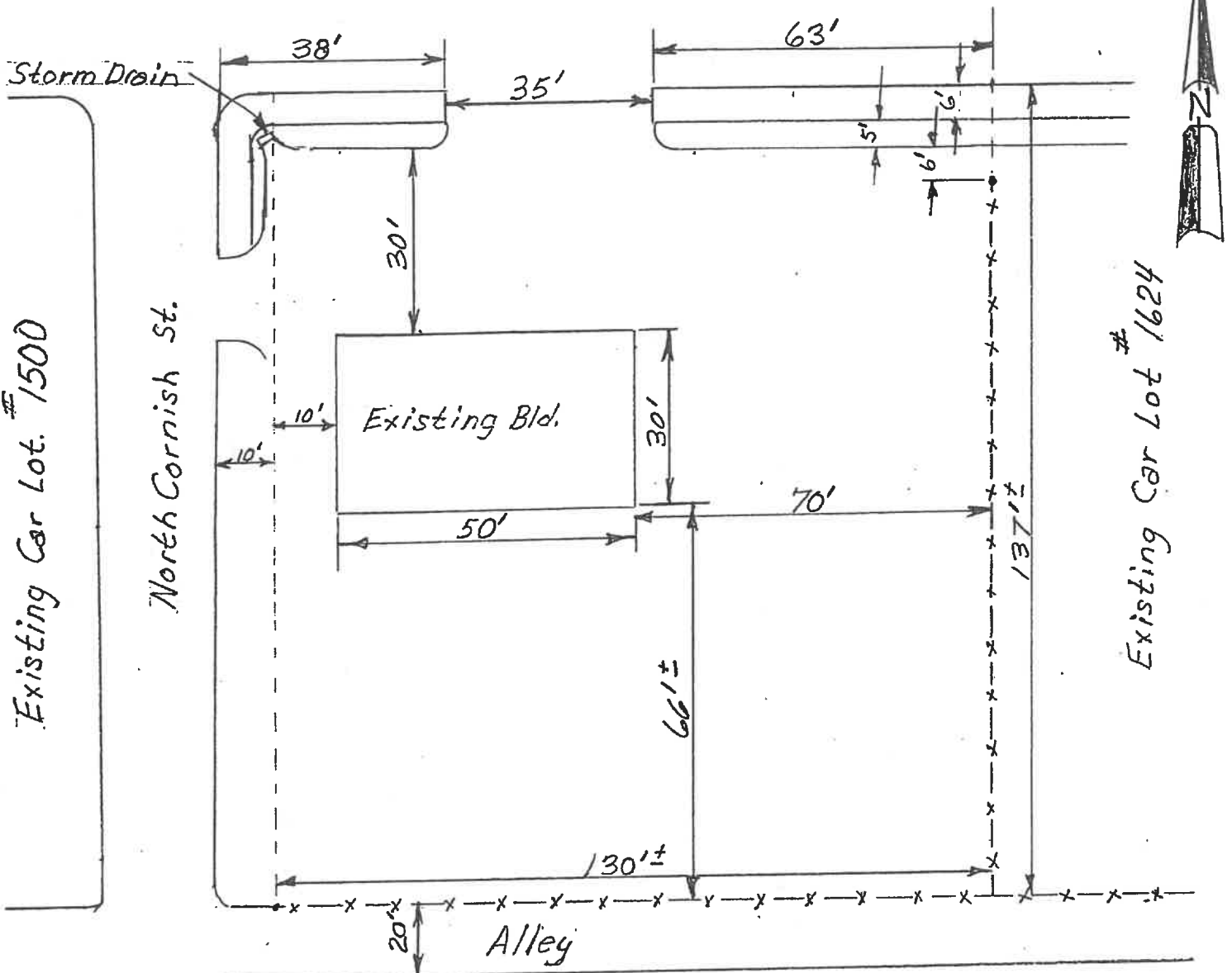


Date: 8/28/2025

Map is not to survey accuracy

Existing Car Lot

Hwy 70 East Broadway



Site Plan For
1600 East Broadway N.L.R., AR 72114

T
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Item #8
Conditional Use #2025-07

