

**North Little Rock Planning Commission**  
**November 18, 2025 - Agenda / Public Hearing 4:00 PM**  
**City Council Chambers – 300 Main Street, NLR, AR 72114**

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**Call to Order**

- Roll Call
- Reminder to speak into the microphone
- Reminder to turn off or silence cell phones

**Administrative:**

**Approval of Minutes:** October 14, 2025

**Planning Commission Hearing Items:**

1. SU2025-16 @ 1307 W 47<sup>th</sup> Street a Special Use to allow an in-home daycare
2. SU2025-17 @ 115 W Broadway Street a Special Use to allow an events center
3. SU2025-19 @ 4801 Northshore Drive a Special Use to allow the placement of greenhouse structures on the property
4. RZ2025-23 @ 4600 MacArthur Drive a rezoning from R3 to C4 to allow future development
5. SD2025-52 Massie Addition Lot 1 Preliminary Plat and SPR for a new church @ 6910 Dewafelbakker Lane
6. SD2025-53 Dream Big Commercial Addition Lot 2 SPR for a new grocery store located on Maumelle Blvd, West of Counts Massie Road
7. SD2025-54 Richardson Commercial Addition Lots 1 – 8 Preliminary Plat located on E McCain Blvd, West of Forrester Road
8. SD2025-55 Cooper Square Addition Lot 1RR SPR for an 8-bay auto repair shop @ 11601 Maumelle Blvd

## NLR PLANNING COMMISSION MEETING PROCEDURES

**Public Hearings:** The regularly scheduled meeting is held on the second Tuesday of each month at 4:00 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

**Voting:** There are 9 Commissioners. A quorum consists of 6 members. "Robert's Rules of Order" apply unless the Commission has outlined alternative procedures. According to the current by-laws, all business must be approved by a minimum of 5 votes. A simple majority of those members present does not necessarily approve a motion.

1. No person shall address the Planning Commission without first being recognized by the Chair.
2. All questions and remarks shall be made from the podium and addressed through the Chair.
3. After being recognized, each person shall state their name and address for the record.
4. When a group of citizens is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.
5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.
6. Individual (not representing a citizen group) presentations shall be limited to 3 minutes.
7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
10. Anyone wishing to submit exhibits for the record shall provide the clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.
11. Anyone wishing to read a statement into the record shall provide the secretary with a written copy of the statement.

**North Little Rock Planning Commission  
Minute Summary  
October 14, 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  
Don Chambers  
Charlie Foster  
Junior Phillips (in @ 4:34)  
Renee Pierce  
Reverend William Robinson  
Steve White, Chairman

**Members Absent:**

Edward Wallace

**Staff Present:**

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

**Administrative:**

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

**Approval of Minutes:** Commissioner Chambers made a motion to approve the September 9, 2025, minute summary as submitted. Commissioner Foster provided a second to the motion. By voice vote, the Commission members present voted unanimously in favor of the motion, (7/0/2).

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

- 1. CU2025-09 a Conditional Use to allow an Accessory Dwelling Unit in a R2 Zoning District @ 406 W 5<sup>th</sup> Street**

Ms. Kerry Welch was present representing the request. Chairman White called the item and requested Ms. Welch come forward and address the Commission on the merits of her request.

Ms. Welch stated the request was a Conditional Use to allow the addition of an Accessory Dwelling Unit in the rear yard of her home. She stated the unit would be two-story with a garage located on the first floor and a living unit on the second floor.

Commissioner Foster questioned access to the site. Ms. Welch stated although the survey indicated the alley as abandon the alley was in place and fully functional. She stated the townhomes located to the south of the alley used the alley for access and their parking was located off the alley.

Chairman White questioned if anyone in the audience had any questions or comments. There being none he then questioned the Commissioners if they had any question or comments. There being none he then called for a roll call vote.

