

North Little Rock Planning Commission
October 14, 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: •September 9, 2025

Planning Commission Hearing Items:

1. CU2025-09 a Conditional Use to allow an Accessory Dwelling Unit in a R2 Zoning District @ 406 W 5th Street
2. SU2025-17 a Special Use to allow an events center in a C6 Zoning District @ 115 W Broadway
3. SU2025-18 a Special Use to allow an events center in an I1 Zoning District @ 5313 McClanahan Drive Suite G 1-2
4. RZ2025-18 a rezoning from I2 to C3 to allow a medical clinic @ 7785 Northshore Dr
5. SD2025-38 Northshore Business Park Lot 4RR Block 2 SPR to allow construction of a 48,357 square foot medical clinic @ 7785 Northshore Dr
6. CU2025-11 a Conditional Use to allow outdoor storage of materials in an I2 Zoning District @ 4545 W Bethany Road
7. SD2025-43 Arkansas Air Inc. Lot 1 SPR for outdoor storage @ 4545 W Bethany Road
8. RZ2025-21 a rezoning from I2 to R4 to allow construction of multi-family located in the 3500 Block of HWY 165
9. SD2025-44 Interstate Industrial Park Addition Lots 9 & 10 Replat and SPR for future multi-family located in the 3500 Block of HWY 165
10. RZ2025-22 a rezoning from R1, RU and R4 to R5 to allow construction of a new single family subdivision located south of HWY 165 and west of Cypress Crossing Subdivision
11. SD2025-42 Highway 165 Subdivision Preliminary Plat to allow development of single family homes located south of HWY 165 and west of Cypress Crossing Subdivision
12. SD2025-45 Hart's Addition Lots 3R, 4A, 4B, 5R, 6A, 7A & 7B Replat to allow construction of single family homes @ 1901 Franks Street
13. SD2025-46 Granthanis Replat Lots G-1 & G-2 Blk 95 to allow construction of single family homes @ 4901 Coral Street
14. SD2025-47 Lasker's 2nd Addition Replat Lot 5-R and 6-R to allow construction of single family homes @ 1500 Nona Street
15. SD2025-48 Argenta Add Lot 1R Block 43 Replat and SPR to allow construction of a mixed use building @ 718 N Magnolia Street
16. SD2025-51 DeWafelbakker Lot 1 SPR for a building expansion @ 6800 DeWafelbakker Lane
17. SD2025-31 Willow Beach Revised Preliminary Plat @ 14103 Willow Beach Road

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
September 9, 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
Vandy Belasco
Charlie Foster
Junior Phillips
Renee Pierce
Steve White, Chairman

Members Absent:

Don Chambers
Reverend William Robinson
Edward Wallace

Staff Present:

Marie Bernard Miller, Deputy City Attorney
Donna James, Assistant Director of Planning
Richard Ross, Zoning Officer

Administrative:

Excuse members not present: Commissioner Foster 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, (6/0/3).

Approval of Minutes: Commissioner Foster made a motion to approve the August 12, 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, (6/0/3).

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

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

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

1. Engineering requirements on detention:
 - a. Stormwater detention plan will be required during Site Plan Review process.

2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (6/0/3).

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

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

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
2. Permit requirements/approvals submitted before a building permit will be issued:

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

- e. 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (6/0/3).

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

Mr. Thomas Pownall was present representing the request. Commissioner Foster 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. Storm water detention plan previously approved by City Engineer.
3. 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.
4. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance on amending the Special Use.
5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
6. Meet the requirements of the Master Street Plan.
7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. 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).
8. Meet the requirements of the Fire Marshal.
9. Meet the requirements of CAW.
10. 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (6/0/3).

4. SU2025-15 Wiess Anderson Revised Special Use to revise a previously approved Events Center @ 112 Smarthouse Way

Mr. Thomas Pownall 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. Pownall stated the request was a revision to the previously approved Special Use to allow the removal of the plantings along Smarthouse Way adjacent to the proposed parking lot and replace the plant material with a 6-foot wood fence. He stated the request was also to allow the dumpster to be placed along Smarthouse Way in the western portion of the parking lot. He stated staff had suggested vegetation screening in addition to the wood fence which was agreeable to the owners. He stated the request was also to eliminate the western screening buffer adjacent to the rail road track. He stated the track was located at an elevation above the site and the screening would serve no purpose.

There was a general discussion by the Commission concerning the request.

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

SU2025-15 was approved with (6) affirmative votes, (0) no votes and (3) absent.

5. RZ2025-13 a rezoning from R3 to R4 to recognize 2 existing homes on a single lot @ 5110 Lynch Drive

The applicant was present representing the request. Chairman White called the item and requested the applicant come forward and address the Commission on the merits of the request. The applicant stated there were two separate homes located on the property and the desire was to renovate each home as a separate living unit and each unit have their own utility meters. Staff stated the second unit had lost its non-conforming status due to not having electrical service for a number of years.

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

RZ2025-13 was approved with (6) affirmative votes, (0) no votes and (3) absent.

6. RZ2025-20 a rezoning from R3 to R4 to recognize an existing triplex @ 1519 W 46th Street

The applicant was present representing the request. Chairman White called the item and requested the applicant come forward and address the Commission on the merits of the request. The applicant stated there were three units located on the property and the desire was to renovate each as a separate living unit and each unit have their own utility meters. Staff stated the third unit had lost its non-conforming status due to not having electrical service for a number of years.

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

RZ2025-20 was approved with (6) affirmative votes, (0) no votes and (3) absent.

7. CU2025-10 a revision to an existing Conditional Use to extend the hours of operation for a tire store @ 1600 E Broadway

Mr. Norman Clifton and Mr. Artemio Lugo Flores, Sebastian's Tire Ship and Repair, were present representing the request. Chairman White called the item requesting the applicants come forward and address the Commission. Mr. Clifton stated Mr. Flores wanted to allow his tire shop to be open from 7 am to 11 pm Monday through Saturday and from 7 am to 8 pm on Sunday. He stated there were a number of customers who worked during the day and were in need of services after 7 pm and on Sunday.

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

CU2025-10 was approved with (6) affirmative votes, (0) no votes and (3) absent.

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

Mr. Norman Clifton and Mr. Artemio Lugo Flores, Sebastian's Tire Ship and Repair, were present representing the request. Chairman White called the item requesting the applicants come forward and

address the Commission. Mr. Clifton stated same as with the other location Mr. Flores wanted to allow his tire shop to be open from 7 am to 11 pm Monday through Saturday and from 7 am to 8 pm on Sunday. He stated once again there were a number of customers who worked during the day and were in need of services after 7 pm and on Sunday.

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

CU2025-07 was approved with (6) affirmative votes, (0) no votes and (3) absent.

9. RZ2025-17 a rezoning from R4 to C6 to allow construction of a duplex @ 408 E 8th Street

Mr. Charles Gray was present representing the request. Chairman White called the item and requested the applicant come forward and provide details of the request. Mr. Gray stated the former home located on the site had been demolished and he desired to construct housing on the property. He stated the desire was to construct a duplex with the development criteria of the C6 zoning district. He stated with the current zoning it was impossible to build on the lot but with the C6 development criteria new construction could occur.

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

RZ2025-17 was approved with (6) affirmative votes, (0) no votes and (3) 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 (6/0/3), the meeting was adjourned at 4:40 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, October 14, 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
Conditional Use # 2025-09

Request: a Conditional Use to allow an Accessory Dwelling Unit in an R2 Zoning District

Location of the Request: @ 406 W 5th Street, NLR, AR

Legal Description: Lot 3 Block 4 Faucette's Addition to the City of North Little Rock, Pulaski County, AR

Applicant/Owner: Woodsgate Properties LLC, Kerry Welch

Background: A residential remodel permit was issued for the property in October 2023. The final approvals were given in December 2024.

Site Characteristics: The area is a mix of office, multi-family and single-family. There are attached townhomes located to the south of the site with alley access to the parking and front doors on W 4th Street. There is an office building located to the east also fronting on W 4th Street.

Master Street Plan: W 5th Street is a local street on the Master Street Plan. W 4th and Willow Streets are indicated as Bike Routes on the Master Bike Plan.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R2	Single Family
South	R5	Townhomes
East	R2	Single Family
West	R2	Single Family

General Information:

1. **Compatible with previous actions?** Within the area it is not uncommon for the lots to include a primary residence and an accessory dwelling unit.
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?** If developed as proposed there should be minimal effect on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is adequate size for development.
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 the use within the R2 zoning designation.

Staff Summary:

The applicant is seeking approval to allow the construction of an accessory dwelling unit (ADU) in the rear yard of their home. The unit is proposed two-story with a two-car garage on the first level and a living unit on the second level. In addition the applicant is also proposing the placement of a swimming pool within the rear yard located a minimum of 10-feet from the primary structure. The site plan indicates the ADU 5-feet from the east property line, and 11-feet from the proposed pool. The building is located approximately 6-feet from the edge of pavement on the alley. The property line extends to the center of the alley. The garage spaces will be accessed from the alley. The building is proposed 25-feet by 24-feet. The top of the building height is 26'-1 1/2". The lot is area is approximately 7,250 square feet.

Section 5.2 Accessory Dwelling Units (ADU) of the North Little Rock Zoning Ordinance defines an ADU and also established criteria for the development of an ADU. The applicant is seeking variances from the typical standards to allow the structure to be a two-story structure and to allow the rear yard coverage of the ADU and the proposed swimming pool to occupy an increased rear yard coverage. The applicant is also seeking a variance to allow the ADU to be constructed on a lot with less than 9,000 square feet. *The ordinance states all requests to vary from the requirements shall be heard by the City Council.*

The North Little Rock Historic District Commission has reviewed the plans and have provided a Certificate of Appropriateness for the proposed construction. Staff is supportive of the applicant's request to allow the development of the ADU and the proposed swimming pool as proposed by the applicant.

Conditions to Consider:

1. The proposed unit must meet all residential building codes listed in Chapter 4, Section 1.1.1 of the North Little Rock Municipal Code.
2. The units is proposed within an R2 Zoning District.
3. There unit is only permitted on the platted lot with the one existing owner occupied single-family dwelling unit.
4. The unit will be permitted on platted lot with less than 9,000 square feet.
5. The unit is to be located in the rear yard of the platted lot.
6. The unit will be located ten feet from any other structure or property line.
7. The lot coverage with the ADU and the pool is permitted to exceed 50 percent of the rear yard buildable area.
8. The ADU is permitted as a two-story structure designed and constructed for the intended use as an accessory dwelling unit and must contain kitchen and bath facilities to facilitate habitation independent from the principal building.
9. The units is limited to an occupancy of one family.

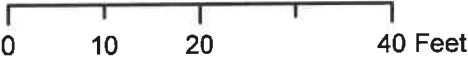
10. There is to be only one accessory dwelling unit per platted lot.
11. Utilities are to be provided, natural gas, water, wastewater and electric, metered with the owner occupied single-family dwelling unit.

Conditional Use # 2025-09



Ortho Map

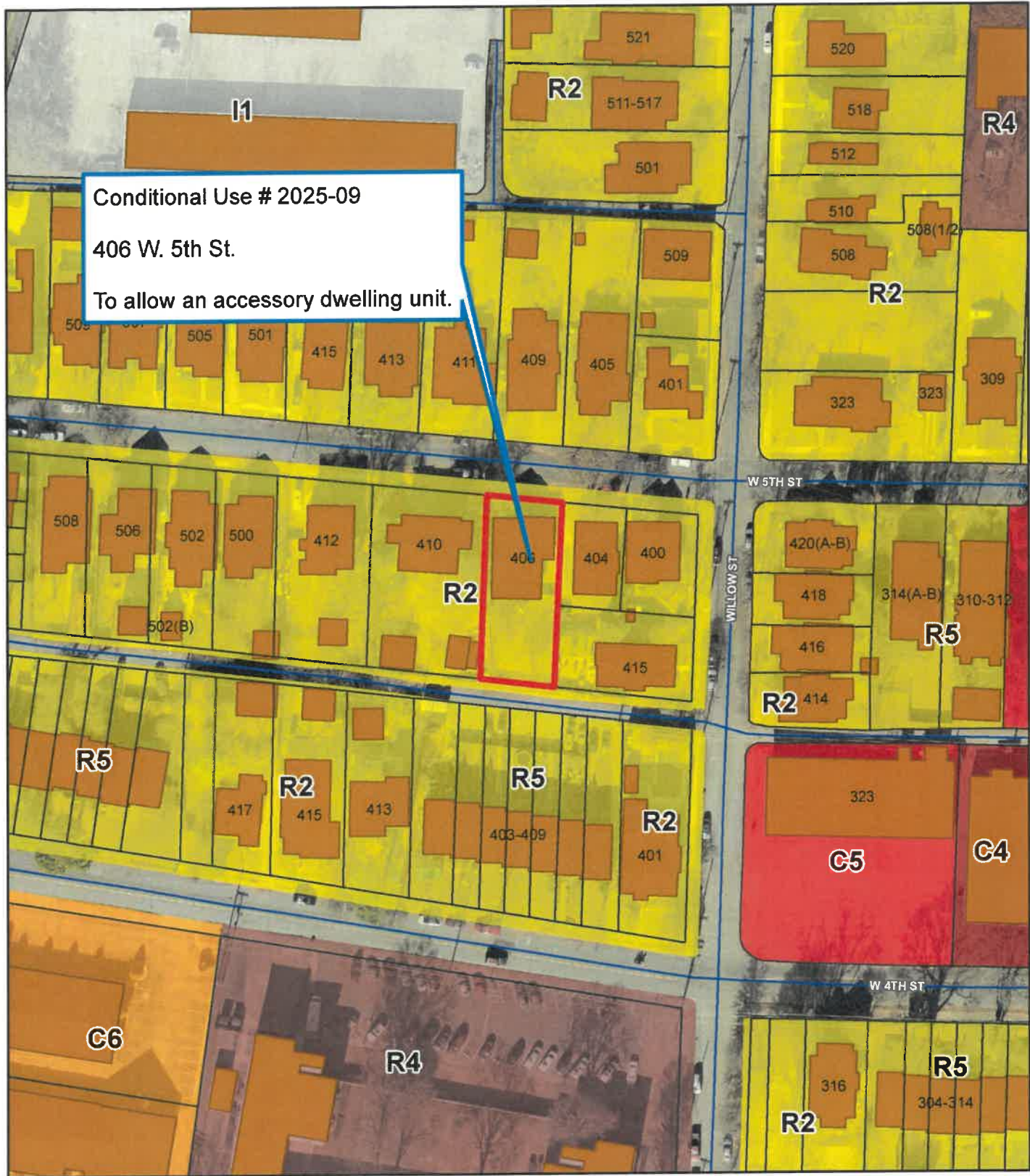
1 inch = 20 feet



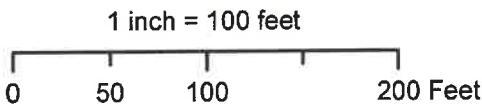
Date: 9/22/2025

Map is not to survey accuracy

Conditional Use # 2025-09



Zoning Map



**LOT 3, BLOCK 4
FAUCETTE'S ADDITION**

PROJECT ADDRESS
406 WEST 5TH ST.
NORTH LITTLE ROCK, AR 72114

spaces
2/love

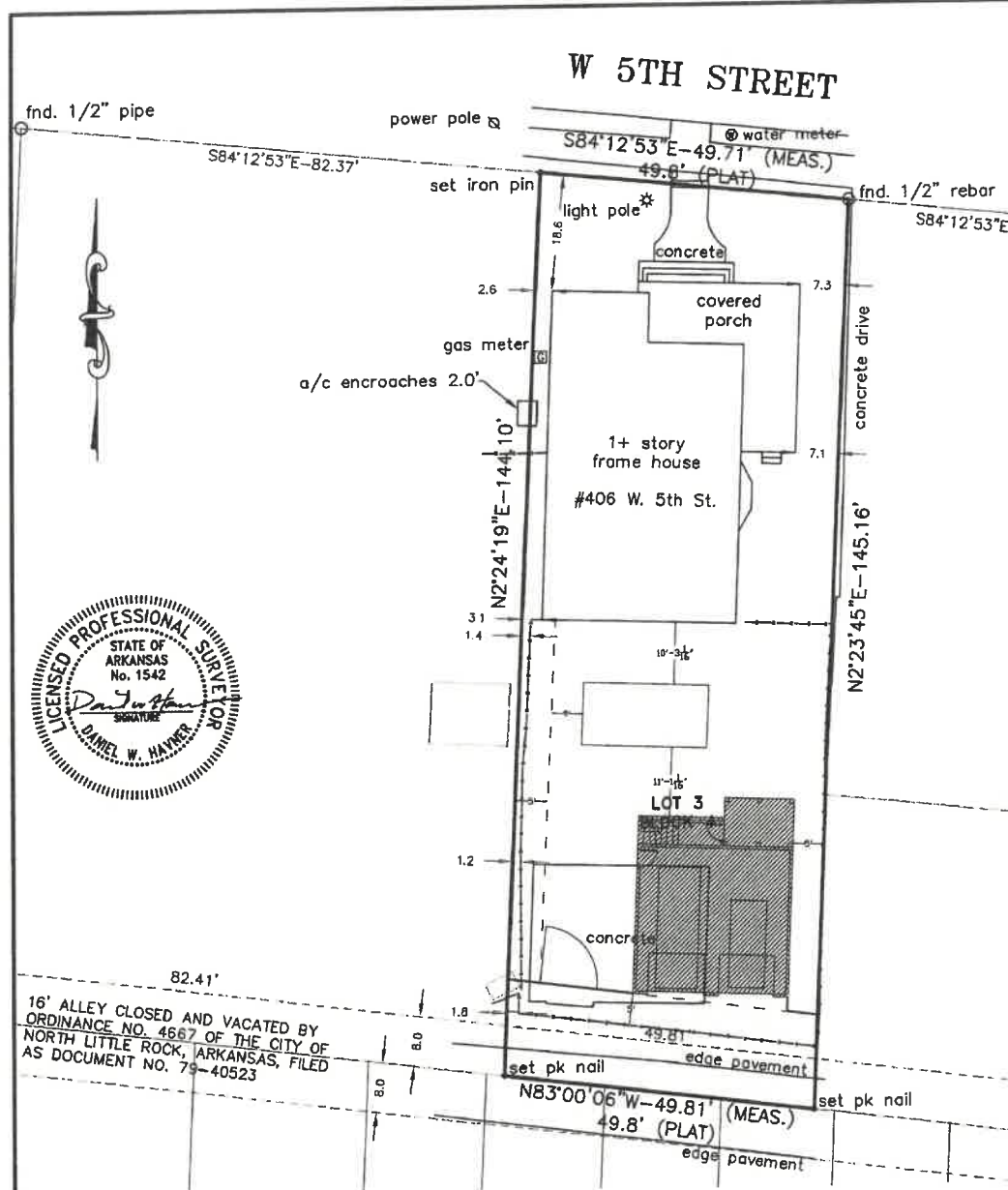
PROJECT DESCRIPTION:
KERRY WELCH

SHEET TITLE:
FIRST FLOOR PLAN

SCALE:
1/16" = 1'-0"

DATE:
08.28.2025

A1



LEGAL DESCRIPTION

LOT 3, BLOCK 4, FAUCETTE'S ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
AND
THE N1/2 OF A STRIP OF LAND FORMERLY AN ALLEY THAT IS ABUTTING AND CONTIGUOUS OF LOT 3, BLOCK 4, FAUCETTE'S ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS AND WAS CLOSED AND VACATED BY ORDINANCE NO. 4667 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS FILED AS DOCUMENT NUMBER 79-40523, RECORDS OF PULASKI COUNTY, ARKANSAS.