Request: a Conditional Use to allow a Tire Store in a C4 zoning district – to revise the hours of operation as previously reviewed by the Planning Commission at their August 12, 2025 Hearing

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: Artemio Lugo Flores, Sebastian's Tire Shop and Repair

Owner: Clifton Family LLLP, Norman Clifton

Background: The NLR Planning Commission reviewed this request at their August 12, 2025, public hearing. The Commission made a recommendation of approval of the proposed tire store with the hours of operation from 7 am to 7 pm Monday through Saturday along with a number of additional conditions. Prior to the item going before City Council the applicant notified the City Attorney's office of a change in the requested hours of operation. The City Attorney determined the change warranted the item to be returned to the Commission for review of the newly proposed hours of operation.

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	Office-Warehouse
South	C4	Tire Store
East	C4	Residential
West	C4	Retail

General Information:

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 tires 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.

The change to the request is the proposed hours of operation. The applicant has indicated the hours of operation are 7 am to 11 pm Monday through Saturday and 7 am to 8 pm Sunday. Staff has concerns with the hours as proposed. Although the site is located along E Broadway which is a heavily traveled roadway there are residential homes located in the area. And even though the tires are only to be changed inside the building the tools which change the tires and break down the tires for fixing flats is quite noisy. Staff feels with the lack of traffic on E Broadway and the late hours will bring the ambient noise to an audible level which will directly impact the residential homes in the area.

Also 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 to be 7 am to 11 pm Monday through Saturday and 7 am to 8 pm Sunday.
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.

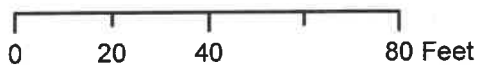
6. A regular pick-up of tires removed by the tire shop must take place by a licensed carrier to avoid any undue amount of tires stored on the property.
7. Tires are to only be repaired or replaced inside the building. No outdoor tire replacement is permitted.
8. No auto repair other than repairs associated with the removal or replacement of tires is permitted. Brake replacement with tire repair or 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