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Yes</b>	<b>Phillips</b>	<b>Abstain</b>	<b>Pierce</b>	<b>Yes</b>
<b>Robinson</b>	<b>Yes</b>	<b>Wallace</b>	<b>Absent</b>	<b>White</b>	<b>Yes</b>

**CU2025-09 was approved with (7) affirmative votes, (0) no votes and (2) absent.**

**2. SU2025-17 a Special Use to allow an events center in a C6 Zoning District @ 115 W Broadway**

Staff stated the item was to be deferred due to lack of proper notice of the public hearing. Commissioner Chambers provided a motion for deferral. Commissioner Robinson provided a second. With a voice vote all members present voted in the affirmative to postpone the item to the next Planning Commission hearing.

**3. SU2025-18 a Special Use to allow an events center in an I1 Zoning District @ 5313 McClanahan Drive Suite G 1-2**

Ms. Whitney Dobbins was present representing the request. Chairman White called the item and requested Ms. Dobbins come forward and address the Commission on the merits of her request.

Ms. Dobbins stated her business was Girly Girls Mobile Spa Events and More. She stated she catered to young girls and their parents to offer a spa treatment for the young ladies.

Chairman White questioned if anyone in the audience had any questions or comments. There being none he then questioned the Commissioners if they had any question or comments. There being none he then called for a roll call vote.

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Pierce</b>	<b>Yes</b>
<b>Robinson</b>	<b>Yes</b>	<b>Wallace</b>	<b>Absent</b>	<b>White</b>	<b>Yes</b>

**SU2025-18 was approved with (8) affirmative votes, (0) no votes and (1) absent.**

**4. RZ2025-18 a rezoning from I2 to C3 to allow a medical clinic @ 7785 Northshore Dr**

Mr. Brian Dale was present representing the request. Chairman White called the item requesting Mr. Dale come forward and address the Commission on the merits of the request. Mr. Dale stated Ortho Arkansas had purchased the property and was requesting the rezoning to allow them to construct a 48,000 square foot medical facility. Chairman White questioned if there were any comments from the audience.

Council Member Ron Harris addressed the Commission stating he was working with the developers of the property to remedy concerns of access. He stated he was working with Metro Plan to see if there were grant applications which would be perused. He stated he was also meeting with the Pulaski County School District to redirect drop-off and pick-up of the students to reduce traffic on Northshore Drive. He stated he was at the hearing to show support of Ortho and allowing them to move forward. He stated he felt there would be improvements within the Business Park which would reduce the traffic impacts of the subdivision.

Mr. Gene Pfeifer addressed the Commission stating he was the developer of the Business Park. He stated Ortho had done a great job in meeting the requirements of the Bill of Assurance. He stated he felt they would do a great job in presenting their site plan. He stated Ortho would be a great asset to the business park. He stated this project was a great indicator as to if the City of North Little Rock was business friendly. He stated since August 7<sup>th</sup> when this was written up North Little Rock was not being business friendly. He stated the report which was presented appeared that there was a moratorium on development in the Business Park. He stated this was not the case. He questioned why staff placed a provision that the rezoning be approved provided the conditions of the site plan were met. He stated in the past owners were allowed to rezone properties with two different zoning classifications to clean up the zoning. He stated he questioned if this was an appropriate recommendation when an owner was trying to cure a zoning issue when putting two different properties together.

Mr. Spencer stated there were no conditions being placed on the rezoning request. Chairman White questioned if the Fire Marshal had also recommended approval. Mr. Spencer stated Northshore continued to have a problem with the need for a second fire access. He stated for this project the access concern had been solved. Mr. Spencer stated future projects would be reviewed to determine if access was adequate.

Commissioner Foster questioned Mr. Pfeifer on the access to the Ortho site stating access was from Young Road. Mr. Pfeifer stated the site plan did indicate access to Northshore and Young Road. He stated the Fire Marshal was not concerned with the access to this site. He stated the Fire Marshal was concerned with not having a full blown second access to the Business Park for fire access. He stated this was something that had been talked about for the last 15 to 20 years. He stated this was a two to three year project and a two to three million dollar project. He stated a large portion of the improvement would be through City property. He stated the improvements would also be through the Chandler property which Mr. Chandler did not appear to be in support of the Master Street Plan improvements for

the area. He complimented Councilman Harris for working on the project and trying to secure funds from grant sources. Commissioner Foster questioned the desired outcome of the traffic study. Mr. Pfeifer stated the hope was the study would address the long term needs and the addition of a totally separate second access to and from the business park. Mr. Pfeifer stated since the topic had been raised, 89 to 90 percent of the traffic leaving the business parking was either going to Maumelle or to I-430 South to go back to Little Rock all having to go through the traffic signal at I-430. He stated there could be a second, third or fourth entrance and exit to and from the business parking all dumping onto Crystal Hill Road and if they are backed up at the traffic light at I-430 then they will still back up down into the business park. He stated the City was in need of conversations with ARDOT since the northeast loop was not constructed due to consideration for the church located on this corner.