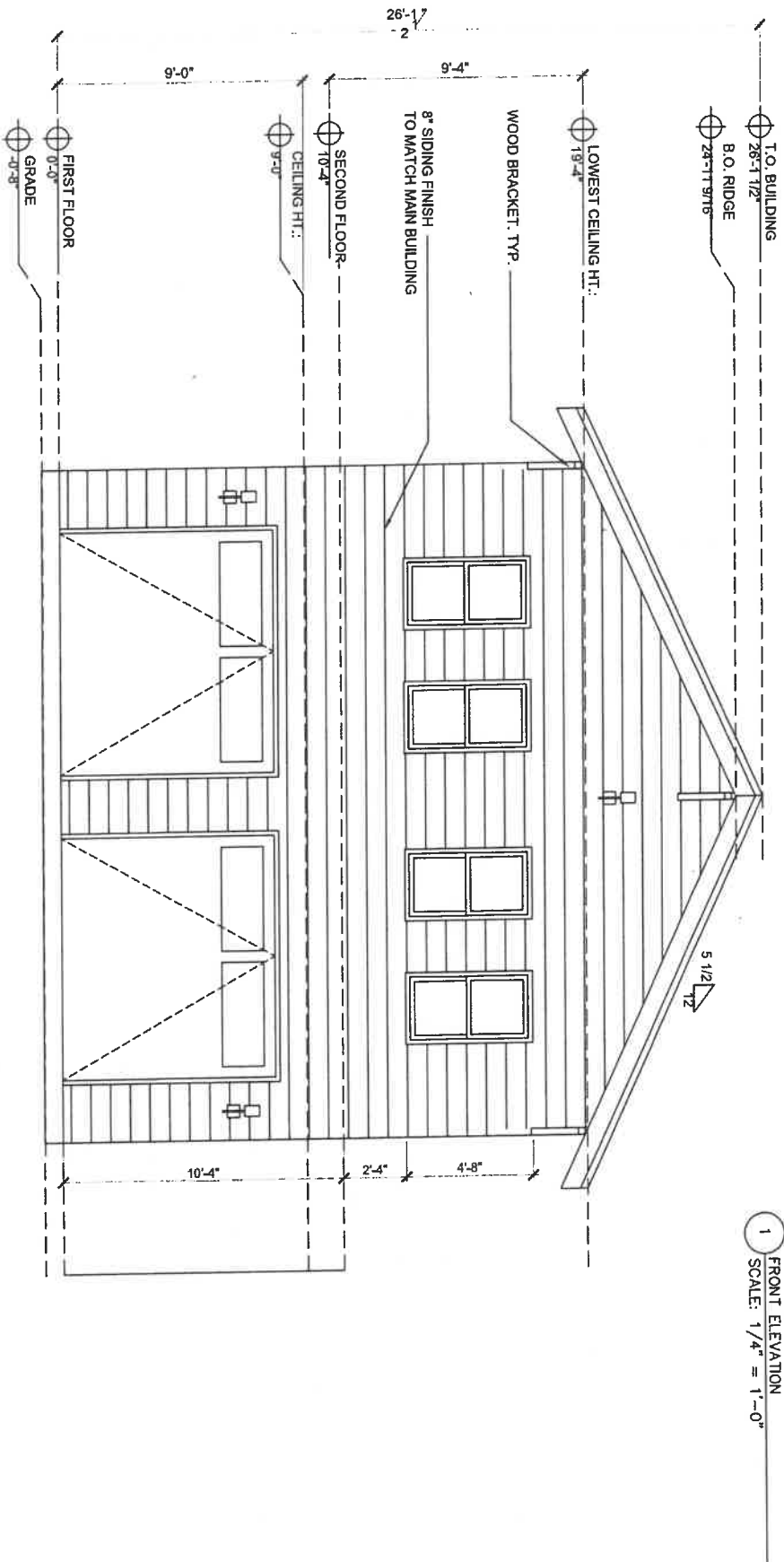
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS. PROPERTY LINES ARE LOCATED IN ACCORDANCE WITH ESTABLISHED PROPERTY LINES. THERE ARE NO APPARENT ENCROACHMENTS EXCEPT AS SHOWN.

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE RECORDED PLAT.

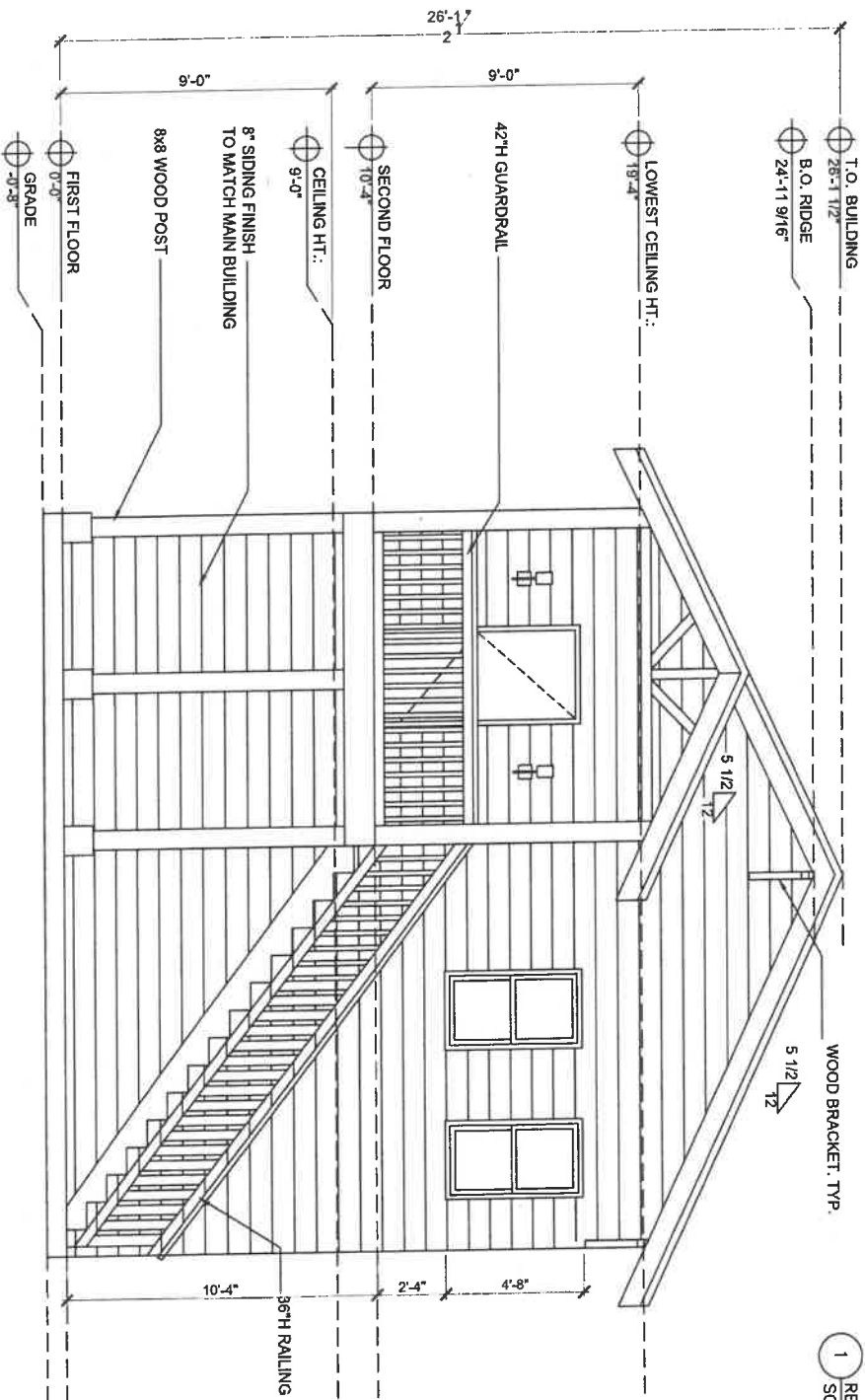
FOR USE & BENEFIT OF: WOODSGATE PROPERTIES LLC

G:\DWG\2024\24-1400 - Lot 3 Block 4 Faucette's Addition\survey.dwg

JOE WHITE & ASSOCIATES, INC. CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING 25 BASHING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223 PHONE (501) 214-9141	
DATE:	3-29-24
SCALE:	1" = 20'
JOB NUMBER:	24-1400



PROJECT ADDRESS 406 WEST 15TH ST. NORTH LITTLE ROCK, AR 72114	spaces 2/love	PROJECT DESCRIPTION: KERRY WELCH	SHEET TITLE: FRONT ELEVATION	SCALE: AS NOTED	DATE: 08.28.2025	A5
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1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT ADDRESS
406 WEST 11TH ST.,
NORTH LITTLE ROCK, AR 72114



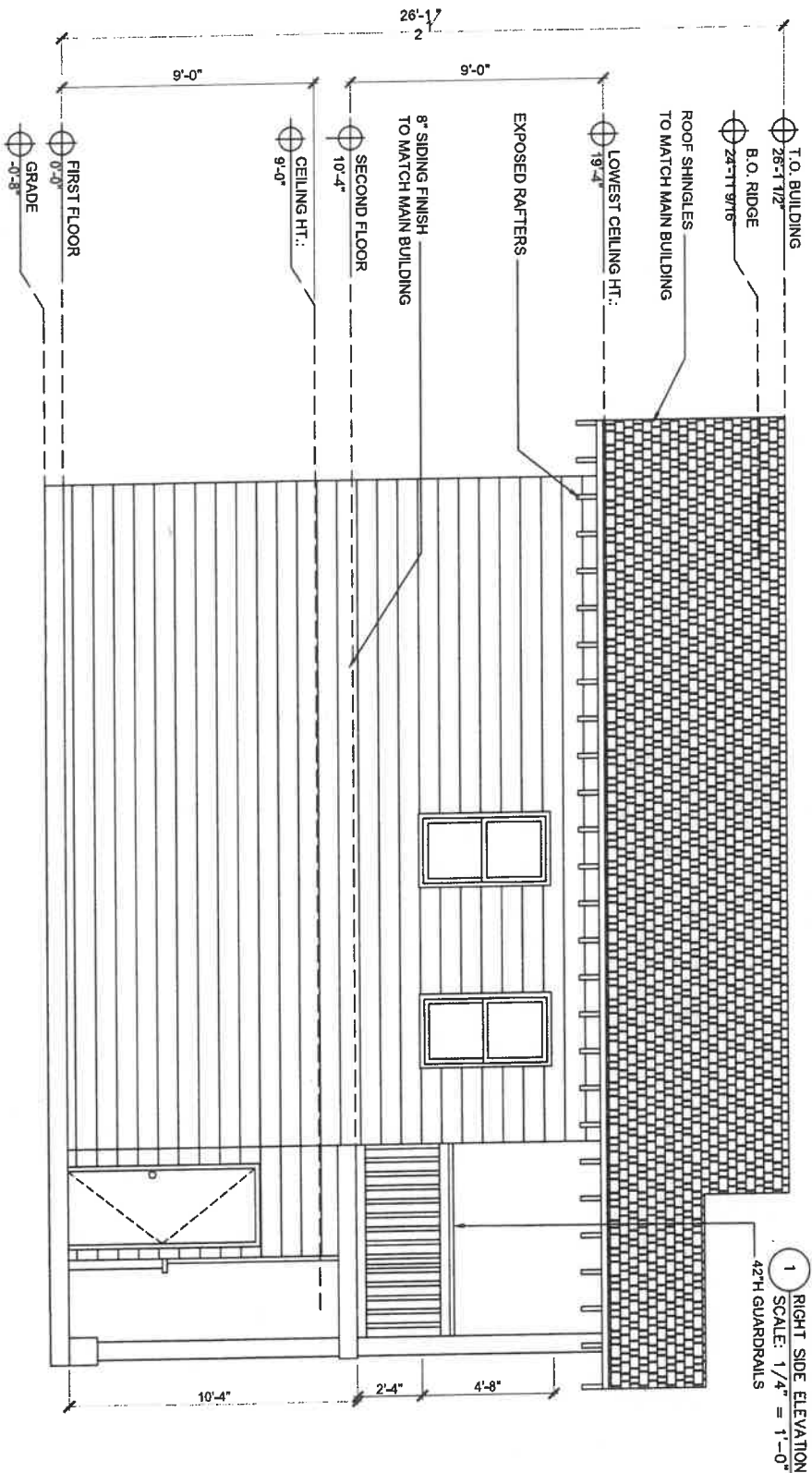
PROJECT DESCRIPTION:
KERRY WELCH

SHEET TITLE:
REAR ELEVATION

SCALE:
AS NOTED

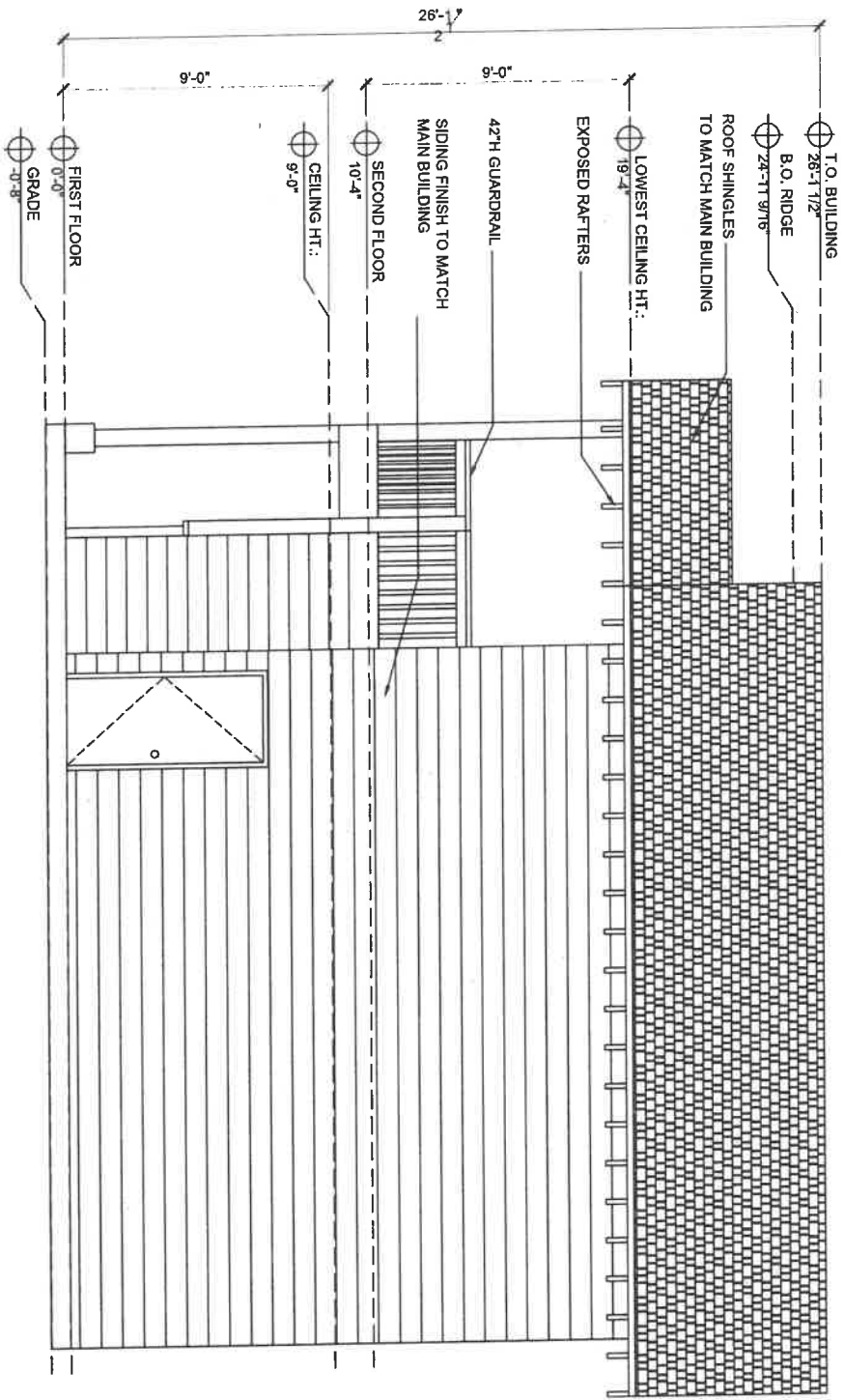
DATE:
06.28.2025

A6



1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT ADDRESS 408 WEST 15TH ST, NORTH LITTLE ROCK, AR 72114	spaces 21love	PROJECT DESCRIPTION: KERRY WELCH	SHEET TITLE: RIGHT SIDE ELEVATION	SCALE: AS NOTED	DATE: 08.28.2025	A7
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1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT ADDRESS 408 WEST 15TH ST. NORTH LITTLE ROCK, AR 72114	spaces 21 cove	PROJECT DESCRIPTION: KERRY WELCH	SHEET TITLE: LEFT SIDE ELEVATION	SCALE: AS NOTED	DATE: 08.28.2025	A8
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Item #2
Special Use # 2025-17

Request: a Special Use to allow an events center

Location of the Request: @ 115 W Broadway, NLR, AR

Applicant: Tea Parties and Company, Mollie Cerna

Owner: Don Blakey

Legal Description: Lot 6 Block 6 Hudson's Addition to Argenta to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The building was constructed in the 1940's as a medical office and residence. The site contains six parking spaces along the rear portion of the property. There is a pay surface parking lot located to the west of the site.

Master Street Plan: W Broadway is indicated on the Master Street Plan as a principal arterial. There are no dedicated bikeways located in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6	Restaurant
South	C6	Office Tower
East	C6	Restaurant
West	C6	Parking lot

General Information:

1. **Compatible with previous actions?** A number of Special Use requests have been approved for events centers in the downtown area.
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.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The approval as proposed should have no effect on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is adequate in size for development.
7. **Will this set a precedent for future rezoning?** 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 districts.

Staff Summary:

The applicant, Tea Parties and Company, state in their cover letter they plan to bring new options for family fun and memories to North Little Rock. The center will offer services ranging from Tots Tea for younger children to custom-themed birthday teas for the older clients. The historic structure once served as a home and office for a medical doctor. The applicant indicates the unique layout of the property combined with the historic structure allows for a perfect space to grow her business, Tea Parties and Company. There are two large spaces which offer a more customized experience for different age groups. The applicant states the parties will be intentionally unique but a common theme will be a revamped etiquette lesson, a hands on experience with history and fun through play and imagination. The tea parties will consist of 10-20 participants depending on the age range of the clients.

The applicant indicates there are 10 parking spaces on the property. The applicant states activities in the downtown area such as baseball games will be considered when booking events. Staff is supportive of the applicant's request.

Conditions to Consider:

1. Meet with the Fire Marshal's office and the Building Official to determine necessary/potential upgrades required for the events center.
2. Limit outdoor noise to promote a quiet setting. Use of outdoor speaker systems or amplified sounds is not permitted.
3. Limit the number of event participants to 30 guests.
4. Provide (1) on-site parking space per 5 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 10 pm daily.
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.

TEA PARTIES AND COMPANY

September 18, 2025

Donna James

City Planner

Donna,

Tea Parties and Company plans to bring a new option for family fun and memories to North Little Rock. From Tots Tea for the younger ones, to custom-themed birthday teas from the older, I am excited to be able to provide an inclusive space safe for many ages to celebrate important moments over tea and the company around.

This historic home once housed a Doctor and his wife as they lived and worked at the property until the current owner, Don Blakey, bought the home from the family. The unique location combined with the layout and historic preservation makes it the perfect place to grow Tea Parties and Company.