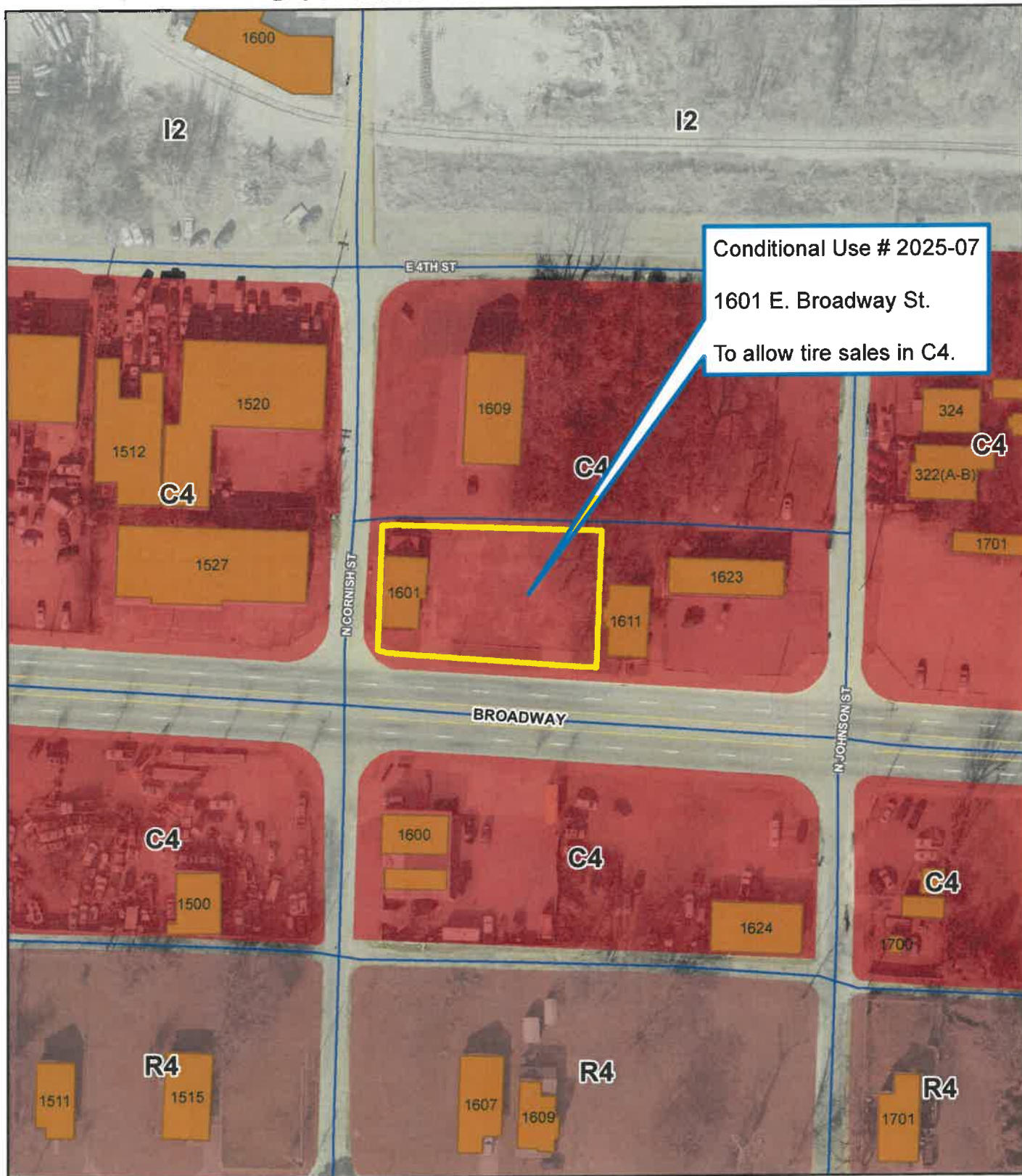
1 inch = 40 feet



Date: 7/21/2025

Map is not to survey accuracy

Conditional Use # 2025-07



Zoning Map

1 inch = 100 feet
0 50 100 200 Feet



Date: 7/21/2025

Map is not to survey accuracy

1601 E Broadway Ave S-28-20 1 1/2 = 50'

LOT 11, 12 BLK 31

ARGENTIA ADDN NORTH

10' ALLEY

150'

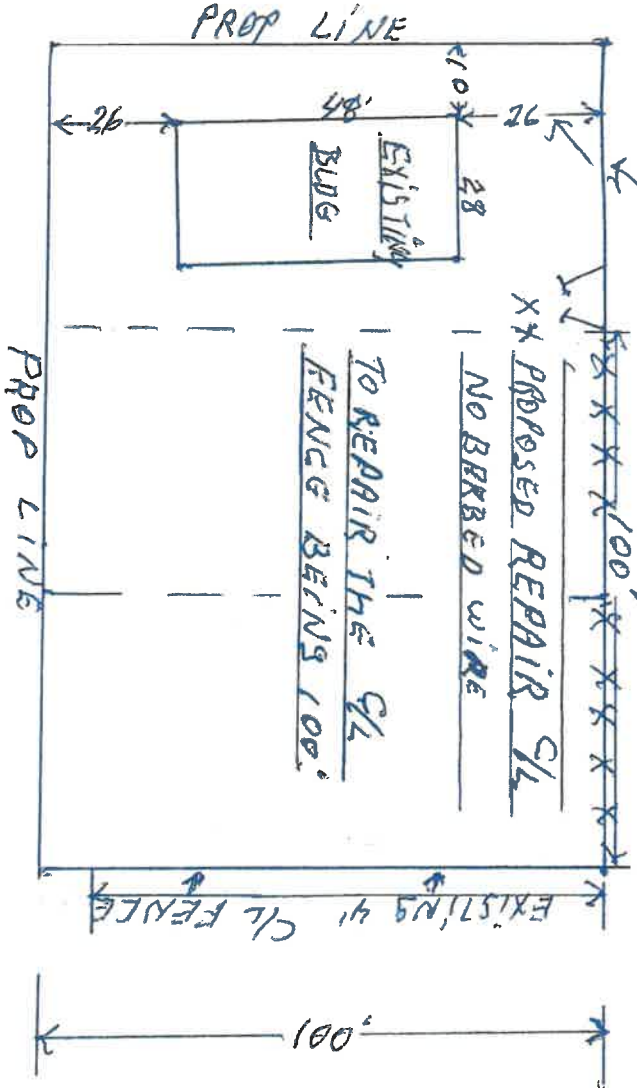
50' EXISTING FENCE + GATE

5-27-20
[Signature]
[Signature]

North

WEST

CORNISH ST.