Commissioner Chambers called for the question. Commissioner Foster provided a second.

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Pierce</b>	<b>Yes</b>
<b>Robinson</b>	<b>Yes</b>	<b>Wallace</b>	<b>Absent</b>	<b>White</b>	<b>Yes</b>

**RZ2025-18 was approved with (8) affirmative votes, (0) no votes and (1) absent.**

**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**

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

1. City Staff has received multiple letters and calls from the patrons of the subdivision concerning traffic and delays getting into and out of the business park. A traffic study has been requested and received.
2. Engineering requirements on detention:
  - a. None.
3. Permit requirements/approvals submitted before a building permit will be issued:
  - a. A signed and recorded plat must be on file with the Planning Department.
  - b. Prior to construction, Owner’s Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
    - i. Proposed pipe material specifications.
    - ii. Proposed trench and bedding details, materials and specifications.
  - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
  - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.

- f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
  - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
  - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
  - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
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. All driveways are to be concrete within the ROW.
  - f. The North Little Rock Engineering Department recommends that traffic conditions be reassessed through an updated traffic study prior to the issuance of any future building permits.
5. Other Boards approvals required before applying for a building permit.
- a. Provide approved City Council ordinance on rezoning property to C3.
6. 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.
7. Meet the requirements of the Master Street Plan.
8. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- b. Any new site development must comply with the City's 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
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. 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 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.
11. Meet the requirements of CAW.
12. 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](mailto:kunderwood@nlrwu.com) for review and approval prior to construction begins.

There was a general discussion with Mr. Dale and the Commission concerning comments which had been provided regarding the traffic study and secondary access during the rezoning discussion on the prior item (Z-2025-19). Mr. Dale stated Ortho AR was not agreeable with the statement concerning access and the business park. Mr. Dale questioned if the traffic study showed there was an issue with

access which he stated everyone knew there was a problem with the intersection and the fix was a two to three million dollar fix he questioned if the fix would fall on Ortho. He stated Ortho was agreeable to helping fix the problem but did not have two to three million dollars to provide an additional access to the site.

There was discussion concerning postponing the item to wait for the traffic study to be provided, reviewed and a recommendation from the City Engineer. Staff stated the comments provided were tied to building permit request. Staff stated the rezoning still was to be reviewed by City Council which would be a few weeks away. Staff stated the Fire Marshal had agreed the proposed access by Ortho was adequate. Staff stated should the City Engineer have a different comment the item could then be returned to the Commission.

Commissioner Belasco provided a second to the motion. By roll call vote Commissioners Banks, Pierce, Robinson, Chambers, Phillips, Blasco and Chairman White voted for approval of the item including all staff comments. Commissioner Foster vote no.

**6. CU2025-11 a Conditional Use to allow outdoor storage of materials in an I2 Zoning District @ 4545 W Bethany Road**

Mr. Jacob White was present representing the request. Chairman White called the item and requested Mr. White come forward and address the Commission on the merits of the request.

Mr. White stated the request was a conditional use to allow outdoor storage of materials for a contractor's office. He stated the materials to be stored were typical building materials such as shingles. He stated the tenant was a commercial building contractor.

Chairman White questioned if anyone in the audience had any questions or comments. There being none he then questioned the Commissioners if they had any question or comments. There being none he then called for a roll call vote.

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Pierce</b>	<b>Yes</b>
<b>Robinson</b>	<b>Yes</b>	<b>Wallace</b>	<b>Absent</b>	<b>White</b>	<b>Yes</b>

**CU2025-11 was approved with (8) affirmative votes, (0) no votes and (1) absent.**

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

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

1. Engineering requirements on detention:

- a. Pay the drainage in-lieu fee of \$5000/acre for 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](mailto: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 (8/0/1).