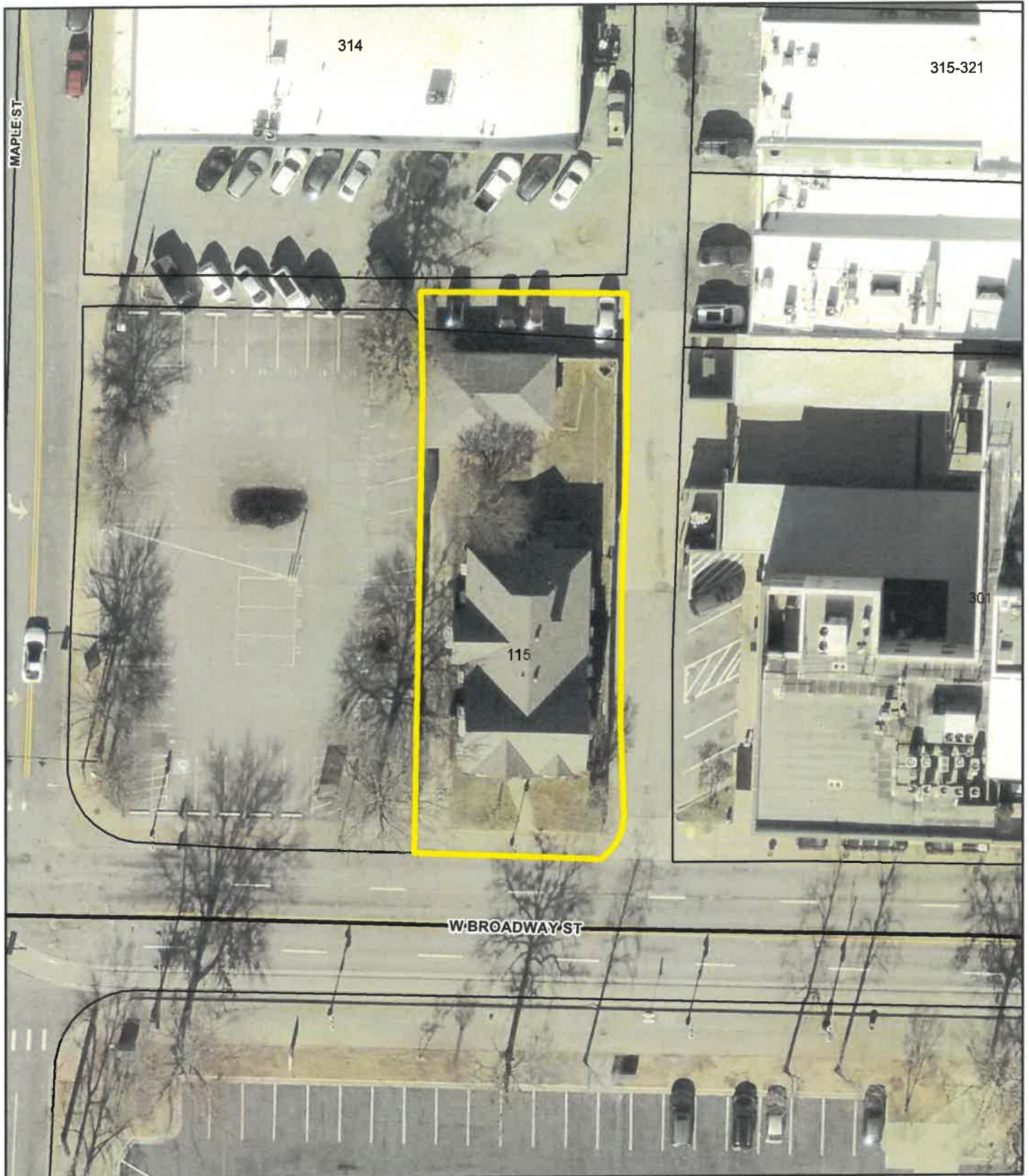
With two large living spaces I can offer a more customized experience for different age groups—such as lower tables for the little tots while still having a larger adult table in the formal room. While every event and party will be intentionally unique, a common theme will be a re vamped etiquette lesson, a hands-on experience with history, and fun through play and imagination. Tea parties will have 10-20 seats available depending on the age range.

While 10 cars can safely fit on the property, there is ample additional parking around the surrounding area. Other events, such as baseball games, will also be taken into consideration when setting dates. As a mom myself, safety of guests is key consideration in every party planned. For the foreseeable future Tea Parties and Company will operate by appointment only, with no set hours. This ensures the safety and privacy of myself and guests.

I look forward to creating more memories in North Little Rock.

Cheers,

Special Use #2025-17



Ortho Map

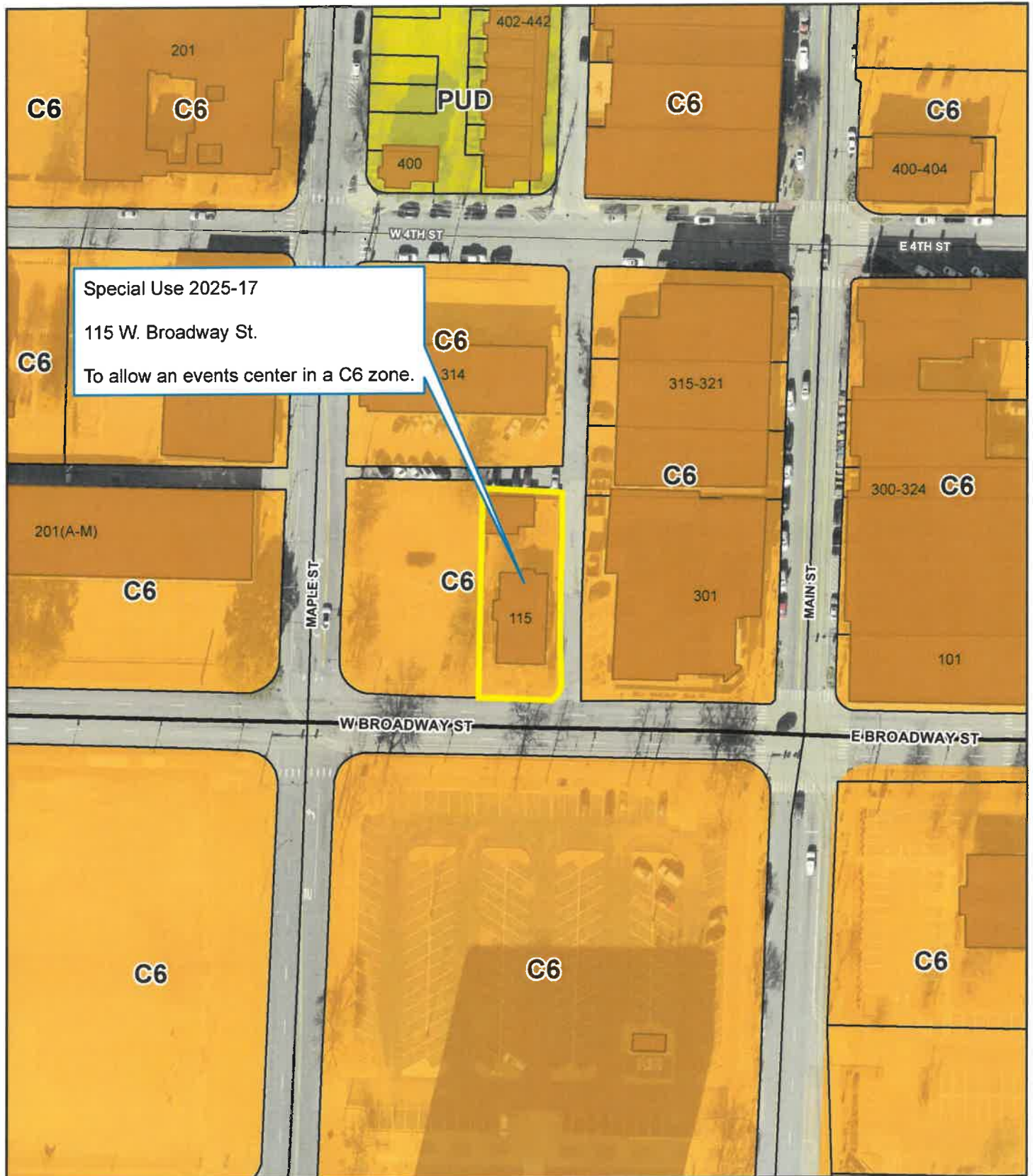
Date: 9/25/2025

1 inch = 40 feet



Not an actual survey

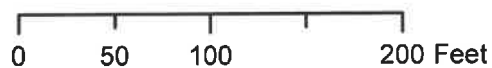
Special Use #2025-17



Zoning Map

Date: 9/25/2025

1 inch = 100 feet



Not an actual survey

Item #3
Special Use # 2025-18

Request: a Special Use to allow an events center in an I1 zoning district

Location of the Request: @ 5313 McClanahan Drive Suite G-1 & G-2, NLR, AR

Applicant: Girly Girls Mobile Spa and More LLC, Whitney Dobbins

Owner: General Properties Inc.

Legal Description: Lot 1 Somers Commercial Park to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The location is within an office/warehouse development. There are a mixture of uses located within the development including office, warehouse, retail and medical office. To the north of the overall development is the City of Sherwood, AR. West of the development are single family homes and Warden Road and I-57 are located to the east.

Master Street Plan: McClanahan Drive is a local commercial street on the Master Street Plan. There are no dedicated bikeways located adjacent to the site.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	Not Zoned	City of Sherwood, AR
South	C4	Office/Warehouse
East	Not Zoned	Warden Road – I-57
West	I1	Office/Warehouse

General Information:

1. **Compatible with previous actions?** The City has approved Special Use requests to allow events centers within development similar to 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 with the approval of the Special Use.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** If the use is limited to events consistent with the applicant's request there should be no effect on the surrounding area.
6. **Is the site of adequate size for the development?** The site is a developed site and there appears to be ample parking 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 Special Use is the appropriate request to allow the use of as proposed by the applicant.

Staff Summary:

The applicant is seeking approval of a Special Use to allow an events center within this office/warehouse development. The applicant states the business was founded in 2018, *Girly Girls Mobile Spa and More, LLC*, which is an event planning and youth empowerment business dedicated to cultivating self-awareness, high self-esteem, and self-love in our youth. The primary audience includes children and adolescents ages 3 to 14. Through creative play, mentoring, and themed spa-style experiences, Girly Girls Mobile Spa and More's mission is to build self-confidence and promote love for ones-self and one-another in a nurturing and playful environment.

The space holds a maximum occupancy of 50 people, and is often used as an educational and mentoring hub, a site for community service projects, a youth engagement and celebration center and for Special events and meeting. The business operates on an appointment-based schedule, with hours of availability Wednesday - Thursday from 5:00 PM to 8:00 PM, Friday from 5:00 PM to 9:00 PM, Saturday from 10:00 AM to 6:00 PM, and Sunday from 12:00 PM to 6:00 PM. The business is closed on Mondays and Tuesdays.

Conditions to Consider:

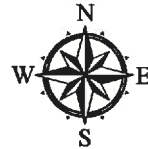
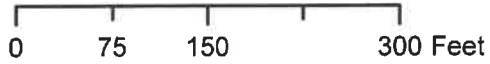
1. Meet with the Fire Marshal's office and the Building Official to determine necessary/potential upgrades required for the events center.
2. Limit outdoor noise to promote a quiet setting. Use of outdoor speaker systems or amplified sounds is not permitted.
3. Limit the number of event participants to 50 guests.
4. Provide (1) on-site parking space per 5 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 10 pm daily.
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 #2025-18



Ortho Map

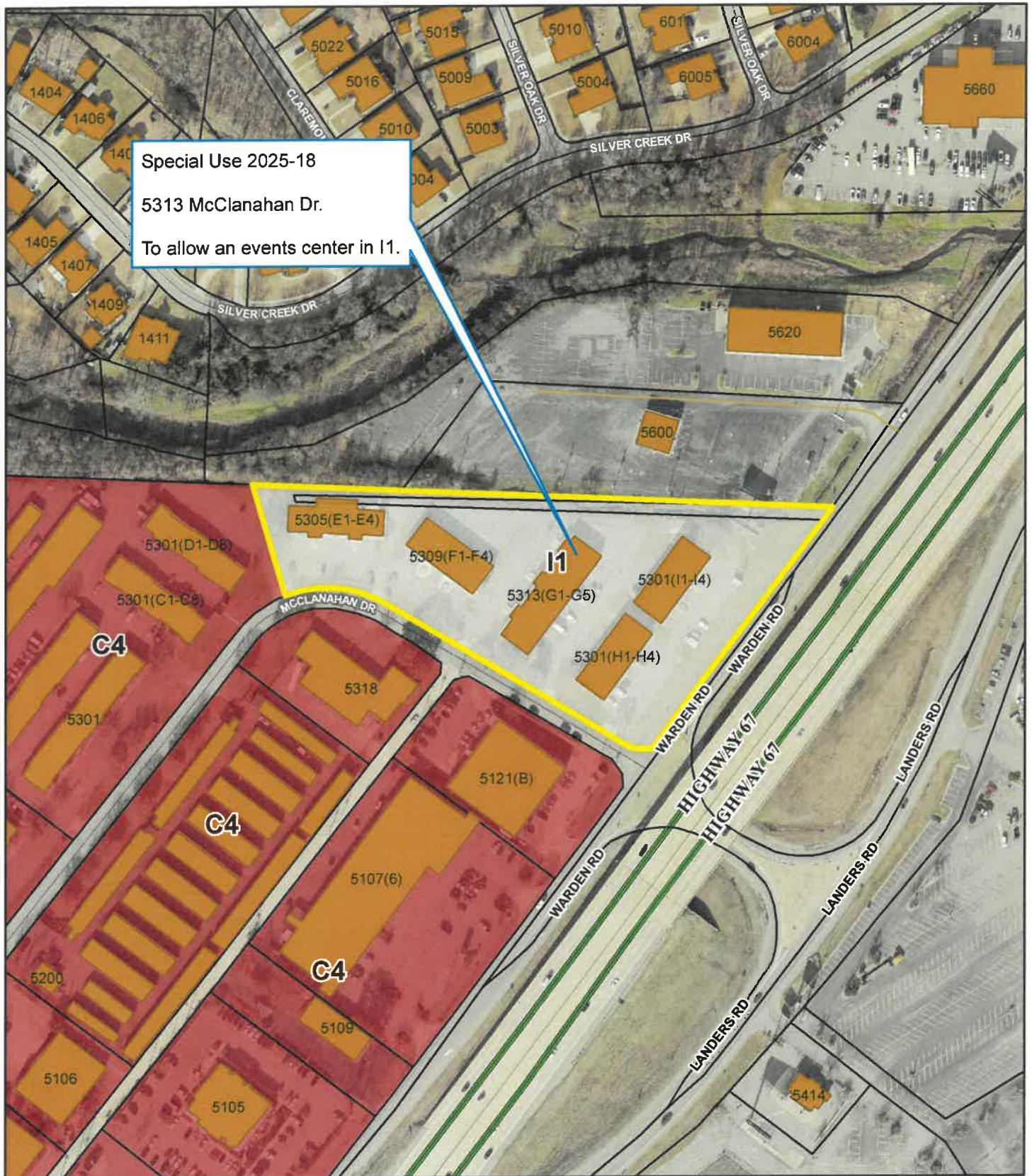
1 inch = 150 feet



Date: 9/25/2025

Not an actual survey

Special Use #2025-18



Zoning Map

1 inch = 200 feet

0 100 200 400 Feet



Date: 9/25/2025

Not an actual survey

Girly Girls Mobile Spa and More, LLC
5313 McClanahan Dr. ste G-1 & G-2
North Little Rock, AR 72116
girlygirlslr@gmail.com
501-615-7852
Date:9/22/2025

Zoning Department

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

Re: Zoning Clarification and Continued Use for Girly Girls Mobile Spa and More, LLC

To Whom It May Concern,

I hope this letter finds you well. I am writing on behalf of *Girly Girls Mobile Spa and More, LLC*, a small, women-owned business located in North Little Rock, to request clarification and continued support regarding our current zoning designation and permitted business activities.

Founded in 2018, *Girly Girls Mobile Spa and More, LLC* is an event planning and youth empowerment business dedicated to cultivating self-awareness, high self-esteem, and self-love in our youth. Our primary audience includes children and adolescents ages 3 to 14. Through creative play, mentoring, and themed spa-style experiences, our mission is to build self-confidence and promote love for oneself and one another in a nurturing and playful environment.

Our services include:

- Onsite and offsite mobile spa activities to enhance Social Emotional Learning
- *Creative Play Stations* to promote life like skills, enhance soft skills, and critical thinking skills
- Community/private activities for assembly use
- Custom favors, snacks, and personalized gifts
- Community and school engagement include fundraisers, sleepovers, and youth-focused events

When I launched the business, I received approval from our then-leasing company, *General Properties*, to utilize the space as a multi-purpose venue. Since our opening, the location has supported a wide range of community and youth-centered activities, including educational meetups, mentoring workshops, and creative development sessions.

We are aware that Girly Girls Mobile Spa and More, LLC has been categorized under “spa” due to the spa-like nature of our services. However, it's important to note that these services are not traditional spa treatments, but rather tools used for creative, emotional, and social development. Our programming incorporates play therapy-inspired setups and group activities that support social-emotional learning (SEL), confidence building, and positive identity development.

Our space holds a **maximum occupancy of 50 people**, and is often used as:

- An educational and mentoring hub
- A site for community service projects
- A youth engagement and celebration center
- Special events and meeting

Our business operates on an appointment-based schedule, with hours of availability Wednesday–Thursday from 5:00 PM to 8:00 PM, Friday from 5:00 PM to 9:00 PM, Saturday from 10:00 AM to 6:00 PM, and Sunday from 12:00 PM to 6:00 PM. We are closed on Mondays and Tuesdays.

Any use of hours for activities prior to opening or closing hours must be approved.

I would like to provide context regarding our transition into the current building. Prior to relocating due to HVAC issues at our previous space, I began the transition into our current location before the official lease was signed. Because I was a tenant with General Properties for three years, I was permitted to begin operating while completing the formal lease process. At the same time, I visited the zoning and city offices to update our address. At that point, I was not informed that the building had two electric meters. The signage on the building clearly reads “Ste G-1” (I can provide a picture if needed), so I used “Ste G-1” when updating records with both zoning and the city. Later, North Little Rock Electric informed me that “G-1” had not operated in over three years, and I was instructed to resubmit an application. I was unaware of the “G-2” meter until I received a reminder for payment from General Properties. When General Properties sold the building, I was asked to move the electricity into my name; however, in order to do so, I had to rezone and update records with the city to reflect both G-1 and G-2 so North Little Rock Electric could authorize the account.

Given our focus on youth development, creative programming, and positive community impact, we respectfully request a review of our zoning designation to ensure it reflects the true nature and scope of our operations. We want to ensure that we remain compliant while continuing to serve the families and children of North Little Rock.