EAST

LOT 11 REPAIR

LOT 12 HAS EXISTING

FENCE ON EAST SIDE

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

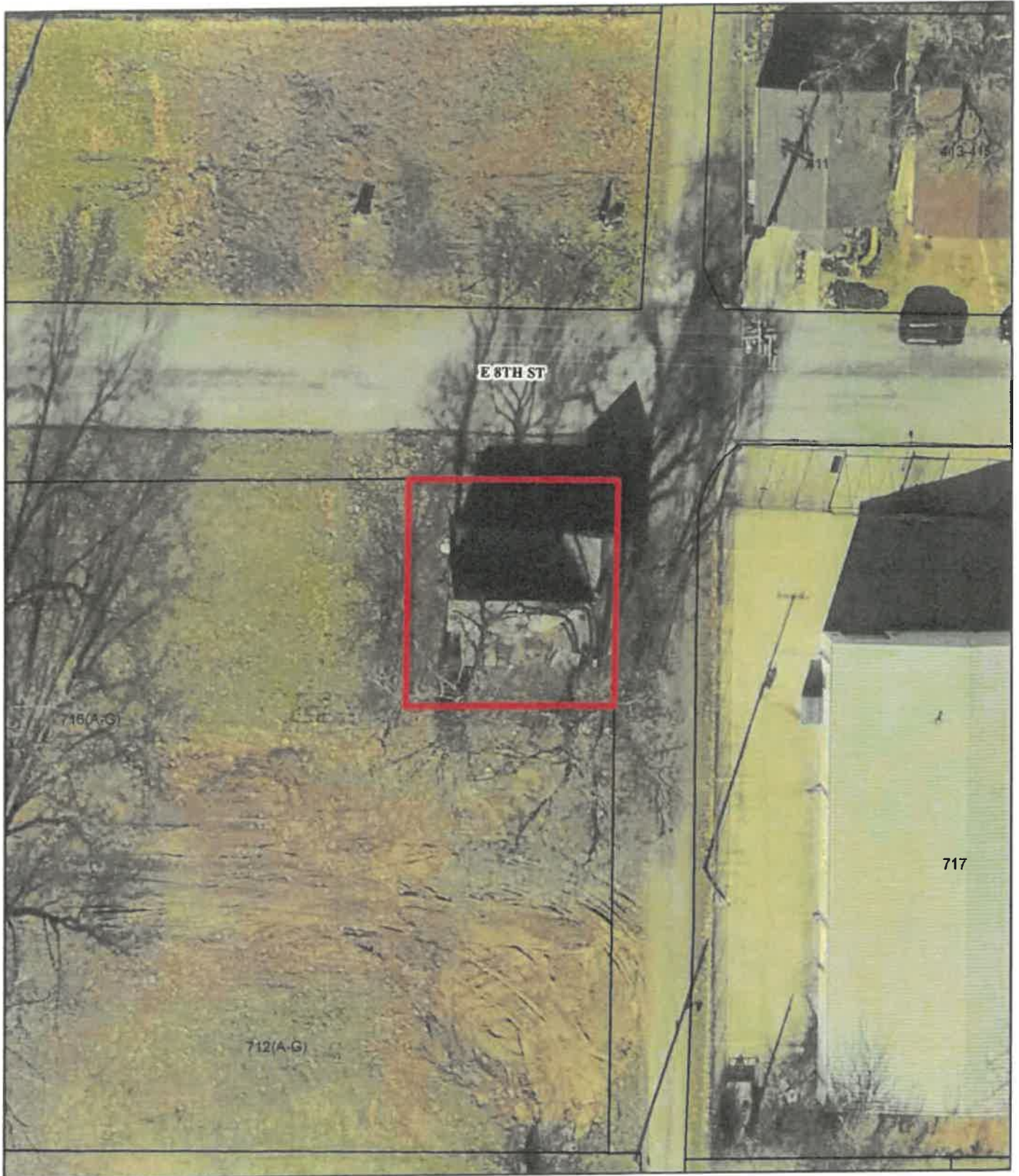
General Information:

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

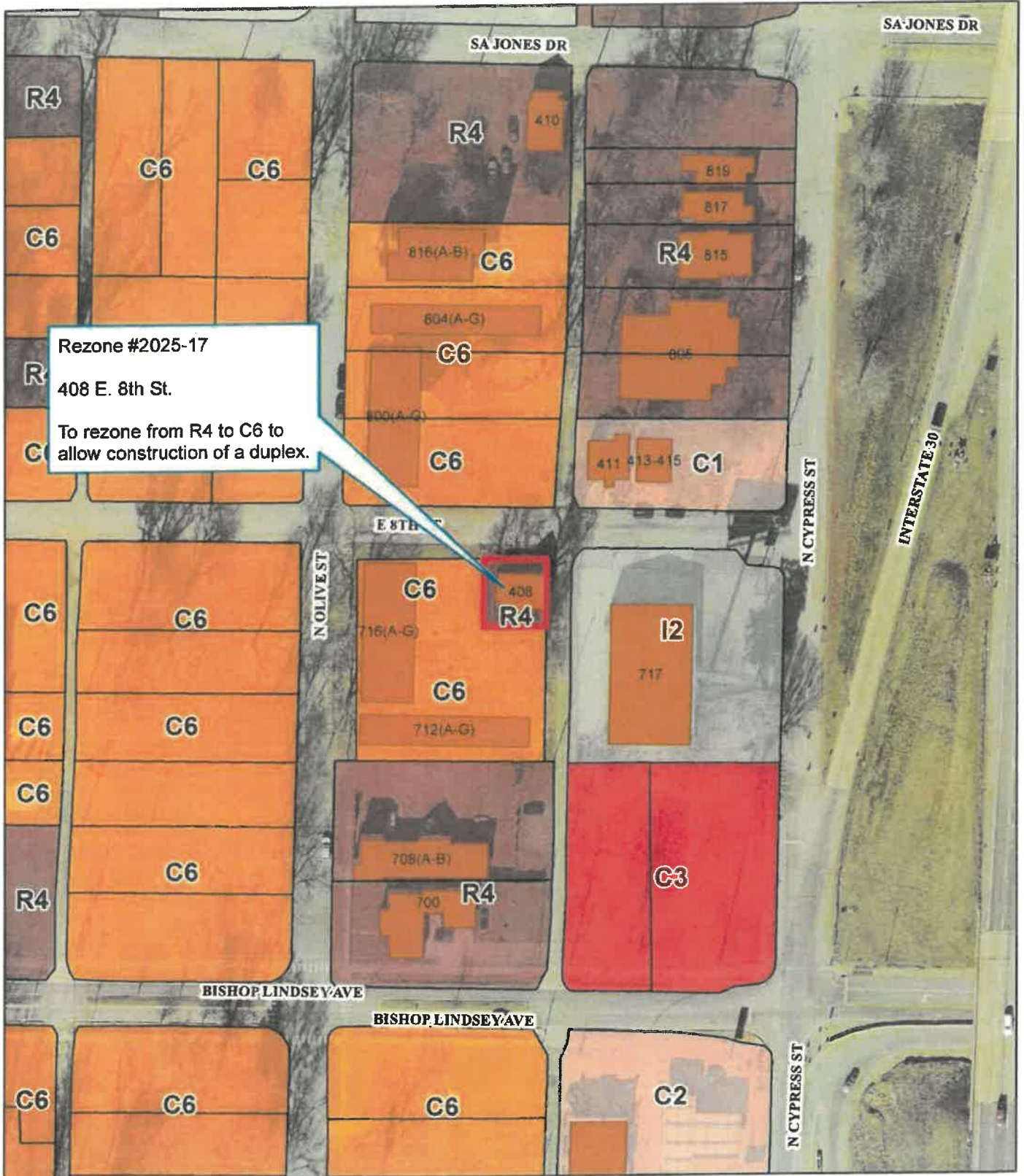
1 inch = 30 feet

0 15 30 60 Feet

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.