**8. RZ2025-21 a rezoning from I2 to R4 to allow construction of multi-family located in the 3500 Block of HWY 161**

Mr. Tony Burnett was present representing the request. Chairman White called the item and requested Mr. Burnett come forward and address the Commission on the permits of her request.

Mr. Burnett stated the request was to rezone the property from I2 to R4 to allow future development of multi-family housing. He stated the lot to the north was rezoned from I2 to R4 earlier this year. He stated the area of the original rezoning was not sufficient to allow the development of the housing as desired therefore they were requesting to rezone this additional area to allow sufficient area for site development.

Chairman White questioned if anyone in the audience had any questions or comments. Mr. Steve Jenkins addressed the Commission in opposition of the rezoning request. He stated the area was not a residential area. He stated he felt with the placement of apartments in the area this would generate crime. He requested the Commission deny the request.

Chairman White questioned if there were any additional comments from the audience. There being none he then questioned the Commissioners if they had any question or comments. There being none he then called for a roll call vote.

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Pierce</b>	<b>Yes</b>
<b>Robinson</b>	<b>Yes</b>	<b>Wallace</b>	<b>Absent</b>	<b>White</b>	<b>Yes</b>

**RZ2025-21 was approved with (8) affirmative votes, (0) no votes and (1) absent.**

**9. SD2025-44 Interstate Industrial Park Addition Lots 9 & 10 Replat and SPR for future multi-family located in the 3500 Block of HWY 161**

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

1. Engineering requirements on detention:
  - a. Pay the drainage in-lieu fee of \$5000/acre for 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:
      - v. A fire hydrant shall be provided at the rear of the building. (Volume 1 Section 507.5.1, 901.4.5, Appendix B & C)
      - vi. 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)
      - vii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
      - viii. 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](mailto: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 (8/0/1).

**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**

Chairman White called the item requesting the applicant come forward. Mr. Dustin Welch was present representing the request to rezone the property for future development of single family homes. Mr. Welch stated the request would allow smaller lots with homes average 1000 square feet of floor area. He stated the aim was to build a more obtainable home to present to the market. He stated the homes were cottage style homes. He stated the lots were 35-feet wide on the interior lots and 37-feet on the corner lots to allow for setbacks.

Commissioner Foster questioned the lot sizes in relation to the lots in the adjacent subdivision. He stated he was concerned the smaller lot sizes would have an impact on the property values of the adjacent neighborhood.

Mr. Welch stated the development was providing the long desired second connection to the Cypress Crossing Subdivision. Mr. Welch stated the homes ranged from 800 to 1200 square feet. He stated the homes were generally 3 bedroom, 2 bath homes. He stated the market index indicated the price range was \$160 to \$165 per square foot for home sales. He stated the price per square foot was on par for most new construction in the City. Commissioner Foster stated the perception was of a lesser product than the adjacent homes which was of a great concern to him.

Mr. Stephen Hart stated he lived in Cypress Crossing. He stated less than 20 percent of the residents were notified of the rezoning request. He stated within the subdivision there were approximately 80 lots. He stated there was one exit/entrance to the subdivision. He stated the subdivision paid to have the gate installed. He stated the cost was approximately \$25,000.00. He stated the neighborhood was a very close community. He stated the problem was not there would be a new subdivision adjacent to their homes but the problem was bringing in a community which would not bring up the value of their homes. He stated R5 was a townhouse lot size. He stated the cottage homes was a way to bring in shot-gun houses with no yard. He also questioned the connection to the Cypress Crossing Subdivision and the utilization of their gate (Cypress Crossing's). He stated Cypress Crossing residents paid for the gate. He stated to bring in 200 homes which would result in approximately 500 cars or trips through the subdivision and the gate was a great concern. He stated the community currently had little traffic. He

stated the residents of the new subdivision would put a burden on the gate the residents of Cypress Crossing had paid for and continued to maintain at their own expense. He stated the development would bring a lot of traffic through the neighborhood which the Cypress Crossing Community did not want.