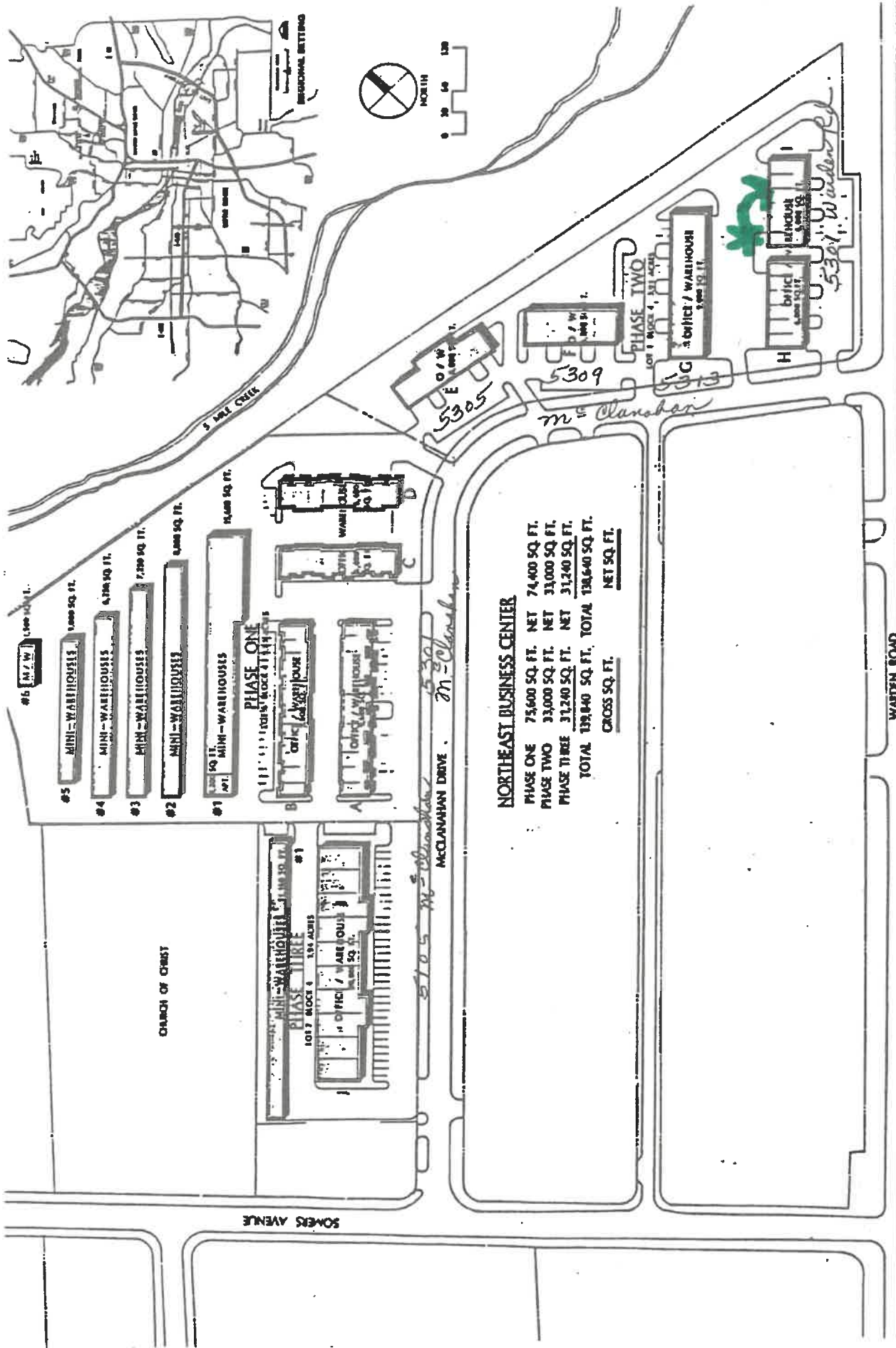
Thank you for your time and consideration of this matter. I welcome the opportunity to provide any additional documentation or meet with the zoning department to further discuss how Girly Girls Mobile Spa and More, LLC aligns with the city’s goals for small business development and youth empowerment.


Warm regards,

Whitney Dobbins

Owner & Founder

Girly Girls Mobile Spa and More, LLC



NORTHEAST BUSINESS CENTER

PHASE ONE	75,600 SQ. FT.	NET	74,400 SQ. FT.
PHASE TWO	33,000 SQ. FT.	NET	31,000 SQ. FT.
PHASE THREE	31,240 SQ. FT.	NET	31,240 SQ. FT.
TOTAL	139,840 SQ. FT.	TOTAL	136,640 SQ. FT.
	CROSS SQ. FT.		NET SQ. FT.

Item #4
Rezone #2025-18

Request: a rezoning from I2 to C3 to allow a medical clinic

Location of the Request: @ 7785 Northshore Place, NLR, AR

Legal Description: Lot 4RR Block 2 Northshore Business Park to the City of North Little Rock, Pulaski County, AR

Applicant: Joe White and Associates

Owner: Arkansas Specialty Partners LLC

Site Characteristics: The site is an undeveloped parcel located in the Northshore Business Park. The Business Park has developed with a mixture of office, both medical and general office uses, and a number of State offices. There is an elementary school located in the business park. The business park currently has a single entrance into and out. Northshore Drive was constructed with 2-lanes entering the subdivision down to the school driveway narrowing to a single lane in each direction at this point.

Master Street Plan: There is a Bike Lane indicated on the Master Bike Plan along Northshore Drive and a Bike Route indicated along Young Road. Northshore Drive and Northshore Place are indicated as local commercial streets on the Master Street Plan.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Undeveloped Commercially zoned property and a Concrete Plant
South	C3	Office
East	I2	Office-Warehouse
West	C3	Office

General Information:

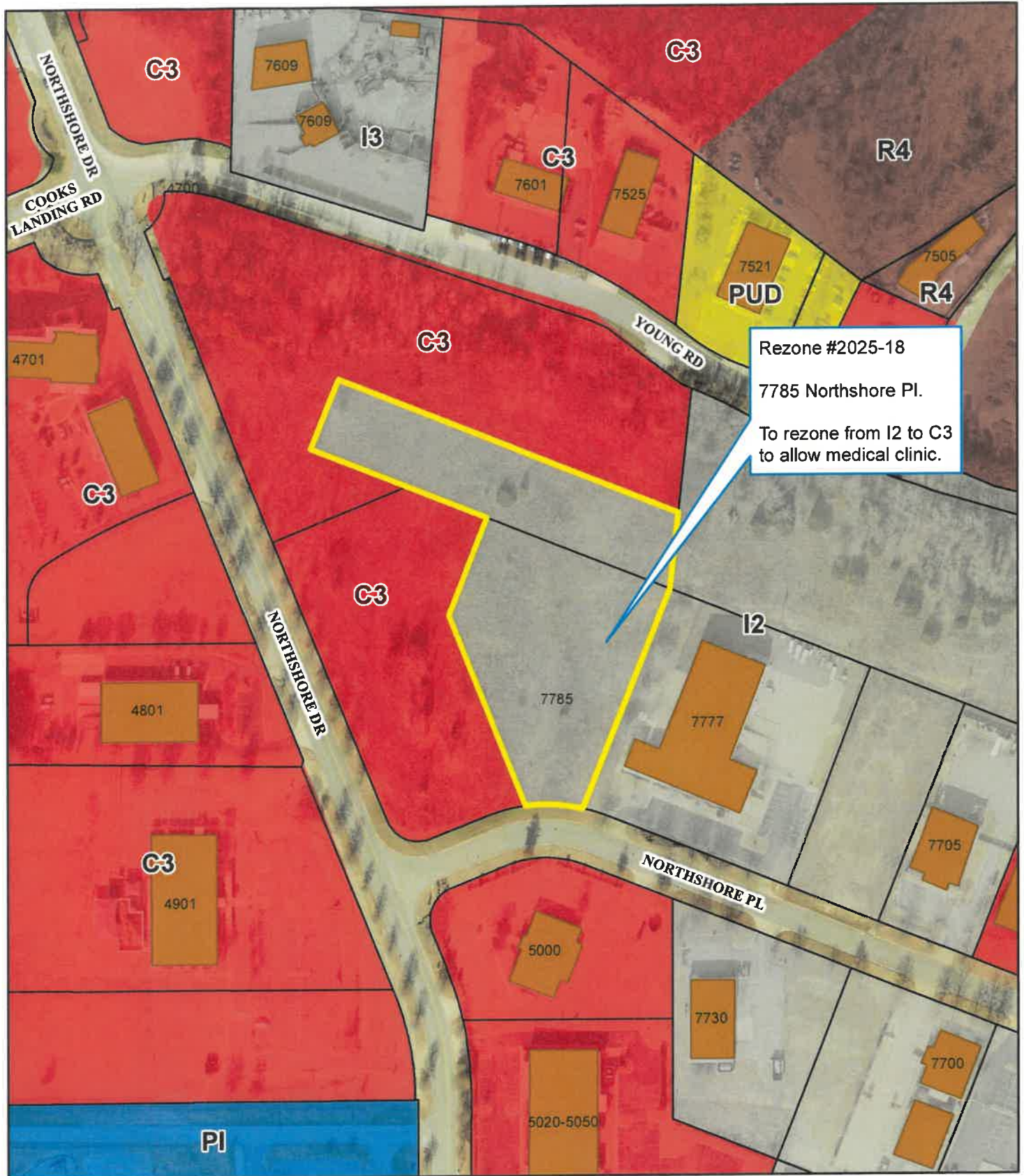
1. **Compatible with previous actions?** There have been a number of rezoning requests within the Business Park from I2 to C3 to allow the development of the Park.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal effect on the surrounding properties with the rezoning request.

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?** There have been a number of rezoning requests within the Business Park from I2 to C3 to allow developments within the Business Park.
8. **Should a different zoning classification be requested?** To allow a medical facility and to maintain a consistent zoning pattern in the area requires approval of C3 zoning.

Staff Summary:

The applicant is seeking approval of a rezoning from I2 to C3 to allow future development of a medical clinic and surgical hospital. The applicant is also seeking Site Plan approval for the future building construction, SD2025-38 Northshore Business Park Lot 4RR Block 2 SPR as a separate item on this agenda. There have been issues raised concerning the limited access both in and out of the business park. This issue is being addressed with the Site Plan Review portion of the request. Staff is supportive of the applicant's request to rezone the property provided all the conditions of SD2025-38 are addressed.

Rezone Case #2025-18



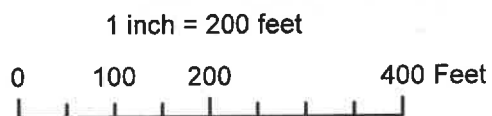
Rezone #2025-18

7785 Northshore Pl.

To rezone from I2 to C3
to allow medical clinic.



Zoning Map



Date: 9/22/2025

Rezone Case #2025-18



Ortho Map

1 inch = 100 feet

0 50 100 200 Feet



Date: 9/22/2025



VICINITY MAP
(1" = 2000')

NOTES:

1. ADDRESS OF PROPERTY: 7750 NORTHSHORE PLACE, NORTH LITTLE ROCK, AR 72118
2. BASE OF BEARING: NORTH 20° 15' 00" E, 100.00'
3. VERTICAL DATUM: NAVD 83
4. ZONING OF PROPERTY: C-3
5. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH THE EXISTING RECORDS. THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY COMPLETELY, AND RELIABLY DEPICTED.
6. OWNER/DEVELOPER: JAMES W. WHITE, JR. PARTNERS, 600 AIR PARK BLVD., LITTLE ROCK, AR 72204
7. PARKING SUMMARY:
 - 101 VEHICLES PROVIDED
 - 101 VEHICLES REQUIRED
 - ACCESSIBLE SPACES: 14

FLOOD INFORMATION:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP MAP NUMBER 501900300, DATED JAN. 8, 2015, A PORTION OF THIS PROPERTY FALLS WITHIN ZONE AE.

LEGAL DESCRIPTION:

LOT 4RR, BLOCK 2 OF NORTHSHORE BUSINESS PARK, AS RECORDED IN PLAT BOOK NO. 2000334-135, 2015, RECORDS OF PULASKI COUNTY, CLERK.

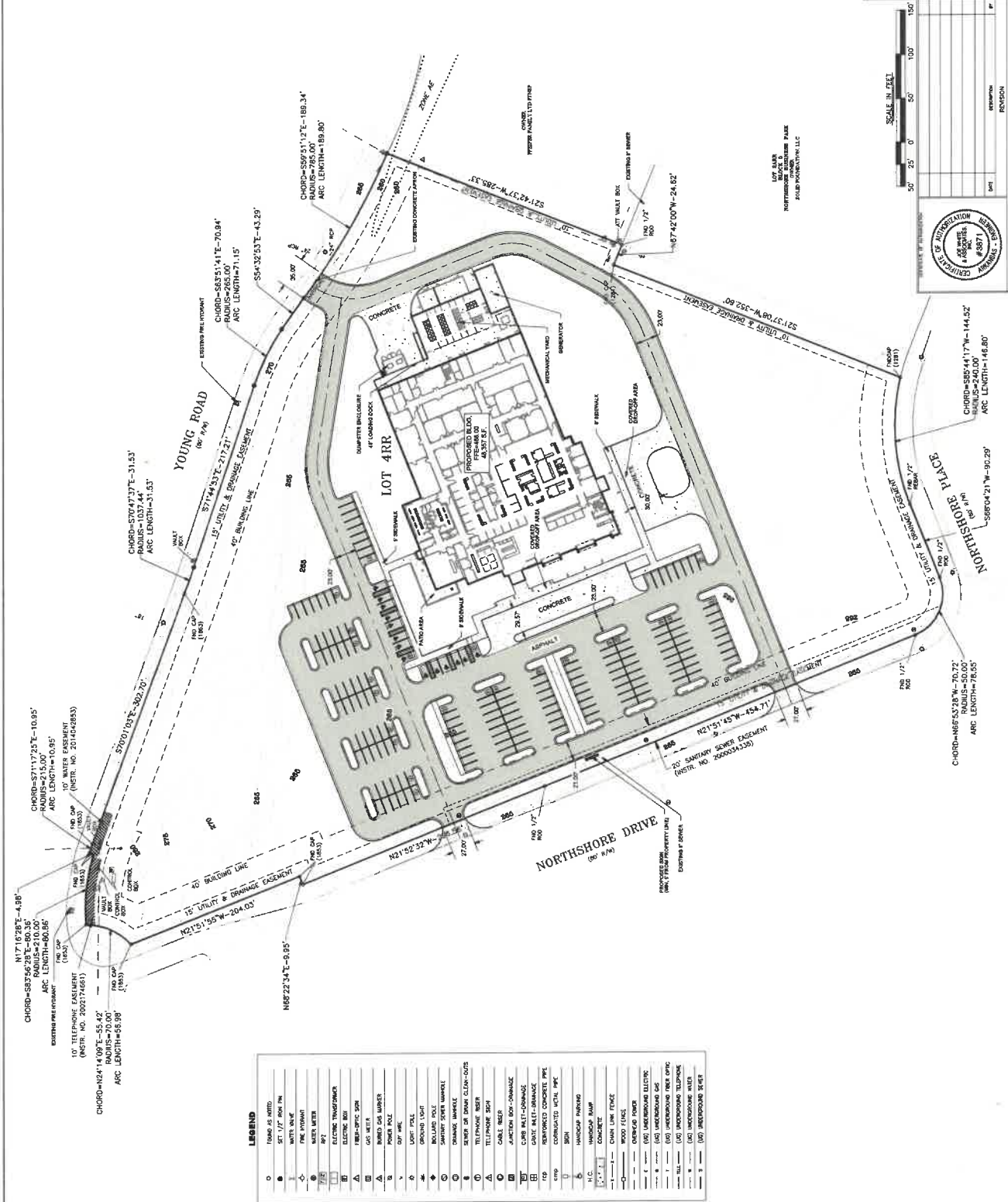


C1.0 - SITE PLAN REVIEW

ORTHOARKANSAS
LOT 4RR
BLOCK 2
NORTHSHORE BUSINESS PARK

JOE WHITE & ASSOCIATES, INC.
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
28 BUCKINGHAM DRIVE, SUITE 201, LITTLE ROCK, ARKANSAS 72203

DATE: JULY 28, 2025 SCALE: 1" = 50'
PROJECT NUMBER: 24-3767

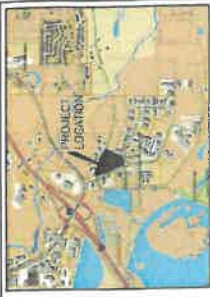


Item #5**SD2025-38 Northshore Business Park Lot 4RR Block 2 SPR to allow construction of a medical clinic @ 7785 Northshore Dr**

1. Building permits will not be issued until a traffic study is performed and the City Engineer and the NLR Fire Marshal's office determines there is safe and adequate access in and out of the Business Park.
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. All driveways are to be concrete within the ROW.

4. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance on rezoning property to C3.
5. Meet the requirements of Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster(s) are to have masonry screening on 3 sides along with an opaque gate enclosure.
 - c. No fence is to be located in the front yard of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
6. Meet the requirements of the Master Street Plan.
7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide a scaled landscape plan, graphically indicating the plant material and locations, plant material legend graphically indicating the different plant materials, plant material list and specifications noting the 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 9 trees will be required adjacent to the Northshore Pl right-of-way.
 - iii. A minimum of 32 trees will be required adjacent to the Northshore Dr right-of-way.
 - iv. A minimum of 33 trees will be required adjacent to the Young Dr 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 29 trees are required. A minimum of 15 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.
 - 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. Provide a buffer/screening adjacent to the dissimilar land use to the east and south as defined by Section 7.2.4: Buffers between Dissimilar Uses.
 - i. The development of a C3 zoned property adjacent to the I2 zoned property to the east will require a half screen as defined by Section 7.3.2. Class Half Screens.
 - ii. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
 - iii. Trees from Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.

- iv. A six (6) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. The opaque screen must be opaque in all seasons. Fabric screening is not allowable.
- h. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
- i. Landscape plans to be revised prior to the September 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. Ambulatory care facilities- Where 4 or more care recipients on the level of exit discharge are incapable of self-preservation, or one care recipient that is incapable of self-preservation is located at other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor containing the ambulatory care facility and all floors below. (Volume 1 Section 903.2.2)
 - ii. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - iii. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
 - iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - v. Fire Apparatus access roads shall 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)
 - c. The Fire Marshal's Office does not recommend the approval of any future building permits in the North Shore Business Park, including this proposed facility until a second remote access road meeting code requirements is in place. Any new road should be approved by the appropriate City departments.
 - The road shall be a paved surface of either concrete or asphalt.
 - The road shall be a minimum of 20 feet wide.
 - The road shall support 85,000lbs.
 - It shall be sufficiently remote from the existing entrance.
- 10. Meet the requirements of CAW.
- 11. 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. Please contact NLRW Pretreatment Department for pretreatment and industrial permitting requirements.
 - c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.



VICINITY MAP
(1" = 200')

NOTES:

1. ADDRESS OF PROPERTY: 770 NORTHSHORE PLACE, NORTH LITTLE ROCK, AR 72114
2. BASE OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83
3. VERTICAL DATUM: NAVD 83
4. ZONING OF PROPERTY: C-3
5. UTILITIES ARE SHOWN FOR GENERAL INFORMATION. EXISTING UTILITIES ARE NOT TO BE EXCAVATED. THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY LOCATED, AND REMAIN UNDETERMINED.
6. OWNER/DEVELOPER: 800 PARTMAN BLVD., LITTLE ROCK, AR 72204
7. PARKING SUMMARY:
 - TOTAL SPACES: 175
 - STANDARD SPACES: 151
 - ACCESSIBLE SPACES: 14

FLOOD INFORMATION:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 051603000A, DATED JULY 4, 2015, A PORTION OF THE PROPERTY FALLS WITHIN ZONE AE.

LEGAL DESCRIPTION:

LOT 4RR, BLOCK 2, NORTHSHORE PARK, AS RECORDED IN INSTRUMENT NO. 2000034136, RECORDS OF PULASKI COUNTY, ARKANSAS.