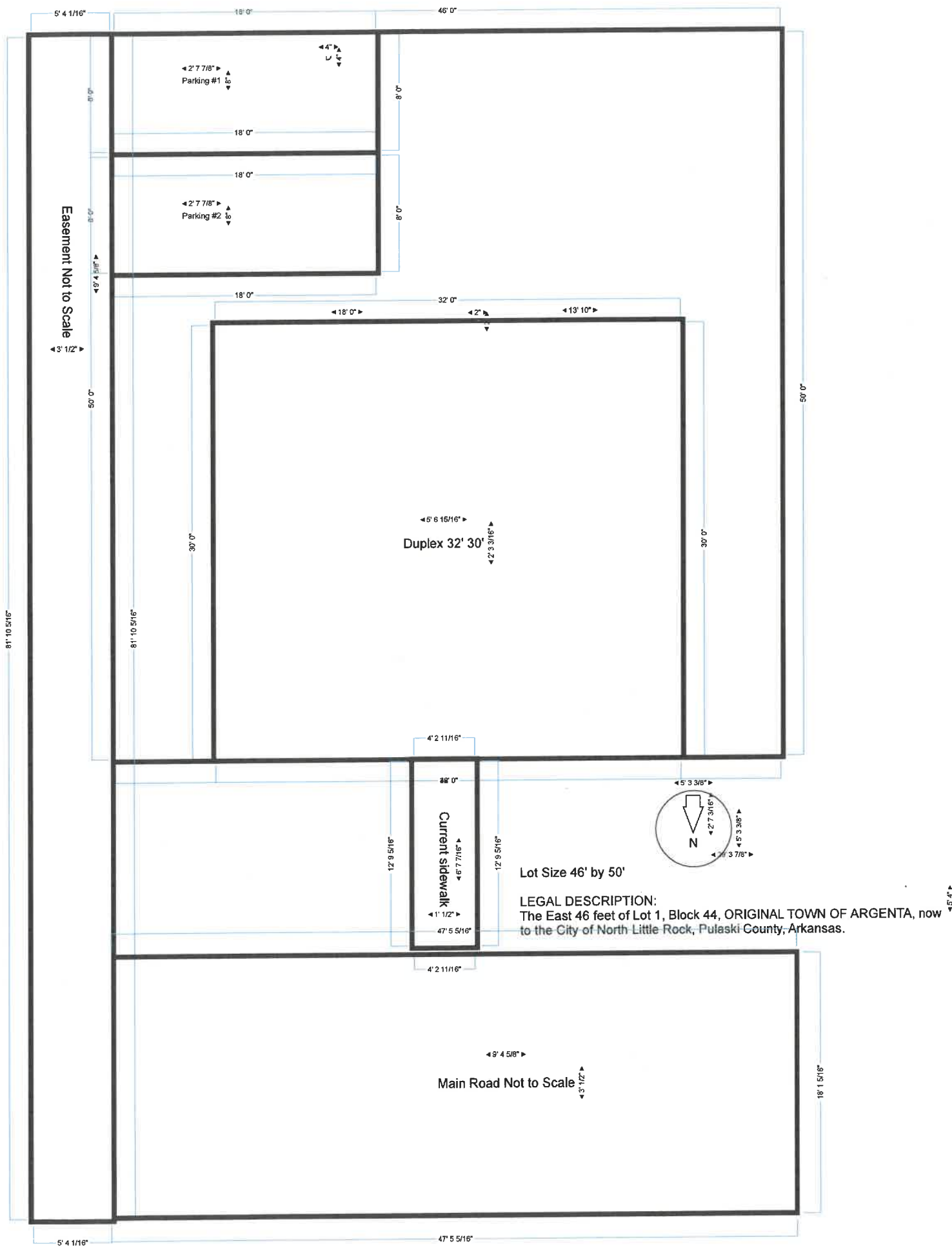
Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 7/21/2025





Modern Duplex House Plan with 950 Square Foot Units with Roommate-
Style Upstairs Layout

Dimension: 32' Width by 30' depth

Max Ridge Height: 27'6"

Unit Size: 950 Sq. Ft. for a total of 1900 Sq. Ft.