Mr. Ed Williams of Sweet Gum Lane stated water was also a concern. He stated the ditch between his house and the 37-acres washed out earlier this spring. He stated a 1-inch rain on 37-acres produces 1 million gallons of water. He stated 200 years ago this area was the Arkansas River. He stated the ground was unstable. He stated there had been several incidents of sidewalks collapsing in the Cypress Crossing Subdivision. He stated the road was full of potholes due to the land being unstable. He questioned how the 500 cars would get on the highway. He stated motorist used the turn lane to merge into traffic. He stated the neighborhood was a gated community. He stated the addition of the homes and the second access would increase the likelihood of damage to the gate. He stated the development was basically apartments. He stated there was no comparison of the proposed development to the Cypress Crossing Subdivision.

Mr. Kendrick Dobbins of Sweet Gum Lane stated he had been in the subdivision for 15 years. He stated he previously lived in Dixie. He stated Dixie was full of crime. He stated with Cypress Crossing he was a safe neighborhood and a great place for him and his wife to raise their children in a safe environment. He stated the residents take pride in their community and do not want the additional homes as proposed.

Mr. Glen King stated his concern was the size of the lots and the size of the homes. He stated the homes previously proposed were in the 2000 square foot range. He stated development could not go any further south because of the river. He stated the traffic would have to go out to 165 and either go east or west. He stated with the development of Amazon and Dollar General the traffic was significant on HWY 165. He stated he could not see how the development would be of a benefit to Cypress Crossing with the size of the lots, increase in traffic and the grief the development would bring to the area.

No name given - questioned if there could be a gate added to the other end of the subdivision eliminating the connection of the new subdivision to Cypress Crossing. He stated the subdivision park was also gated to limit the use to the residents of Cypress Crossing. Staff noted the streets were public streets even though there was a gate on the streets. Staff noted if a second gate was added the gate would have to function as the existing gated currently did.

Mr. Elvis Townsend stated the community would be in his back yard. He stated the City did not maintain the ditch and the ditch was eroding his back yard. He stated the land in the area was unstable. He stated the approval of the rezoning to allow the smaller lots would bring in crime and traffic.

Mr. Welch stated the points were good points and as engineers the items would be addressed through design. He stated the front yard was eliminated through the placement of driveways. He stated side yards would meet the minimum setback as well as the rear yards. He stated the maintenance of greens spaces would be performed by the HOA or POA. He stated mowing and up-keeping of drainage areas would be addressed in the Bill of Assurance. He stated with the development the ditch would be maintained and would eliminate the constant overgrowth of vegetation in the ditch. Mr. Welch stated the reason for the ditch not being maintained was because there was no clear definition as to who was to

maintain the ditch. He stated the developers would be happy to not make the full connection and place a gate with a Knox box to allow fire a secondary access. The drainage would be directly to the river with the exception of the small cul-de-sac in the southeast portion of the development which would drain to the ditch. The lot sizes were based on a model the developer had been successful with in other areas. He stated interest rates and development cost had stalled development of larger lots.

Commissioner Foster questioned the secondary access. Staff stated the reason for the second access was to allow residents of either subdivision the ability to get in and or out if there was a wreck blocking the entrance to the subdivisions on HWY 165.

Mr. Hart stated the previous development the residents did not oppose. He stated the lots were larger lots and more comparable to the lot sizes of the Cypress Crossing Subdivision. He stated City Council wanted the second access not the neighborhood. He stated he agreed and wanted homes to be built on the undeveloped property next door. He stated he wanted quality not quantity.

Chairman White questioned parking and if the parking was on-site or on street parking. Mr. Welch stated the parking would be on the individual lots.

Chairman White called for a motion. A motion was made by Commissioner Pierce and second was provided by Commissioner Belasco. Chairman White requested a roll call vote;

<b>Banks</b>	<b>No</b>	<b>Belasco</b>	<b>No</b>	<b>Chambers</b>	<b>No</b>
<b>Foster</b>	<b>No</b>	<b>Phillips</b>	<b>No</b>	<b>Pierce</b>	<b>No</b>
<b>Robinson</b>	<b>No</b>	<b>Wallace</b>	<b>Absent</b>	<b>White</b>	<b>No</b>

**RZ2025-22 was denied with (8) no votes, (0) yes votes and (1) absent.**

**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**

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

1. Engineering requirements 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](mailto: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 (8/0/1).