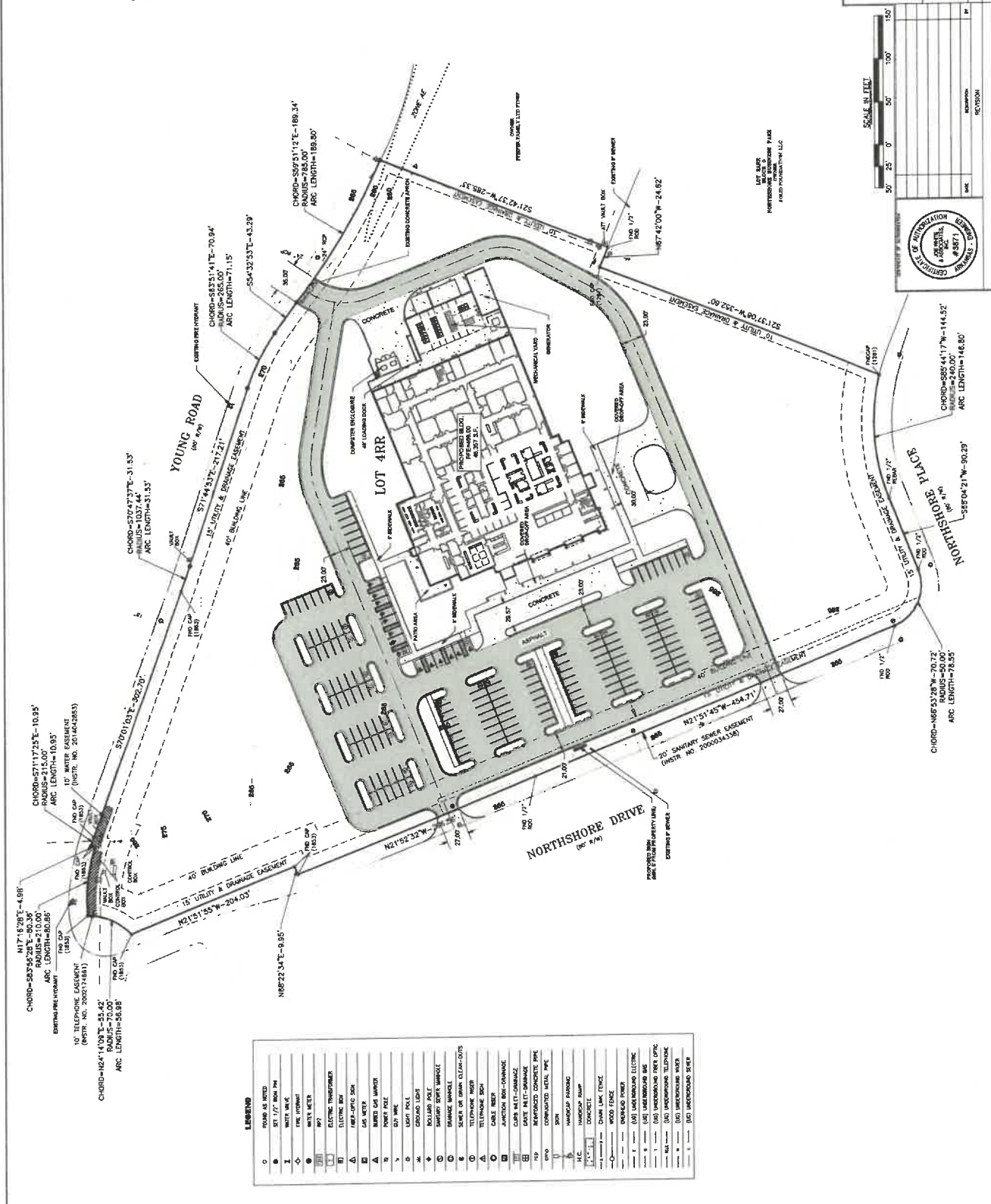
C1.0 - SITE PLAN REVIEW

ORTHOARKANSAS
LOT 4RR
BLOCK 2
NORTHSHORE BUSINESS PARK

NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
21400 N. HIGHWAY 101, SUITE 100, LITTLE ROCK, AR 72114
PH: 501.222.1441 FAX: 501.222.1442

DATE: JULY 28, 2025 PROJECT NUMBER: 24-37401 SCALE: 1" = 50'



SYMBOL	DESCRIPTION
(1)	10' TELEPHONE EASEMENT
(2)	10' WATER EASEMENT
(3)	10' UTILITY & DRAINAGE EASEMENT
(4)	10' UTILITY & DRAINAGE EASEMENT
(5)	10' UTILITY & DRAINAGE EASEMENT
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(98)	10' UTILITY & DRAINAGE EASEMENT
(99)	10' UTILITY & DRAINAGE EASEMENT
(100)	10' UTILITY & DRAINAGE EASEMENT

Item #6
Conditional Use # 2025-11

Request: a Conditional Use to allow outdoor storage of materials

Location of the Request: @ 4545 W Bethany Road, NLR, AR

Legal Description: Lot 1 Arkansas Air Inc. to the City of North Little Rock, Pulaski County, AR

Applicant: Joe White and Associates

Owner: North Little Rock Bethany Road LLC

Site Characteristics: The area is an industrial area with a recycling facility to the south and a Union Pacific rail transfer yard to the west. The site is a warehouse building with parking on the east side. There is a wooded area to the north of the existing building in the area proposed for the future outdoor storage area.

Master Street Plan: W Bethany Road is classified as a local commercial street on the Master Street Plan. 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	I1	Union Pacific Railroad
South	I3	Recycling Facility
East	I1	Warehouse
West	I3	Union Pacific Railroad

General Information:

1. **Compatible with previous actions?** The request to allow outdoor storage has been approved in locations similar to the area of the request. The applicant is proposing the placement of a screening fence around the perimeter of the area proposed for outdoor storage of materials.
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 the placement of materials outdoors.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no effect on surrounding properties with the approval.
6. **Is the site of adequate size for the development?** The site is adequate to allow the addition of outdoor storage of material on the site.
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 action to allow the outdoor element for storage as proposed by the applicant.

Staff Summary:

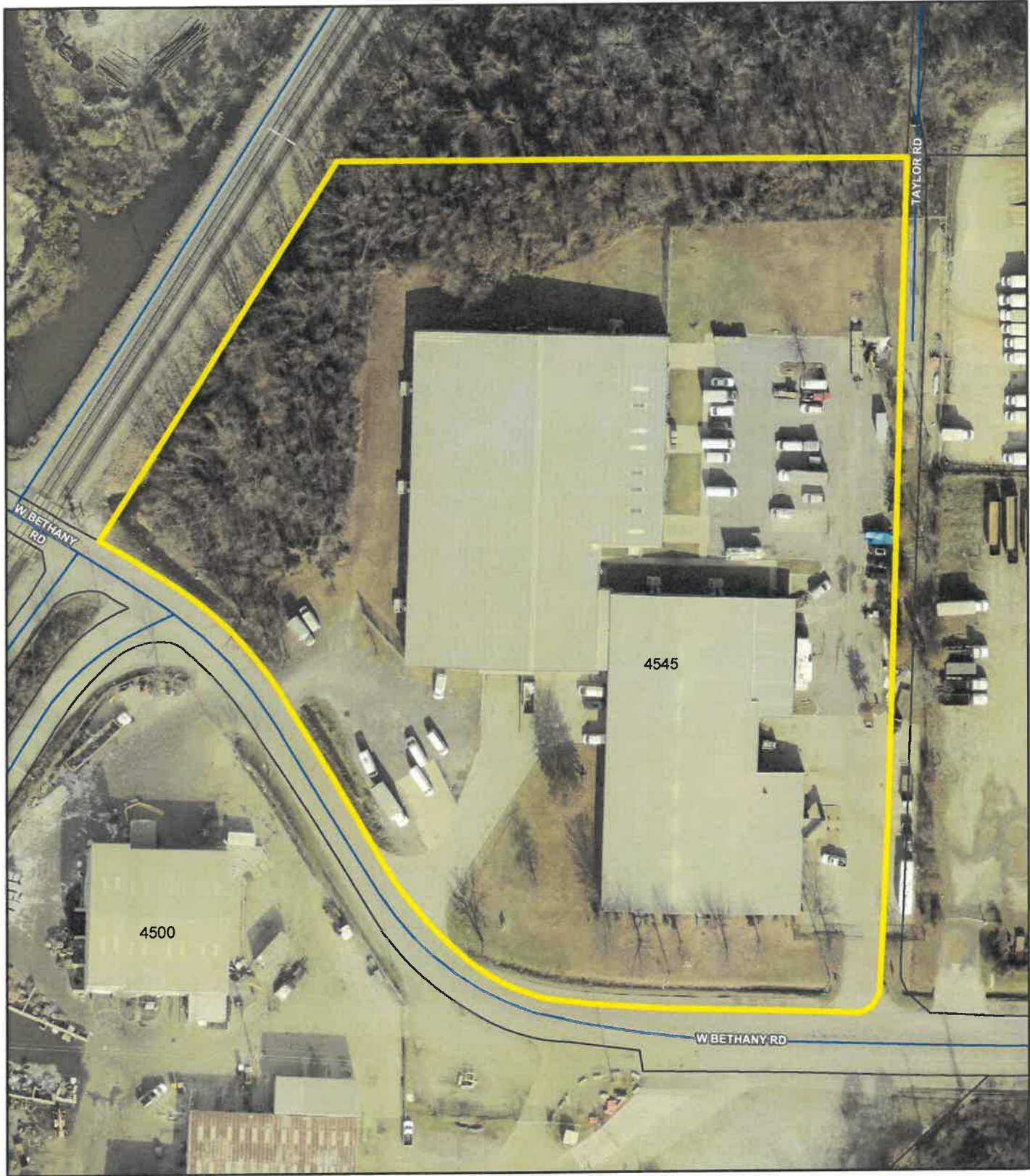
The applicant is seeking approval of a Conditional Use to allow outdoor storage of contracting materials within the rear yard of the existing building. The site plan indicates a new 30-foot wide drive extending from W Bethany to the rear of the building to access the rear yard storage area. The storage area will be asphalted (51,180 square feet). The Cover Letter indicates the area will be secured and screened from the east and rear of the property lines from public view with a 6-foot security fence. The building will provide the majority of the screening with the eastern area adjacent to the existing parking lot potentially needing additional screening.

In conjunction with the request for the Conditional Use the applicant is also seeking Site Plan Review approval of the Planning Commission for the proposed outdoor storage Subdivision Case # SD2025-43 Arkansas Air Inc. Lot 1 SPR. Staff is supportive of the applicant's request to utilize the rear of the lot as outdoor storage as proposed.

Conditions to Consider:

1. A six (6) foot opaque privacy fence or a solid masonry wall shall be required to screen the outdoor storage area from public view along W Bethany Road.
2. The maximum height of the fence, including the barbed wire, shall not exceed 6-feet in the side yards and 8-feet in the rear yard.
3. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
4. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
5. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Conditional Use # 2025-11



Ortho Map

1 inch = 100 feet



Date: 9/22/2025

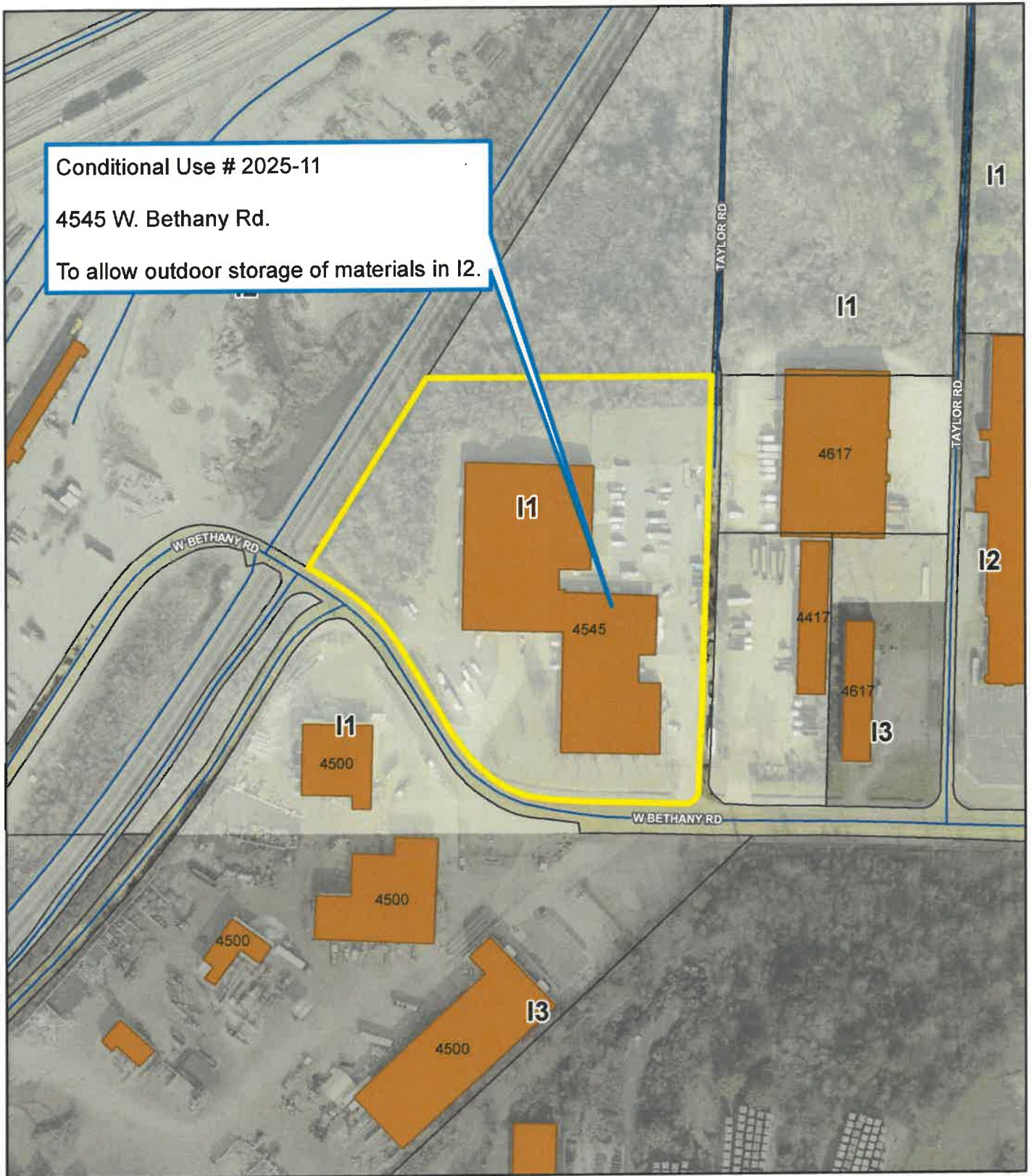
Map is not to survey accuracy

Conditional Use # 2025-11

Conditional Use # 2025-11

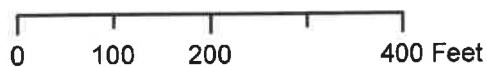
4545 W. Bethany Rd.

To allow outdoor storage of materials in I2.



Zoning Map

1 inch = 200 feet



Date: 9/22/2025

Map is not to survey accuracy



0	found as noted	LEAD
1	set 1/2" iron pin	
2	weld wire	
3	fire hydrant	
4	weld wire	
5	fire	
6	welding transformer	
7	electric line	
8	fire-rail type	
9	gas meter	
10	gas regulator	
11	banded gas meter	
12	power pole	
13	gas wire	
14	light pole	
15	ground pipe	
16	blastoff pipe	
17	sanitary sewer manhole	
18	sanitary sewer manhole	
19	sewer or drain clean-out	
20	telephone wire	
21	gas pipe	
22	communications pole	
23	cable stay	
24	air condenser	
25	junction box-pole	
26	core metal-structure	
27	gas well-structure	
28	reinforced concrete pipe	
29	unsp. changed metal pipe	
30	sign	
31	handicap parking	
32	handicap ramp	
33	concrete	
34	chain link fence	
35	wood fence	
36	iron fence	
37	emailed pipe	
38	underground electric	
39	underground gas	
40	underground sewer	
41	underground telephone	
42	underground water	
43	underground street	
44	manhole	

NOTES

- [illegible]

LEGAL DESCRIPTION

1. THE FIRST QUARTER OF THE NORTH LINE OF THE PLAINS COUNTY, ARKANSAS,
 2. 3. 4. 5. 6. 7. 8. 9. 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.

SITE PLAN REVIEW

ARKANSAS AIR INC.- PLAT NO. 1

North Little Rock, Pulaski County, Arkansas

JOE WHITE & ASSOCIATES, INC.
 CIVIL ENGINEERING • CONSULTING SERVICES • LAND SURVEYING

| DATE | Y' = Y' |
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Item #7

SD2025-43 Arkansas Air Inc. Lot 1 SPR for outdoor storage @ 4545 W Bethany Rd

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, 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. If applicable, 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.
3. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - g. All driveways are to be concrete within the ROW.
 - h. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - i. Street improvements must be approved by City Engineer and accepted by City Council.
4. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance for the Conditional Use to allow outdoor storage.
5. 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 located between the front property line and the front of the building.

- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements to meet the Master Street Plan.
 - c. Provide ROW dedication to meet the Master Street Plan.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Any new site development must comply with the City's landscape and buffer ordinance requirements.
- 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. A fire hydrant shall be provided at the rear of the building. (Volume 1 Section 507.5.1, 901.4.5, Appendix B & C)
 - ii. Access shall be provided to within 150 feet of all combustible storage by way of a fire apparatus access road. (Volume 1 Section 503.2.1)
 - 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)
 - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
 - c. Combustible storage shall be maintained 20 feet from the building and vehicle parking area.
- 10. Meet the requirements of CAW, including:
 - a. NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- 11. Meet the requirements of NLR Wastewater, including:
 - a. The proposed building will be required to connect to the existing private sewer service line within the parcel.
 - b. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.



| 0 | USG90 | found on metal |
|----|---------------------------|----------------|
| 1 | 1/2" zinc pin | |
| 2 | wide white | |
| 3 | fine material | |
| 4 | water meter | |
| 5 | rip | |
| 6 | electric transformer | |
| 7 | electric meter | |
| 8 | electric meter | |
| 9 | fiber-optic tap | |
| 10 | egg mite | |
| 11 | rip radiator | |
| 12 | based per meter | |
| 13 | power pole | |
| 14 | guy wire | |
| 15 | light pole | |
| 16 | ground light | |
| 17 | bellied pipe | |
| 18 | military sewer manhole | |
| 19 | military sewer manhole | |
| 20 | sewer or drain clear-outs | |
| 21 | telephone sign | |
| 22 | telephone sign | |
| 23 | communications station | |
| 24 | color tracer | |
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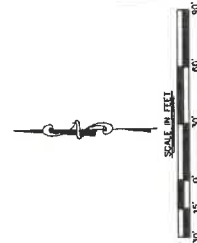
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ARKANSAS AIR INC.- PLAT NO. 1

North Little Rock, Pulaski County, Arkansas

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 HAZLUND CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72203
PHONE (501) 264-1411

DATE: 08-15-2025
PROJECT NUMBER: 25-3840



Item #8
Rezone #2025-21

Request: a rezoning from I2 to R4 to allow construction of multi-family

Location of the Request: located in the 3500 Block of HWY 165, NLR, AR

Applicant: Dalton Properties LLC

Owner: Dalton Properties LLC

Legal Description: Lot 9 Interstate Industrial Park to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The site is grass covered with a scattering of trees. AR-161, a State Highway, is a 4-lane road with a center turn-lane at street intersections.

Master Street Plan: AR-161 is indicated as a Minor Arterial on the Master Street Plan. There are no dedicated bikeways located in the area. Sidewalks are located at the back of curb along the property frontage. Curb and gutter is in place along the roadway.