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

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

1. Engineering requirements on detention:
  - a. Pay the drainage in-lieu fee of \$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-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.
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](mailto: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 (8/0/1).

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

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

- 1. Engineering requirements on detention:
  - a. 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](mailto: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 (8/0/1).

**14. SD2025-47 Lasker's 2<sup>nd</sup> Addition Replat Lot 5-R and 6-R to allow construction of single family homes @ 1500 Nona Street**

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

1. Engineering requirements on detention:
  - a. 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](mailto: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 (8/0/1).

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

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

1. Engineering requirements on detention:
  - a. 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 8<sup>th</sup> 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:
    - i. State the use of 1<sup>st</sup> and 2<sup>nd</sup> Floors
      - a. If food will be prepared or served a Grease Interceptor will be required
    - ii. State the proposed number of residential units for the 3<sup>rd</sup> 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](mailto: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 (8/0/1).

**16. SD2025-51 DeWafelbakker Lot 1 SPR for a building expansion @ 6800 DeWafelbakker Lane**

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

1. Engineering requirements on detention:
  - a. Pay the drainage in-lieu fee of \$5000/acre for 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-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. 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](mailto: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 (8/0/1).

**17. SD2025-31 Willow Beach Revised Preliminary Plat @ 14103 Willow Beach Road**

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

1. Engineering requirements on detention:
  - a. Stormwater detention plan not required as there is no increase of or a reduction of impervious surface.
2. Engineering requirements before the plat will be signed:
  - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
  - b. Street improvements must be approved by City Engineer and accepted by City Council.
3. Planning requirements before the plat will be signed:
  - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
  - b. Pay for street signs.
  - c. Street names to be approved by Planning Staff.
4. Meet the requirements of Community Planning, including:
  - a. Provide the standard requirements of Zoning and Development Regulations.
5. Meet the requirements of the Master Street Plan, including:
  - a. Construct a street section to include a 30-foot pavement width; the section shall include 2, 10-foot travel lanes and a 5-foot wide bike path, on each side of the street section, in lieu of sidewalks.
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. Trees

- must be installed prior to receiving the certificate of completion for the home.
- i. One (1) tree shall be required for each lot and to be located within 10' of the front property line.
  - ii. Trees shall be 2.5" caliper or greater at time of planting. Caliper shall be measured 3' above the ground surface.
7. Meet the following requirements concerning signage:
    - a. All signs require a permit and separate review.
    - b. Indicate the location of the proposed subdivision sign on the proposed plat and indicate the area as a sign easement.
  8. Meet the requirements of the Fire Marshal, including:
    - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
      - i. Where there are houses, fire hydrants shall have an average spacing of 500 feet along the road. The maximum distance from any point on a street frontage to a hydrant shall be 250 feet. (Volume 1 Appendix C Table C102.1)
      - ii. Meet the fire flow requirements of the fire code. (Volume 1 Appendix B)
      - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
      - iv. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
      - v. In a one or two family residential development, where the number of one or two family dwelling units exceeds 30 there shall be two separate, fire apparatus access roads, or all dwelling units shall be equipped throughout with an approved automatic sprinkler system. These roads shall be sufficiently remote from each other. (Volume 1 Appendix D107)
    - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
  9. Meet the requirements of CAW, including:
    - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
    - b. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas
    - c. Department of Health Engineering Division and North Little Rock Fire Department is required.
    - d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
    - e. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).
    - f. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges.
  10. Meet the requirements of NLR Wastewater, including:
    - a. Development is outside of NLRW service area.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (8/0/1).