Surrounding Zoning & Uses

| <u>Direction</u> | <u>Surrounding Zoning</u> | <u>Surrounding Uses</u> |
|-------------------------|----------------------------------|---------------------------------|
| North | C4 | Auto Sales |
| South | I2 | Undeveloped |
| East | NA | RV Park, Warehouse, Auto Repair |
| West | I2 | Office Warehouse |

General Information:

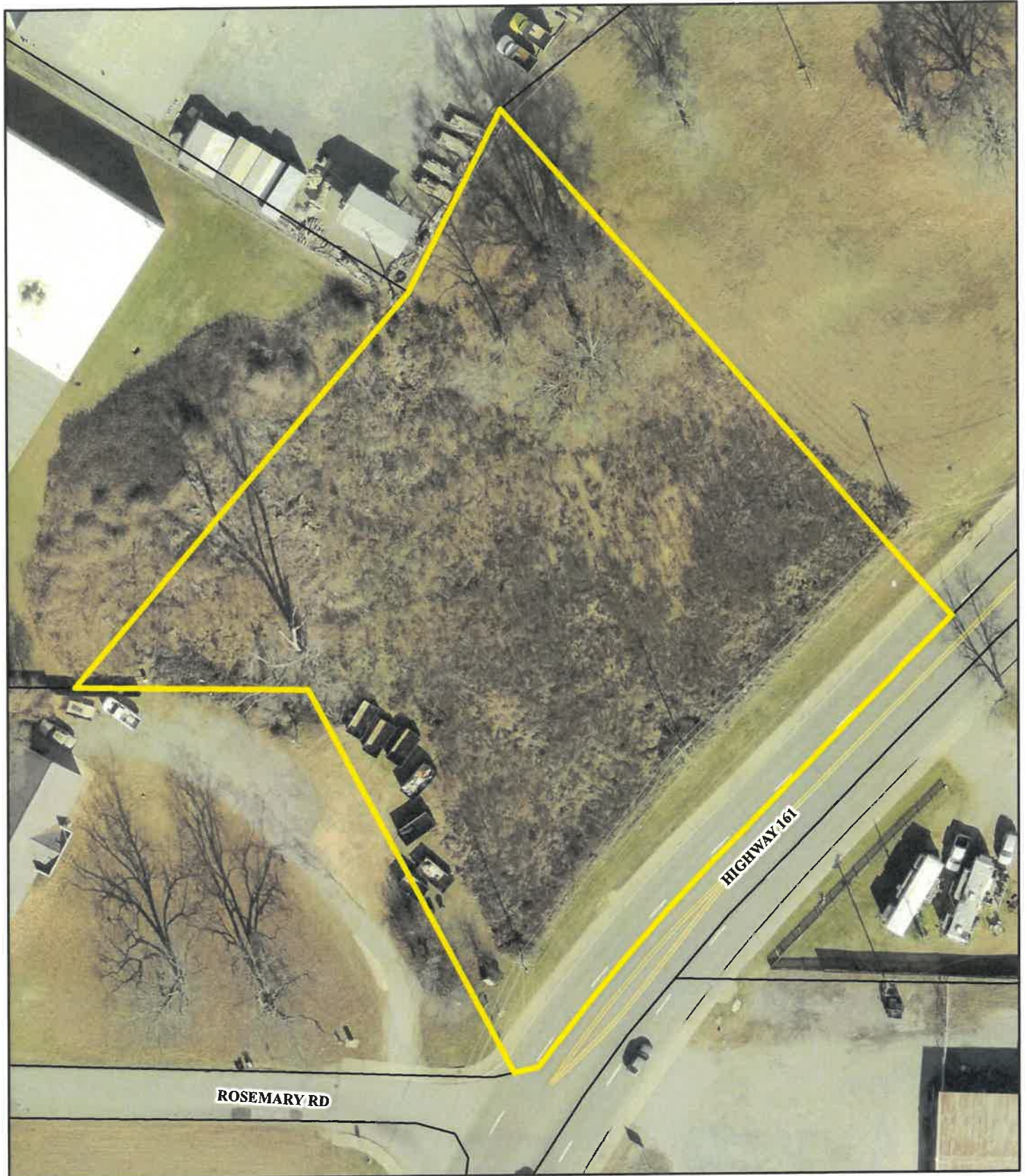
1. **Compatible with previous actions?** Requests to down zone property to allow future development of multi-family has previously been approved.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be no effect on public service and utilities with the rezoning to R4 to allow future development of multi-family residential.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The rezoning of the property and the development of the property with residential housing could potentially spur future development and redevelopment in the area.
6. **Is the site of adequate size for the development?** The site is adequate to allow future development of multi-family housing and provide the required parking and buffering.

7. **Will this set a precedent for future rezoning?** The rezoning to R4 could act as a buffer between the adjacent industrial and commercial zoning classifications and uses and the limited residential areas in the general area.
8. **Should a different zoning classification be requested?** R4 is the appropriate zoning classification to allow development of multi-family as proposed by the applicant.

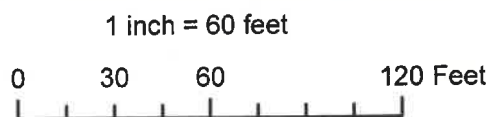
Staff Summary:

The applicant is seeking rezoning of the lot from I2 to R4 to allow development of a multi-family development on this lot and an adjacent lot which was rezoned from I2 to R4 in March 2025. The applicant is also seeking a Replat to combine the two lots and Site Plan approval for the development of the site. The development plan includes the construction of seven buildings with ten units in each building. Staff is supportive of the rezoning request.

Rezone Case #2025-21



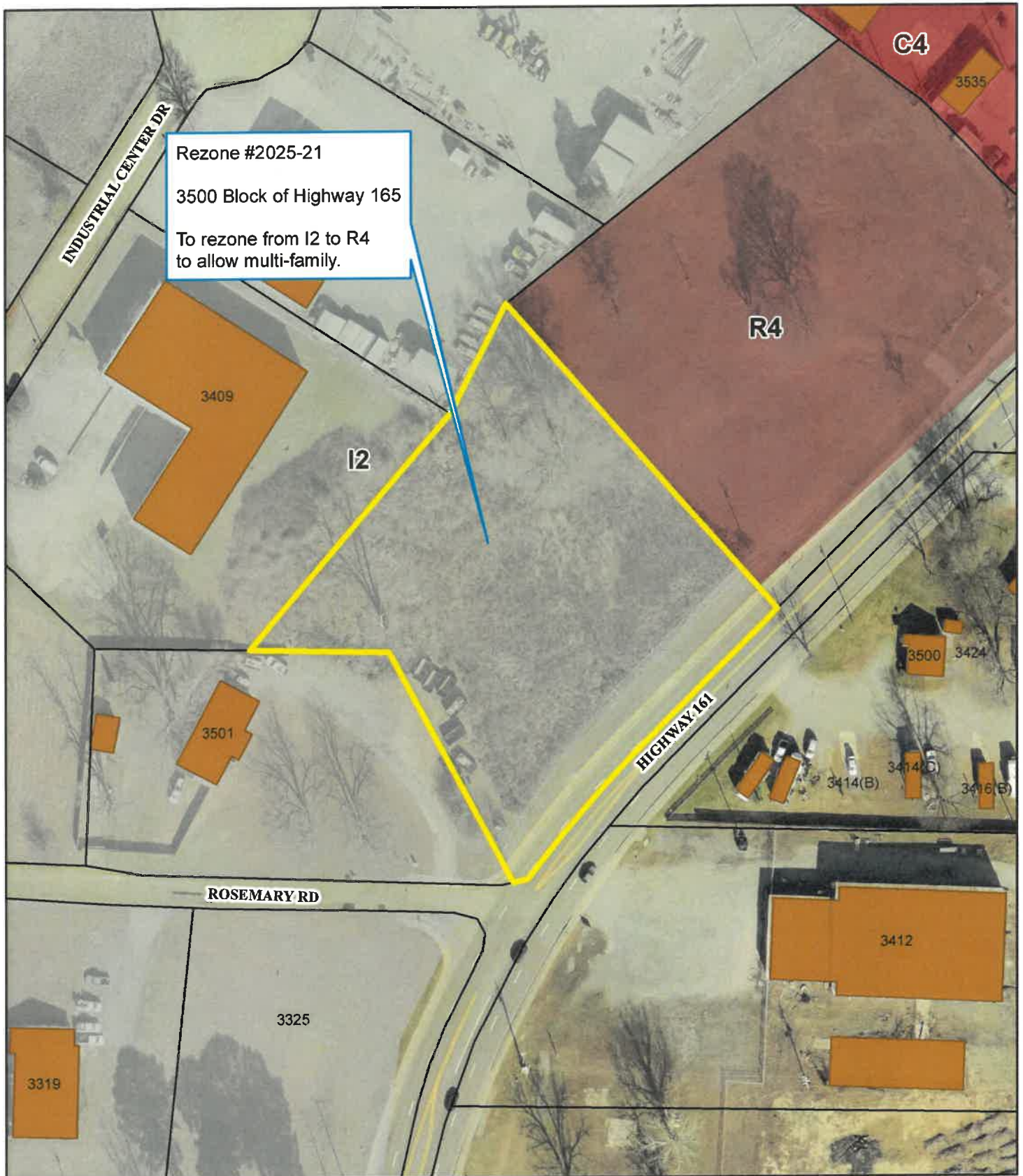
Ortho Map



Date: 9/22/2025



Rezone Case #2025-21



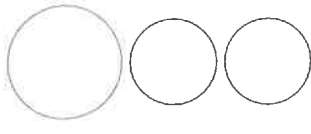
Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 9/22/2025





Know what's below.
Call before you dig.

DALTON DEVELOPMENT

North Little Rock, Arkansas

ECG PROJECT # 25-041

REVISIONS

| NO. | DATE | DESCRIPTION |
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DESIGN PHASE: 81 ZONING

SHEET NUMBER

C1.00



PLANNING
20 UNITS X 1.8 PM
= 18 SPACES
TOTAL
(18)

SITE PLAN

1

Item #9

SD2025-44 Interstate Industrial Park Addition Lots 9 & 10 Replat and SPR for future multi-family located in the 3500 Block of HWY 165

1. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$500/acre for residential development instead of providing onsite detention.
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 80 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. If applicable, provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

4. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. All driveways are to be concrete within the ROW.
5. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
6. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance on rezoning property to R4.
7. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening on 3 sides along with an opaque gate enclosure.
 - c. No fence is to be located between the front property line and the front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
8. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
9. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - b. Provide a scaled landscape plan, graphically indicating the plant material and locations, plant material legend graphically indicating the different plant materials, plant material list and specifications noting the 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 21 trees will be required adjacent to the HWY 165 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. Provide a buffer/screening adjacent to the dissimilar land use to the east and south as defined by Section 7.2.4: Buffers between Dissimilar Uses.
 - i. The development of an I2 zoned property adjacent to the C4 zoned property to the north will require a half screen as defined by Section 7.3.2. Class Half Screens.
 - ii. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
 - iii. Trees from Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
 - iv. A six (6) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. The opaque screen must be opaque in all seasons. Fabric screening is not allowable.
 - g. 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 October 2025 Planning Commission Hearing
10. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
11. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. (Volume 2 Section 903.2.8)
 - ii. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - iii. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
 - iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)

- v. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - vi. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
 - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
- 12. Meet the requirements of CAW, including:
 - a. Provide a 10' utility easement on East Side of Industrial Center Dr. as well as the end cul-de-sac.
- 13. Meet the requirements of NLR Wastewater, including:
 - a. Please provide flow projections for the proposed development. NLRW will analyze projected flow and determine whether sewer improvements will be needed to the receiving sewer system.
 - b. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.



1 SITE PLAN

E|D|G
 ECONOMIC DESIGN GROUP
 100 E. MAIN ST., LITTLE ROCK
 ARKANSAS 72202-3030
 501.225.1111



PRIME WATER DEVELOPMENT
 Call before you dig

DALTON DEVELOPMENT North Little Rock, Arkansas

Item 10
Rezone #2025-22

Request: a rezoning from R1, RU and R4 to R5 to allow construction of a new single family subdivision

Location of the Request: located south of HWY 165 and west of Cypress Crossing Subdivision

Applicant: Holloway Engineering and Surveying

Owner: Clifton Family LLLP

Legal Description: Long Legal – A Tract of Land Being Part of the Spanish Land Grant 2417

Background: Ordinance # 9683 adopted by the North Little Rock City Council on June 24, 2024 rezoned the property from I2 to the current RU, R1, R4 and R5 zoning classifications. The applicant proposed the development of a residential subdivision including single family, multi-family and townhomes. The development included 11 residential lots developed with the RU zoning development criteria. 18-lots developed as townhomes under the R5 development criteria, 48 apartments developed under the R4 zoning development criteria and 34 single family lots developed utilizing the R1 development criteria. The development was proposed with public and private streets. Areas of the development were proposed as a gated community. A boat ramp was proposed for the residents of the developments use only. With the rezoning request the Land Use Plan was amended from Light Industrial to Single Family.

Site Characteristics: The site is an undeveloped field located on the bank of a waterway relief of the Arkansas River. There is a single family neighborhood located to the east of the site. To the north are office and commercial uses located along Highway 165.

Master Street Plan: HWY 165 is classified on the Master Street Plan as a Principal 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 | I2 | Undeveloped |
| South | NA | Arkansas River Relief |
| East | R2 | Single Family |
| West | I2 | Undeveloped |

General Information:

1. **Compatible with previous actions?** The Commission has approved rezoning requests similar to the request to allow development of projects similar to the applicant's request.

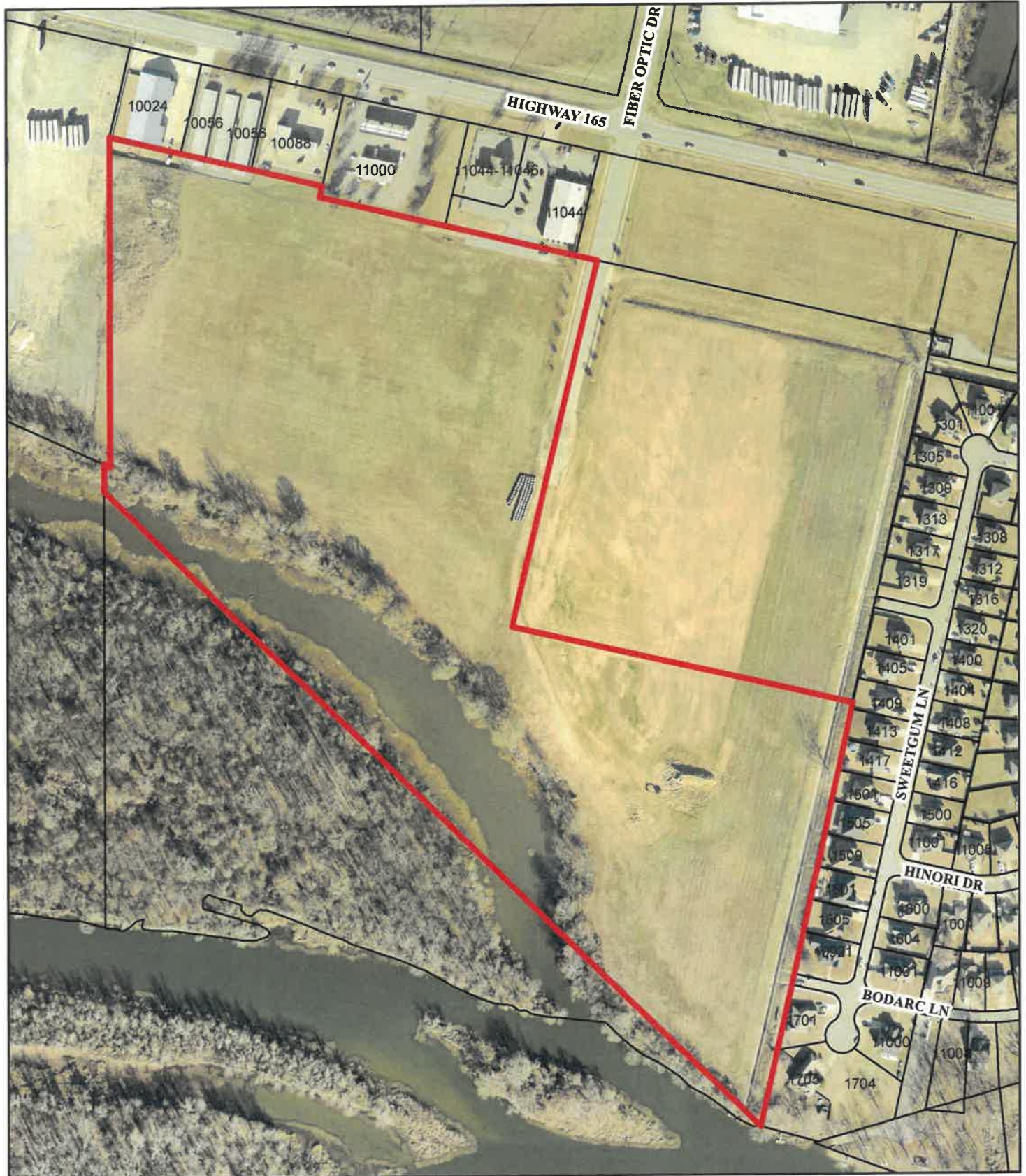
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no effect on the surrounding properties due to the request to rezone the property to correspond with the proposed use of the property as a small lot residential subdivision.
6. **Is the site of adequate size for the development?** The applicant is proposed a preliminary plat as well as the rezoning to provide the future layout of the development proposal.
7. **Will this set a precedent for future rezoning?** The rezoning will not set precedent for future rezoning requests.
8. **Should a different zoning classification be requested?** To allow the development as proposed by the applicant requires a rezoning to R5 as proposed by the applicant.

Staff Summary:

The applicant is proposing the creation of 246 residential lots with 7.673 lots per gross acre. The average lot size proposed is 0.060-acres with the minimum lot size being 0.055-acres. The development is proposed containing 5,016 linear feet of new street. The plan indicates 10.731-acres or 33.47% of the land area as open space. The plat indicates a 25-foot front building setback.

The development criteria within the R5 zoning district allows a 15-foot front and exterior side yard setback, a 0-interior side yard setback and a 25-foot rear yard setback. The development is proposed with a connection to the adjacent Cypress Crossing Subdivision allowing this development as well as the adjacent subdivision 2-ways of ingress and egress from their respective subdivisions. Staff is supportive of the applicant's rezoning request.

Rezone Case #2025-22



Ortho Map

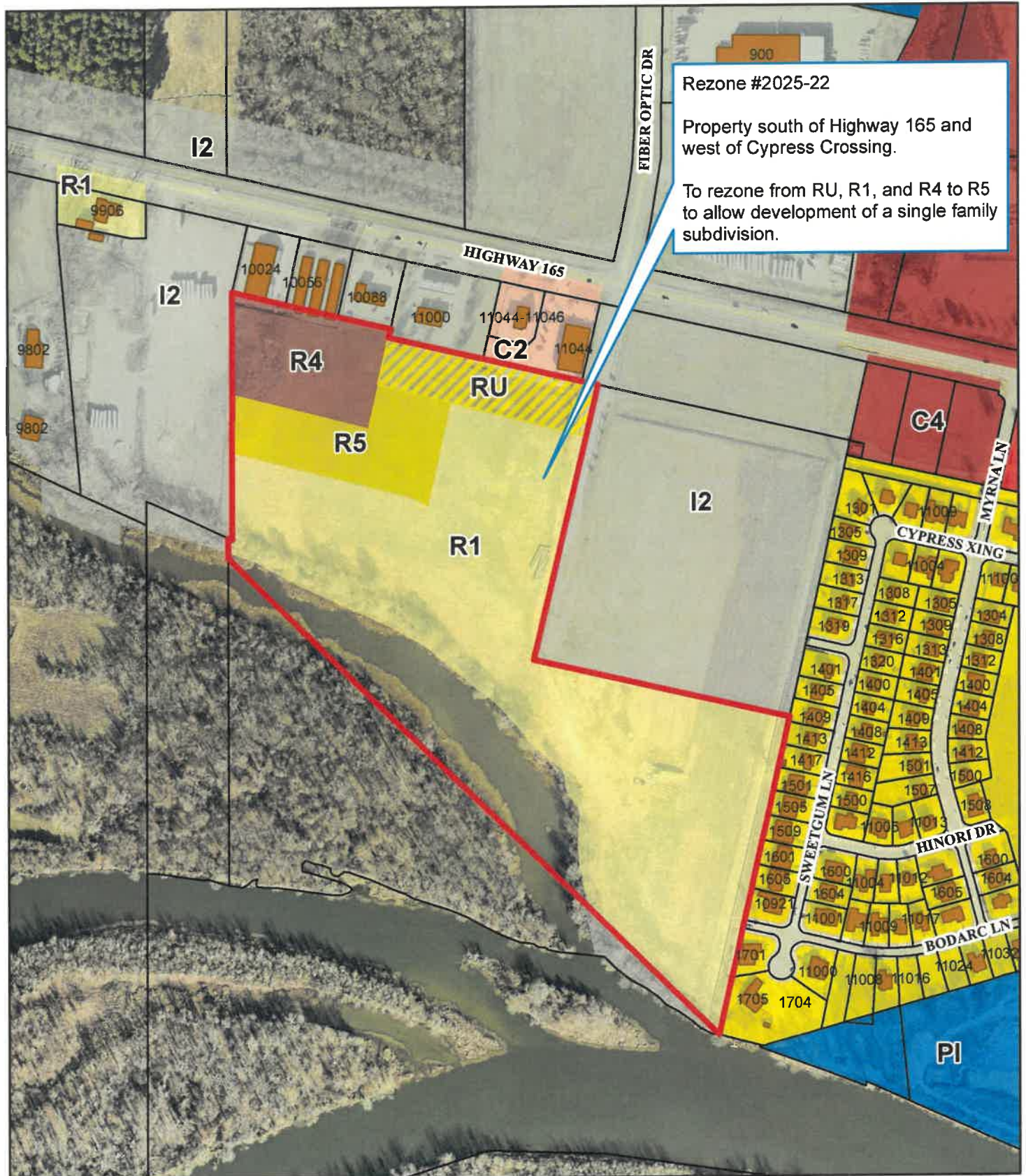
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Date: 9/22/2025

Rezone Case #2025-22



Zoning Map

1 inch = 400 feet

0 200 400 800 Feet

Date: 9/22/2025



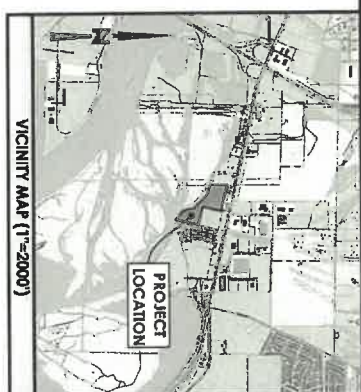
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Item 11**SD2025-42 Highway 165 Subdivision Preliminary Plat to allow development of single family homes located south of HWY 165 and west of Cypress Crossing Subdivision**

1. Engineering requirements before the final plat/replat will be signed:
 - a. Option to pay the drainage in-lieu fee of \$500/acre for residential development instead of providing on-site detention.
 - b. Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Provide 25' property line corner radius.
2. Permit requirements/approvals submitted before construction can begin:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
 - c. 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.
 - d. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. If applicable, provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
 - h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

- j. Schedule preconstruction meeting with City Engineer. The contractor's on-site superintendent must be present.
- 3. Meet the requirements of the City Engineer, including:
 - a. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - b. 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.
 - b. Pay for street signs.
 - c. Street names to be approved by Planning Staff.
- 5. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance on rezoning property to R5.
- 6. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 7. 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.
- 8. 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 minimum of (1) tree 2.5 inches in caliper or greater within 10-feet of the front property line upon completion of each individual residence.
- 9. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review. This includes subdivision identification signage.
- 10. 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)
 - 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)
- 11. 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. A water main extension will be needed to provide water service to this property.
 - c. 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
 - d. Department of Health Engineering Division and Little Rock Fire Department is required.
 - e. 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.
 - f. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
12. Meet the requirements of NLR Wastewater, including:
- a. Public sanitary sewer main extension is required to serve the property. Please make formal submittal of plan to provide sewer service for the development.
 - b. Please provide flow projections for the proposed development. NLRW will analyze projected flow and determine whether sewer improvements will be needed to the receiving sewer system.
 - c. Wilcox/Quapaw connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
 - d. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.

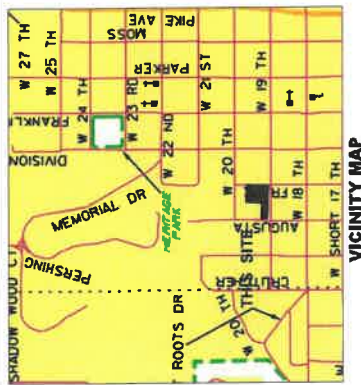


Item #12**SD2025-45 Hart's Addition Lots 3R, 4A, 4B, 5R, 6A, 7A & 7B Replat to allow construction of single family homes @ 1901 Franks Street**

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$500/acre for residential development instead of providing onsite detention.
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. 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 NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

4. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. All driveways are to be concrete within the ROW.
5. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
6. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
7. 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.
8. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - b. Provide a minimum of (1) tree 2.5 inches in caliper or greater within 10-feet of the front property line upon completion of each individual residence.
9. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code.
10. Meet the requirements of CAW, including:
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. A water main extension will be needed to provide water service to this property.
 - c. 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
 - d. Department of Health Engineering Division and Little Rock Fire Department is required.

- e. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
 - f. 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.
 - g. 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).
 - h. Adequate spacing between the planned water main and planned buildings must be provided in the event CAW must perform maintenance on the planned water main.
11. Meet the requirements of NLR Wastewater, including:
- a. Based on the proposed replat of the property Lot 3R, Lot 4A, Lot 4B, Lot 5R and Lot 7A will not have access to public sanitary sewer facilities. A public main extension will be required for these Lots to connect to public sewer.
 - b. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.



THESEY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

JOHN P. POMMALL, JR. 815 1215
CIVIL ENGINEER

THE RSV CERTIFY THAT THIS PLAN REPRESENTS A PLAN MADE BY ME, AND THAT IT MEETS ALL THE ENFORCEMENT REQUIREMENTS OF THE BIERWOOD

NAME _____
UNIVERSITY OF _____
DATE _____

ALL REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL OF A PRELIMINARY PLAT HAVE BEEN GRANTED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

THIS CERTIFICATE SHALL EXPIRE

DATE. _____
 (In full) _____
 (Name of the person who made the statement) _____

INFLUENCE OF THE ROCK FORMING CONDITIONS

LEGAL DESCRIPTION
HARTS ADDITION
LOT 1-7, BLOCK 2
NORTH LITTLE ROCK, ARKANSAS

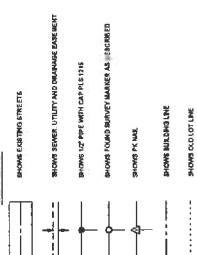
OWNER/DEVELOPER
HABITAT FOR HUMANITY OF CENTRAL ALASKAS
1700 SOUTH UNIVERSITY
ANCHORAGE, AK 99504



GENERAL NOTES

- GENERAL NOTES
1. BAGS OF LOI UNFILL AT STREET INTERSECTIONS ARE BY UNLESS OTHERWISE NOTED.
 2. DISTANCE ALONG ON CURVES ARE CHORD DISTANCES.
 3. TOTAL REPAVED AREA ON ADJACENT ROADS MORE OR LESS.
 4. PLOTS SHOWN HERE ARE ZONED R-2.
 5. THIS PLAT IS NOT IN THE 10 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP N4. 0116C DATED JULY 4, 2016.
 6. BASE OF BEARING, ARKANSAS STATE PLATE NORTH 30NE 40RD01

LEGEND



PRELIMINARY PLAT OF
LOTS 3R, 4A, 4B, 5R, 6A, 6B, 7A AND 7B, BLOCK 2
HARTS ADDITION
(BEING A REPLAT OF LOT 3-7, BLOCK 2
HARTS ADDITION)
IN
THE CITY OF NORTH LITTLE ROCK
PULASKI COUNTY, ARKANSAS





**THOMAS
ENGINEERING
COMPANY**

1015 LOOKOUT ROAD, N. LITTLE ROCK, AR 72110

PRELIMINARY PLAT
OF
LOT 34, AB, BR 64-69, 7A & 7B, BLOCK 2
HARTS ADDITION
NORTH LITTLE ROCK, ARKANSAS

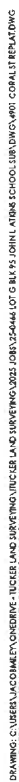
| | | | |
|----------|----------|------|-----------|
| APPROVED | DRAWN BY | DATE | SHEET NO. |
| | | | 10 |
| SCALE | | | |

Item #13

SD2025-46 Granthanis Replat Lots G-1 & G-2 Blk 95 to allow construction of single family homes @ 4901 Coral Street

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$500/acre for residential development instead of providing onsite detention.
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - b. Provide half of the required 50 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. 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. If applicable, 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.
4. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. All driveways are to be concrete within the ROW.
5. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
6. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
7. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
8. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - b. Provide a minimum of (1) tree 2.5 inches in caliper or greater within 10-feet of the front property line upon completion of each individual residence.
9. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code.
10. Meet the requirements of CAW, including:
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
11. Meet the requirements of NLR Wastewater, including:
 - a. Please add 15' exclusive sanitary sewer easement to the sewer main that is within the property boundaries.
 - b. Each parcel will be required to have a private sanitary sewer service line with a single connection point to the city main.
 - c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.



Item #14

SD2025-47 Lasker's 2nd Addition Replat Lot 5-R and 6-R to allow construction of single family homes @ 1500 Nona Street

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$500/acre for residential development instead of providing onsite detention.
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. 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. If applicable, 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.
4. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. All driveways are to be concrete within the ROW.

5. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
6. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
7. 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.
8. 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 minimum of (1) tree 2.5 inches in caliper or greater within 10-feet of the front property line upon completion of each individual residence.
9. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
10. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code.
11. 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. A water main extension may be needed to provide water service to this property.
12. Meet the requirements of NLR Wastewater, including:
 - a. Please add 15' exclusive sanitary sewer easement to the sewer main that is within the property boundaries.
 - b. Each parcel will be required to have a private sanitary sewer service line with a single connection point to the city main.
 - c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.

CERTIFICATE OF FINAL PLAT APPROVAL

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

DATE OF EXECUTION NAME _____ (SIGNED)
CHAIRMAN OR VICE-CHAIRMAN
NORTH LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF OWNER

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

(SIGNED)
DATE OF EXECUTION NAME, ADDRESS
SOURCE OF TITLE: 2002-119580

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____ FILED FOR RECORD _____, 20____
AT _____ O'CLOCK ____ M.,
RECORDED _____, 20____ IN PLAT BOOK _____ PAGE _____

_____(SIGNED)_____
NAME _____ CLERK _____
FOR BILL OF ASSURANCE SEE DEED RECORD BOOK _____
PAGE _____

BY GRAPHIC FLOODING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN
 ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
 CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER
 0511803C4343, DATED JULY 08, 2015, BASED UPON SURVEYORS INTERPRETATION OF
 THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE
 PROPERTY LINES.



FLOOD ZONE NOTE

BASIS OF BEARINGS

STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING: GRID
DISTANCE: GRID
SCALE FACTOR: 1.000202876883
CONVERGENCE ANGLE: -2° 31' 38.30770037"
VALUES TAKEN AT NWCC=

NICHOLAS B. TUCKER
DATE OF EXECUTION NAME
REGISTERED LAND SURVEYOR NO. 1755, ARKANSAS

CERTIFICATE OF LAND SURVEYING ACCURACY

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME; AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

LOTS 5-R AND 6-R, BEING A REPLAT OF LOTS 5 AND 6, BLOCK #2 OF LASKERS 2ND ADDITION, AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, PLAT BOOK 603, AT PAGE 531, RECORDS OF THE CIRCUIT CLERKS OFFICE, PULASKI COUNTY, ARKANSAS.

OWNER
MIDARK HOUSES LLC
1522 S 2ND STREET
CABOT, AR 72023

LEGAL DESCRIPTION

☒ SET 1/2" REBAR WITH CAP, LS #1755
☐ FOUND IRON PIN (AS NOTED)
☐ CALCULATED POINT

PROPERTY LINE _____
CENTRALINE ROAD _____
BUILDING SETBACKS _____
EXISTING BARBED WIRE FENCE _____ X _____
EXISTING ASPHALT _____
EXISTING LOTS _____
EXISTING RIGHT-OF-WAY _____

1. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREIN, ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR, THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. THIS SURVEY MEETS OR EXCEEDS CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE.
5. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THE BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS STATE PLANE COORDINATES U.S. SURVEY FEET, NAD83, NORTH ZONE.
7. EACH LOT TO BE SERVICED, OR IS ALREADY SERVICED, BY CITY OF NORTH LITTLE ROCK WASTEWATER.
8. WATER SERVICES TO BE PROVIDED BY CITY OF CENTRAL ARKANSAS WATER, OR IS ALREADY SERVICED.

GENERAL SURVEY NOTES

FINAL PLAT
LOTS 5-R AND 6-R, REPLAT OF LOTS 5 AND 6, BLOCK 42
LASKERS 2ND ADDITION
NONA STREET

PREPARED FOR:
MIDARK HOUSES LLC

NORTH LITTLE ROCK, PULASKI COUNTY

ARKANSAS

STATE PLAT CODE: PLATTED SUBDIVISION



| | DELTA | DESCRIPTION | DATE |
|-----------------|-------|-------------|------|
| PRODUCT NO. | | | |
| ISSUE DATE: | | | |
| DRAWN BY: | | | |
| APPROVE BY: | | | |
| SHEET NO.: 10E4 | | | |

P.O. Box 1021
Cabel, Arkansas 72023
phone: 501.269.7138
www.tuckerslandsurveying.com

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TUCKER LAND SURVEYING, INC.
JAL

TUCKER
LAND SURVEYING



P.O. Box 1021
Cabot, Arkansas 72023
phone: 501.269.7138
www.fluckersurveying.com

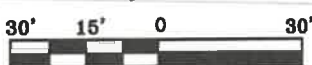
Item #15**SD2025-48 Argenta Add Lot 1R Block 43 Replat and SPR to allow construction of a mixed use building @ 718 N Magnolia Street**

1. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
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. 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. If applicable, provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - h. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
4. Meet the requirements of the City Engineer, including:

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. All driveways are to be concrete within the ROW.
5. Planning requirements before the plat will be signed:
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
6. Meet the requirements of Community Planning, including:
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening on 3 sides along with an opaque gate enclosure.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
7. 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.
8. Meet the requirements of the Screening and Landscaping ordinance, including:
- a. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - b. Additional information is required on the landscape plan, graphically indicate the different plant material species, and provide plant material list specifying the 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 5 trees will be required adjacent to the E 8th St right-of-way.

- iii. A minimum of 3 trees will be required adjacent to the North Magnolia St 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.
 - iii. A minimum of 2 trees will be required in the interior of the onsite 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.
 - ii. A minimum of 30 shrubs will be required adjacent to the south edge of the onsite parking area.
 - 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 October 2025 Planning Commission Hearing
9. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
10. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. (Volume 2 Section 903.2.8)
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iii. Fire Apparatus access roads shall 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)
 - c. A main electrical disconnect shall be installed outside of every building (Municipal Code Chapter 4, Article 3, Sec. 1)
11. Meet the requirements of CAW, including:
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

- d. 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.
 - e. 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
12. Meet the requirements of NLR Wastewater, including:
- a. Please provide the following:
 - a. State use of 1st and 2nd Floors
 - i. If food will be prepared or served a Grease Interceptor will be required
 - b. State the proposed number of residential units for the 3rd Floor
 - b. Please provide flow projections for the proposed development. NLRW will analyze projected flow and determine whether sewer improvements will be needed to the receiving sewer system.
 - c. Development will be allowed one connection point to the public sanitary sewer.
 - d. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.



SURVEY PLAT CODE:
500-02N-12W-0-35-310-60-1573

EAST 8TH STREET
(60' R/W)



NORTH MAGNOLIA STREET
(60' R/W)

FND 5/8" REBAR

FND 1/2" REBAR

S89°06'48"E 140.07' (M)
140' (P)

**LOT 1R,
BLOCK 43**
0.32 ACRES

LINE TO BE ABANDONED

33N3000018800
EAST ARGENTA LAND
HOLDINGS LLC
LOT 3, BLOCK 43

FND 1/2" REBAR

FND 1/2" REBAR

20' ALLEY

REPLAT
OF LOTS 1 AND 2, BLOCK 43,
ARGENTA ADDITION TO THE
CITY OF NORTH LITTLE ROCK, PULASKI
COUNTY, ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the North Little Rock subdivision rules and regulations have been complied with.

Date: _____ Signed: Vernon J. Williams
Registered Engineer
No. 9551, Arkansas

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made or verified by me, all monuments required actually exist and are correctly shown hereon and that all surveying requirements of the North Little Rock subdivision rules and regulations have been complied with.

Date: _____ Signed: George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with this plat.

Date: _____ Signed: MAGNOLIA HOLDING VENTURES LLC

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the North Little Rock subdivision rules and regulations, and all of the conditions of approval having been completed, this document is hereby accepted, this certificate is hereby executed under the authority of said rules and regulations.

Date: _____ Signed: North Little Rock Planning Commission

LEGEND

- ▲ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted

DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY:

- PLAT OF ARGENTA ADDITION

PROPERTY DESCRIPTION:

- LOT 1R, BLOCK 43, ARGENTA ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JUNE 2, 2022.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05119C0344G EFFECTIVE DATE JULY 06, 2015.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON NORTH AMERICAN DATUM 1983, ARKANSAS NORTH ZONE, US SURVEY FEET, GRID COORDINATES. COORDINATES WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS "ONLINE POSITIONING USER SERVICE" (OPUS).

GNE Designing our client's success

GarNat Engineering, LLC

P.O. Box 116 3825 Mt. Carmel Rd.
Benton, AR. 72018 Bryant, AR. 72022
Ph (501)408-4650 garnatengineering@gmail.com

CONTENTS:

REPLAT

718 NORTH MAGNOLIA ST
NORTH LITTLE ROCK,
ARKANSAS

FOR THE USE & BENEFIT OF:

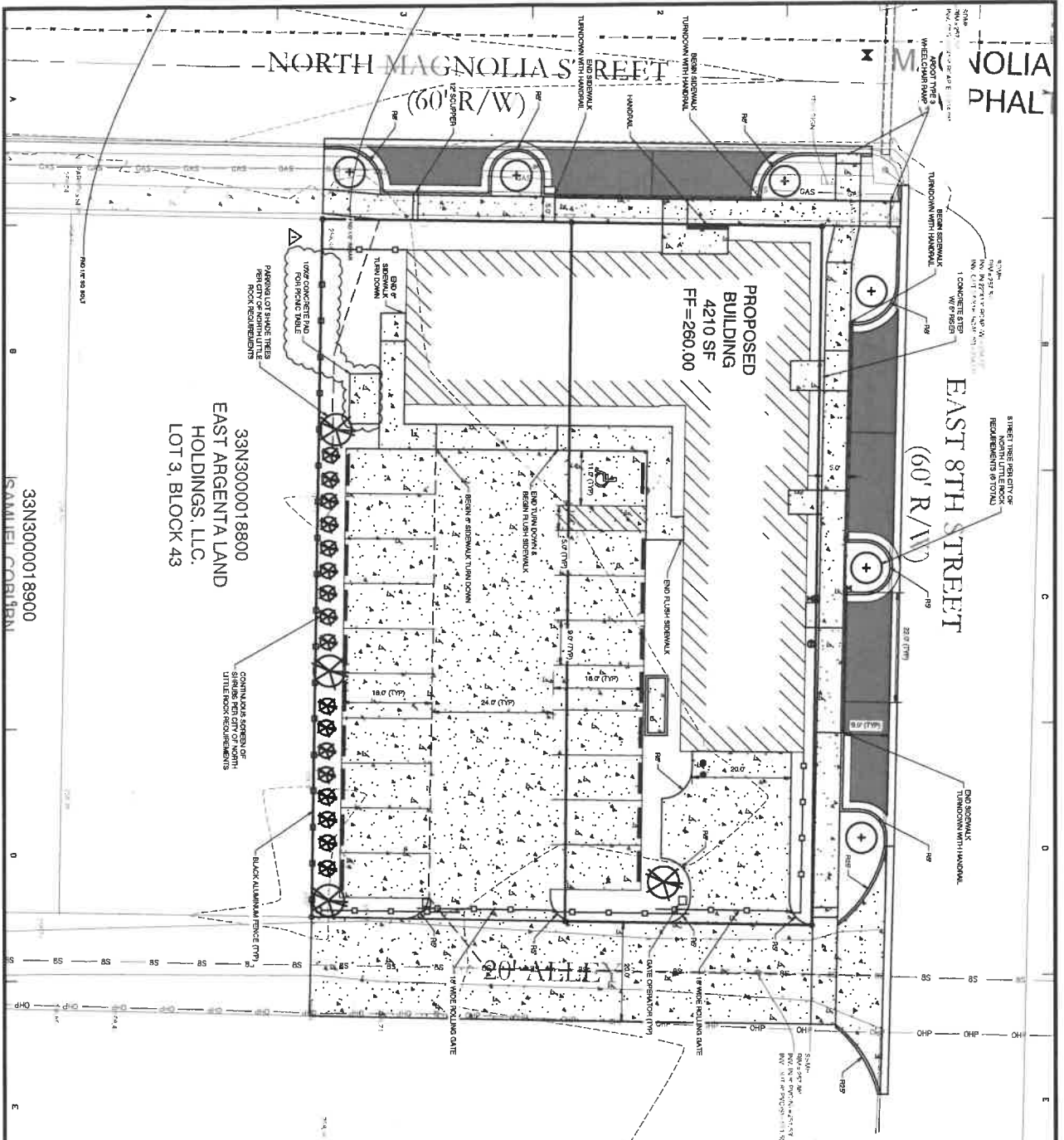
ROGER COBURN
MAGNOLIA HOLDING VENTURES LLC

PROJECT NO:
25047

DATE:
AUG. 29, 2025




8-29-25



| | | | |
|---|--|---|--|
| OWNER & DEVELOPER INFO:
OWNER: MAGNOLIA HOLDINGS, LLC
DEVELOPER: MAGNOLIA HOLDINGS, LLC
ADDRESS: 1000 N. MAGNOLIA ST., SUITE 100, NORTH LITTLE ROCK, AR 72114 | | PROPERTY DESCRIPTION:
LOTS 1 AND 2, BLOCK 43, ARGENTA ADDITION TO THE CITY OF NORTH LITTLE ROCK, FLORENCE COUNTY, ARKANSAS | |
| PROPERTY LOCATION:
N MAGNOLIA ST
E 8TH ST
E 7TH ST
E 6TH ST
E 5TH ST
BISHOP LANSEY AVE
I-30 | | NOTES:
1. PAVEMENT MARKINGS SHALL BE 4" WIDE AND SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION SECTION 718.
2. ALL DISTURBED AREAS ARE TO BE MULCHED, SODDED, FERTILIZED, WATERED AND GROUND COVER, GRASS, OR MULCH OF SHREDDED BARK OR STONE SHALL BE APPLIED IN ALL LANDSCAPED AREAS TO REDUCE MOISTURE LOSS AND TO IMPROVE THE APPEARANCE OF PLANTINGS NEAR STREETS.
3. SEE SE. | |
| LEGEND:
PROPOSED CONCRETE
PROPOSED ASPHALT | | 28 PARKING SPACES TOTAL | |
| 8TH & N MAGNOLIA ST MIXED USE DEVELOPMENT
MAGNOLIA HOLDING VENTURES, LLC
NORTH LITTLE ROCK, AR | | | |
| GNE
Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph: (501) 408-4650
garnatengineering@gmail.com | | REVISION
BY: TM
DATE: 8-21-25
ADDITION: 1 - ADD PICNIC PAD | |
| PROJECT NO: 25047
DATE: AUGUST 2025
SHEET NO: C1.0 | | SITE PLAN
02-JF-2025
25047 | |

Item #16**SD2025-51 Dewafelbakker Lot 1 SPR for a building expansion @ 6800 Dewafelbakker Lane**

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. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
- c. Provide CNLR Grading Permit application to City Engineer with grading plans.
- d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- e. Provide 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-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. ½ street improvements will be completed by the City of North Little Rock during the Crystal Hill Road Project.
- f. Provide right-of-way dedication to meet the Master Street Plan.

4. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Any new dumpster(s) are to have masonry screening on 3 sides and a solid opaque gate enclosure.
- c. All exterior lighting shall be shielded and not encroach onto neighboring properties.

5. Meet the requirements of the Master Street Plan, including:

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
- b. Provide ROW dedication along Crystal Hill Road to meet the Master Street Plan.

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

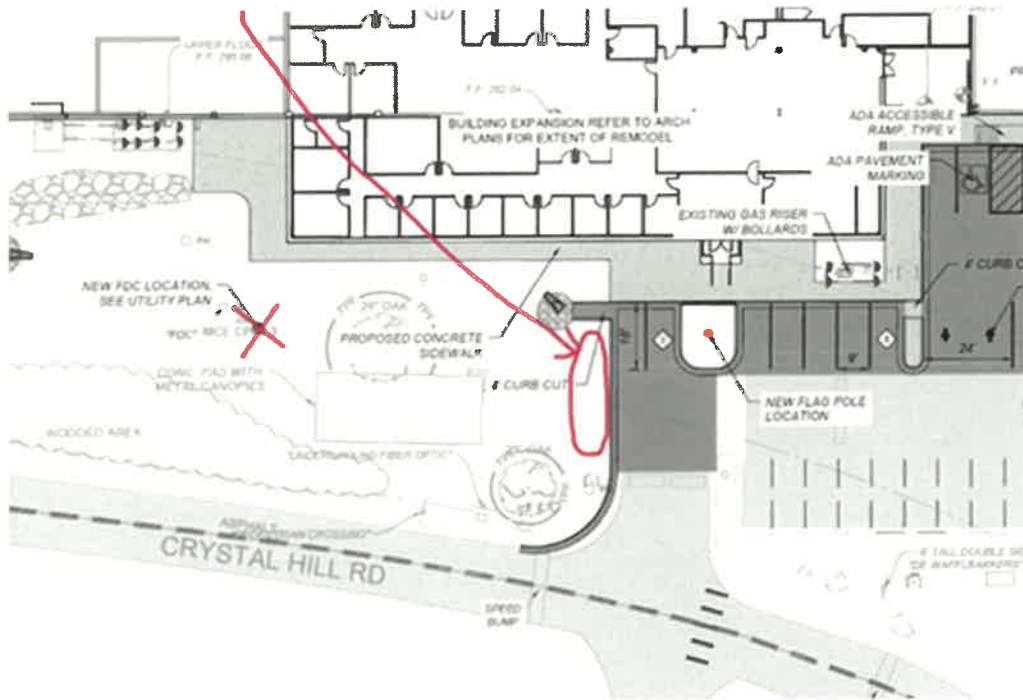
- a. Any new site development must comply with the City's landscape and buffer ordinance requirements.
- b. **Provide a scaled landscape plan**, graphically indicating the plant material and locations, plant material legend graphically indicating the different plant materials, plant material list and specifications noting the 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. **Note: Existing trees can be used to meet the street tree requirements if noted to be preserved and protected on the landscape plan. Any non-paved gaps in the tree coverage greater than 60-linear feet adjacent to the Crystal Hill right-of-way will require additional plantings to meet the 30-foot on center street tree requirement.**
- 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 October 2025 Planning Commission Hearing.**

7. Meet the following requirements concerning signage:

- a. Any new signage requires a separate review from the Building Permit review.

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

- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. The building shall be fully equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4)
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (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)
 - iv. FDC shall be within 30 feet of the fire apparatus access road. (Volume 2 Section 912.2, 912.4)
- b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
- c. Place FDC somewhere in this circle (not 100 feet from the drive)



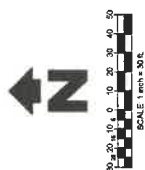
9. Meet the requirements of CAW, including:

- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- b. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
- c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

- e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
- f. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
- g. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required

10. Meet the requirements of NLR Wastewater, including:

- a. Please contact NLRW Pretreatment Department for pretreatment and industrial permitting requirements including a wastewater survey.
- b. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.



SITE INFORMATION

FORMING & LIGHT INDUSTRIAL
REBAR MANUFACTURING ASSEMBLY ON PROCESSING
FACILITIES TYPE 25
SPACING 11' 6" SPACE FOR EACH 36" UT TO 30,000 SQ. FEET 1' SPACE
PER 10,000 SQ. ABOVE 30,000 SQ.
THE TRACKS
REAR YARD 30'
SIDE YARD 30'
EXTERIOR YARD 30'
FRONT YARD 30'
MAX BUILT HEIGHT 40'

PROPOSED LEGEND

SECRET

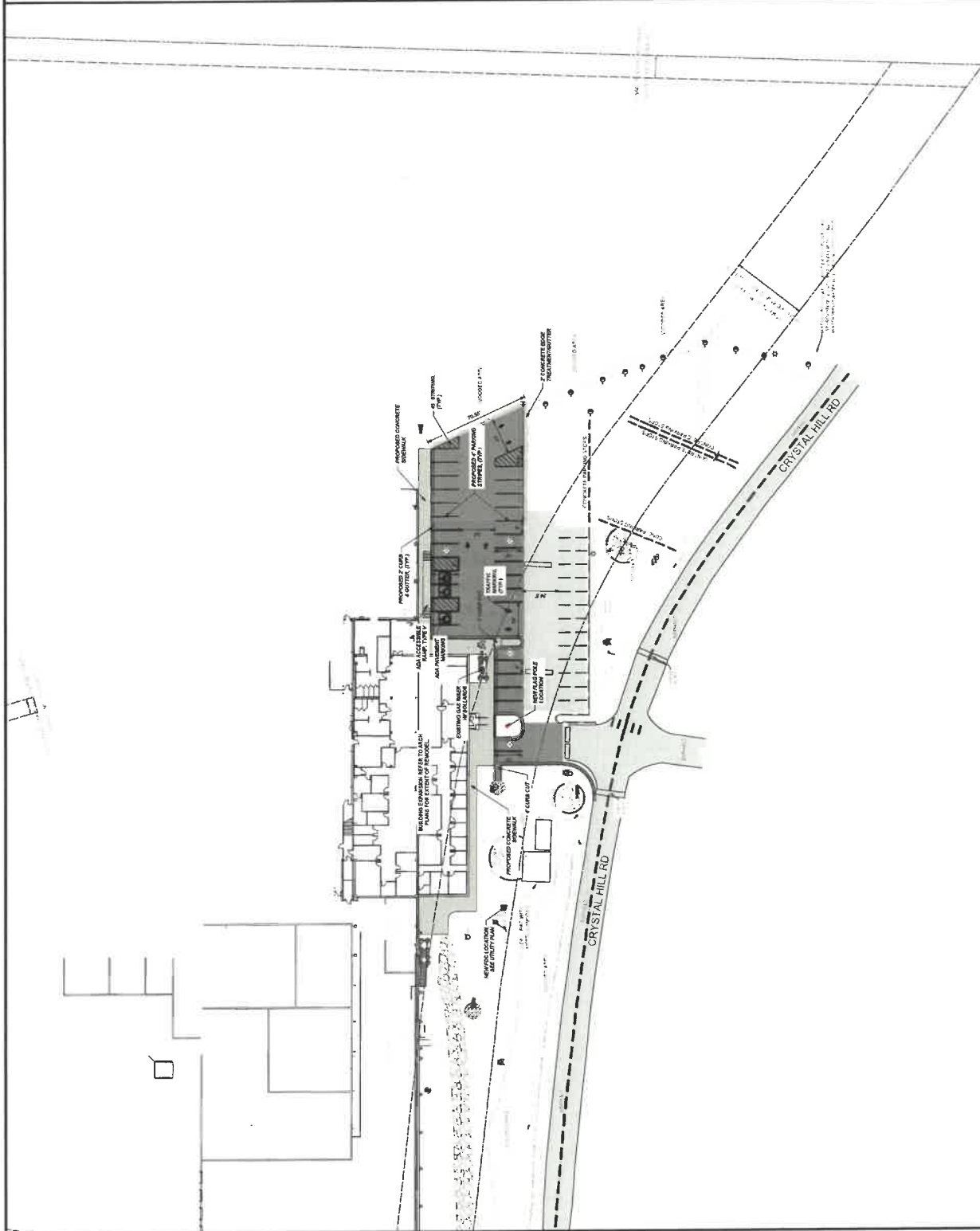
EXISTING LEGEND

| PROPERTY | UNIT | TYPE | DESCRIPTION |
|----------|------|------|---------------------|
| 1 | 1000 | TIME | PROPERTY LINE 1 ON |
| 2 | 1000 | TIME | PROPERTY LINE 2 ON |
| 3 | 1000 | TIME | PROPERTY LINE 3 ON |
| 4 | 1000 | TIME | PROPERTY LINE 4 ON |
| 5 | 1000 | TIME | PROPERTY LINE 5 ON |
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| 91 | 1000 | TIME | PROPERTY LINE 91 ON |
| 92 | 1000 | TIME | PROPERTY LINE 92 ON |
| 93 | 10 | | |

SURVEY PROVIDED BY:

MACLELLAND CONSULTING ENGINEERS, INC.
7702 KANSAS RD.
LITTLE ROCK, AR 72204
501.371.0272

04770-15-11-3024



Item #17

SD2025-31 Willow Beach Bay Revised Preliminary Plat located at 14103 Willow Beach Road to allow the creation of pipe stem lots

1. Engineering requirements on detention:

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

2. Engineering requirements before the plat will be signed:

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

3. Planning requirements before the plat will be signed:

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

4. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.

5. Meet the requirements of the Master Street Plan.

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)

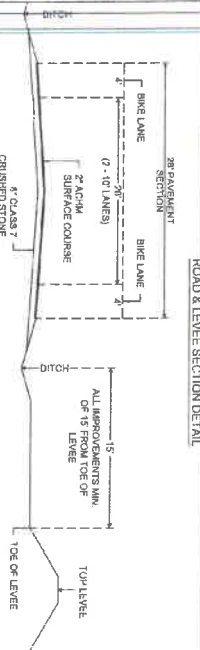
- b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)

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 Department of Health Engineering Division and Little Rock Fire Department is required.
- c. 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:

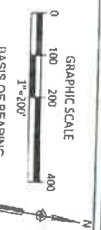
- a. Development is outside of NLRW service area.



WILLOW BEACH LAKE
AT THE BAY
(LOTS 1-29)
TO THE CITY OF NORTH LITTLE ROCK
PULASKI COUNTY, ARKANSAS
(PRELIMINARY PLAT)

(57NF-HA) NCJ 555.

- 1 THIS PROPERTY IS ZONED "TA-R2"
- 2 DISTANCES SHOWN AT CURVES ARE CHORD DISTANCE
- 3 TOTAL CHORD LENGTH IS 100.00 FEET
- 4 RADIUS AT CURVES IS 100.00 FEET
- 5 FRONT LOT LINES HAVE A 30' SETBACK LINE (SHOWN)
- 6 ALL LOTS HAVE A 30' SIDE YARD SETBACK LINE
- 7 FRONT LOT LINES HAVE A 15' UTILITY EASEMENT



GRID NORTH
NAD83 AK NORTH ZONE (10701)
CONVERGENCE ANGLE -00° 17'35.6"
LATITUDE N54°44'42.17668" LONGITUDE W92°19'55.38350"
PILASIKI COUNTRY ARKANSAS
COMBINED SCALE FACTOR 1.0000121357
GEOID 12B (CONUS) NAVD 83



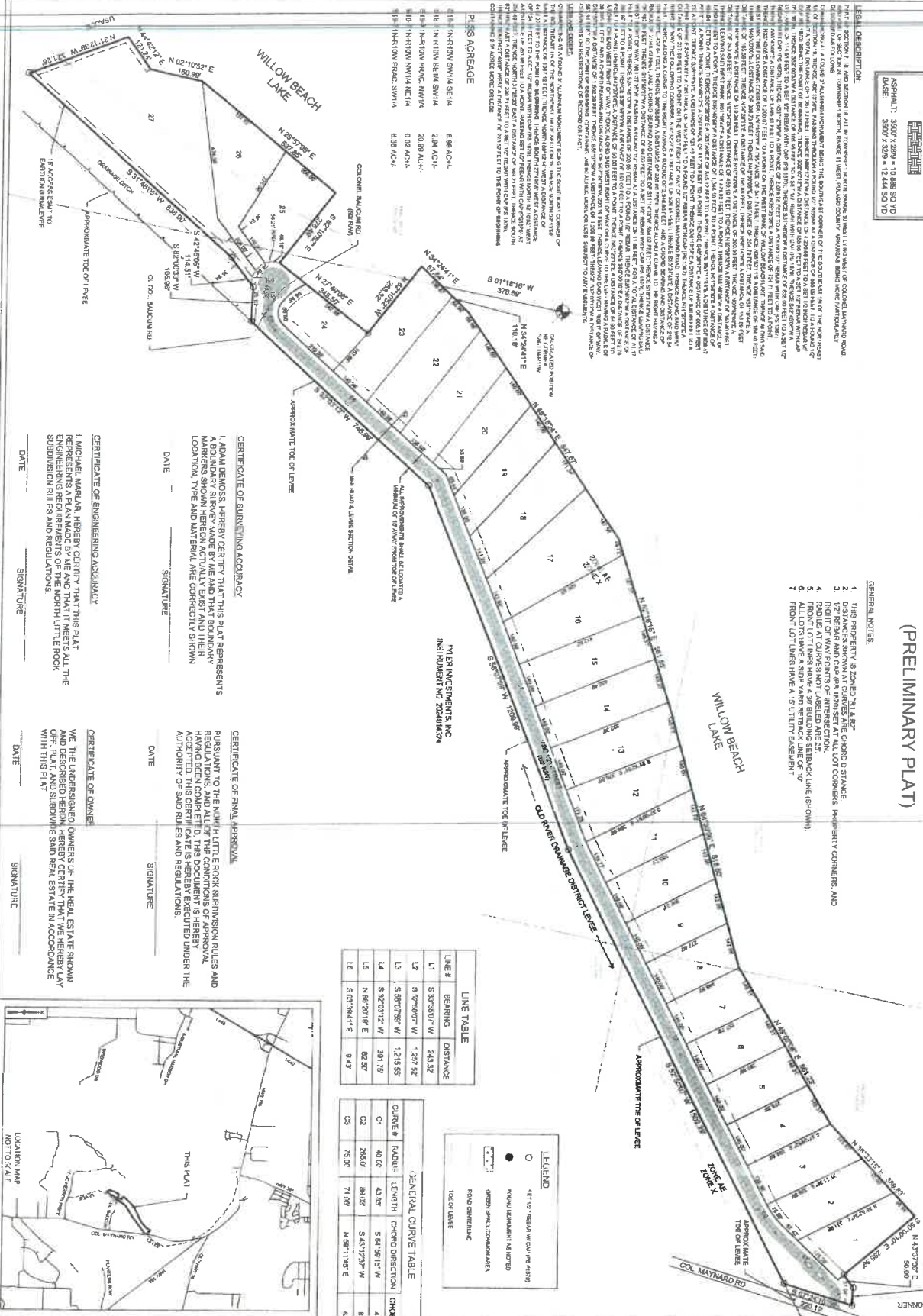
half

136 JOHN F. KENNEDY BLVD
MARTIN LUTHER KING JR. BLDG
4TH FL. 717E ROOM AR 707
TEL: (803) 763-1807



| LINE TABLE | | |
|------------|----------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | S 33°30'0" W | 243.32 |
| L2 | N 47°45'00" W | 1,297.52 |
| L3 | S 88°07'58" W | 1,215.55 |
| L4 | S 52°03'12" W | 301.78 |
| L5 | N 88°20'18" E | 82.57 |
| L6 | S 103°18'41" E | 9.43 |

| GENERAL CURVE TABLE | | | | |
|---------------------|---------|--------|-----------------|-------|
| CURVE # | RADIUS | LENGTH | CHORD DIRECTION | CHORD |
| C1 | 40.00' | 43.85 | S 64°28'15" W | 4 |
| C2 | 266.00' | 98.02' | S 43°12'27" W | 8 |
| C3 | 75.00' | 71.89' | N 56°11'45" E | 9 |



CERTIFICATE OF SURVEYING AGENCY

DATE _____ SIGNATURE _____

ASSUANT TO THE MUMTH LITTLE ROCK SLOPESIDE RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL, ACCEPTED, THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

CERTIFICATE OF ENGINEERING ADOPTION

I, MICHAEL MARLAR, HEREBY CERTIFY THAT THIS PLAN REPRESENTS A PLAN MADE BY ME AND THAT IT MEETS ALL THE ENGINEERING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RLL F3 AND REGULATIONS.

CERTIFICATE OF OWNER

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



FLOOD STATEMENT
According to the FEMA Flood Insurance Rate Map (FIRM) community panel no.: 05119C0484G & 05119C0505G dated, JULY 08, 2015, the above described property is located in ZONE AE & X and DOES partially lie within the 100 year flood plain.

[illegible]

| | |
|--------------|------------|
| Project No.. | 043617.018 |
| Issued: | 9/10/2025 |
| Drawn By: | AD |
| Checked By: | AD & MM |
| Sheet Title | |

WILLOW BEACH
LAKE AT THE BAY