**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 Belasco, and by consent of all members present (8/0/1), the meeting was adjourned at 5:27 pm. The next regularly scheduled Commission meeting is to be held on Tuesday, November 18, 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**  
**Special Use 2025-16**

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**Request:** a Special Use to allow an in-home daycare in an R3 zoning district

**Location of the Request:** @ 1307 W 47<sup>th</sup> Street, NLR, AR

**Applicant/Owner:** Tina Gibbs

**Legal Description:** Part of the East ½ West ½ S ½ SE ½ SW, beginning 20-foot Begin and 100-foot West of the SE Corner Then N 150-feet, W 50-feet, S 150-feet and E 50-feet to the point of beginning 15 2N 12W to the City of North Little Rock, Pulaski County, AR

**Background:** An application for a Special Use for a home daycare was filed by the applicant in July 2005 and later withdrawn. Ms. Gibbs changed her child care capacity to four (4) children which no longer required the approval of a Special Use.

**Site Characteristics:** The area is primarily single family homes on 50-foot wide lots. The site sites between Pike Avenue and Division Street. On Division Street there is an electrical substation owned by Entergy.

**Master Street Plan:** W 47<sup>th</sup> Street is indicated on the Master Street Plan as a local street. There are no dedicated bikeways located in the area.

**Surrounding Zoning and Uses**

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

**General Information:**

1. **Compatible with previous actions?** A number of home daycares have been approved by the City.
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?** There should be minimal effect on surrounding properties with the approval of the home daycare.
6. **Is the site of adequate size for the development?** The site is adequate to allow for a home daycare and the associated playground area.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.

8. **Should a different zoning classification be requested?** A Special Use is the appropriate request to allow a home daycare in residential zoning districts.

**Staff Summary:** The applicant is seeking approval of a Special Use to allow a home daycare within her full-time residence. The property is currently zoned R3. The applicant is proposing to keep up to ten (10) children. The applicant has sought and received approval from the Fire Marshal's office for the home daycare. There is an existing 6-foot wood fence around the rear yard of the home. The applicant met with the Design Review Committee on October 22, 2025 to present the site plan for the proposed home daycare. The applicant is currently working with DHS to secure approval of her license for the home daycare. An ordinance approving the Special Use from the City is required to finalize the licensing for her home daycare. Upon approval of the Special Use the applicant will contact the North Little Rock Police Department and request a report indicating if any Level 3 or 4 registered sex offenders reside within a 2,000 foot radius of her home. Staff is supportive of the applicant's request.

**Conditions to Consider:**

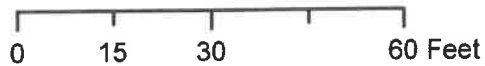
1. Hours of operation 6:00 am to 6:00 pm Monday through Friday.
2. Meet the minimum requirements of DHS for the number of children to be served and provide the required child to staff ratio as required by DHS.
3. Meet DHS requirement for recreational activities.
4. Playground area shall have direct accessed from the building to the fenced playground area.
5. Playground areas shall have emergency exit away from the building and must meet all applicable building and fire regulations.
6. Playground fence shall be an opaque 6' solid wood fence around the playground area.
7. Playground shall meet DHS and City of NLR requirements for playground surfaces and equipment.
8. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a Level 3 or Level 4 registered sex offender resides within 2,000 feet of the proposed site for the daycare center / home daycare facility.
9. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
10. The applicant must seek and receive a business license from the City of North Little Rock City Clerk within one year of the date of approval to maintain the Special Use approval for the home daycare.
11. Applicant shall meet all applicable Federal, State, County, and City requirements.
12. Applicant/owner 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.
13. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
14. Business license to be issued after Planning Staff confirmation of requirements.

# Special Use #2025-16



Ortho Map

1 inch = 30 feet



Date: 10/24/2025

Not an actual survey

# Special Use #2025-16



Zoning Map

1 inch = 100 feet

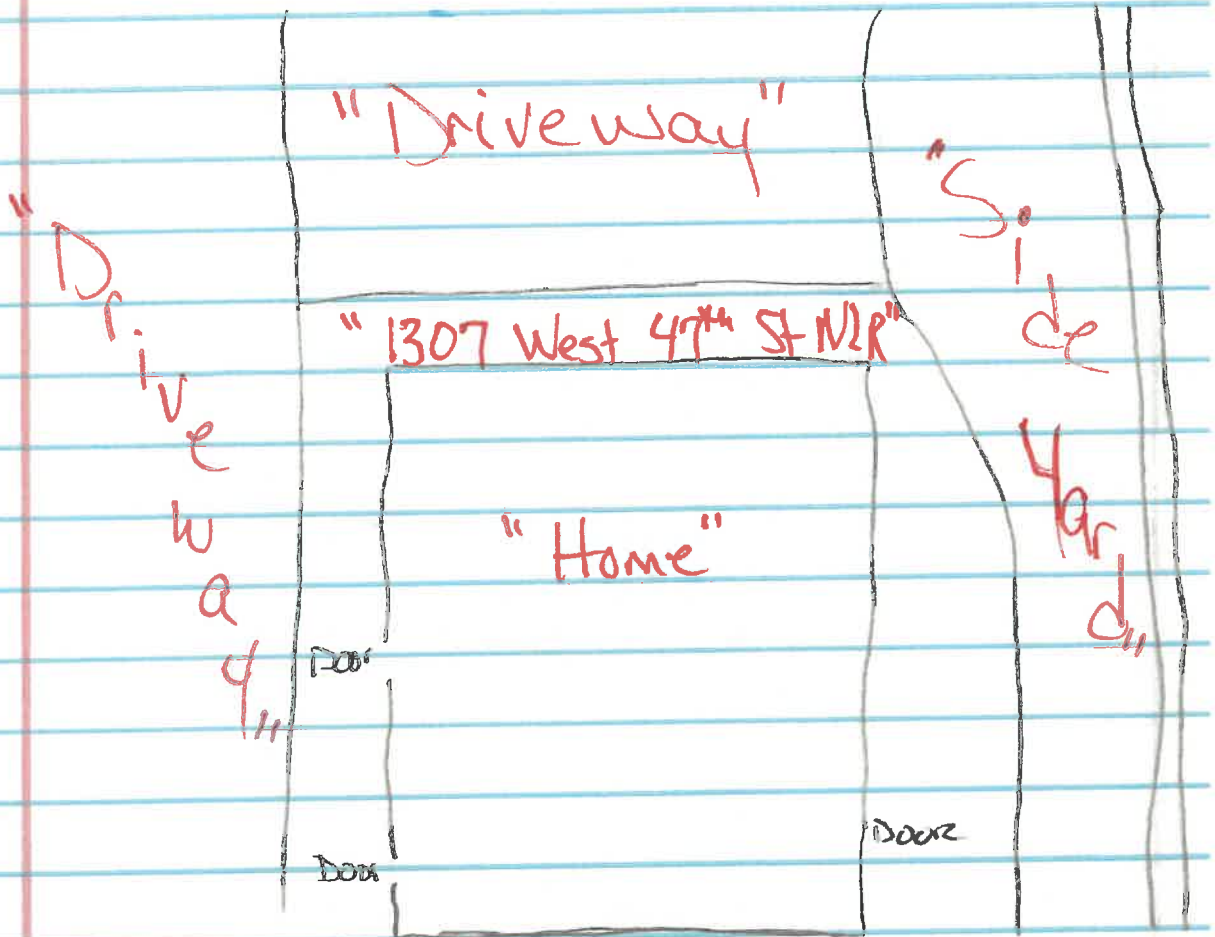


Date: 10/24/2025

Not an actual survey

## 2. Development Plan

"Road" 4<sup>th</sup> Street



"Fence"

"Playground"

### 3. Legal Description

Single family

Built in 1953

7,405 Square feet Lot

1307 West 47<sup>th</sup> St.

North Little Rock, Ar 72115

4 Beds

2 Baths

1792 sqft

4. Property Owner.

To Whom This Concern,

I Tina Gibbs is the property owner, and at this time is requesting a Special or Conditional Use of my property for a in-Home Day Care.

Address: 1307 West 4<sup>th</sup> St.

Phone: . 501-425-3155

Email: tina.gibbs74@yahoo.com

Thanks so much in Advance.

Tina Gibbs  
9/10/2025

**Item #2**  
**Special Use # 2025-17**

---

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

**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**

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

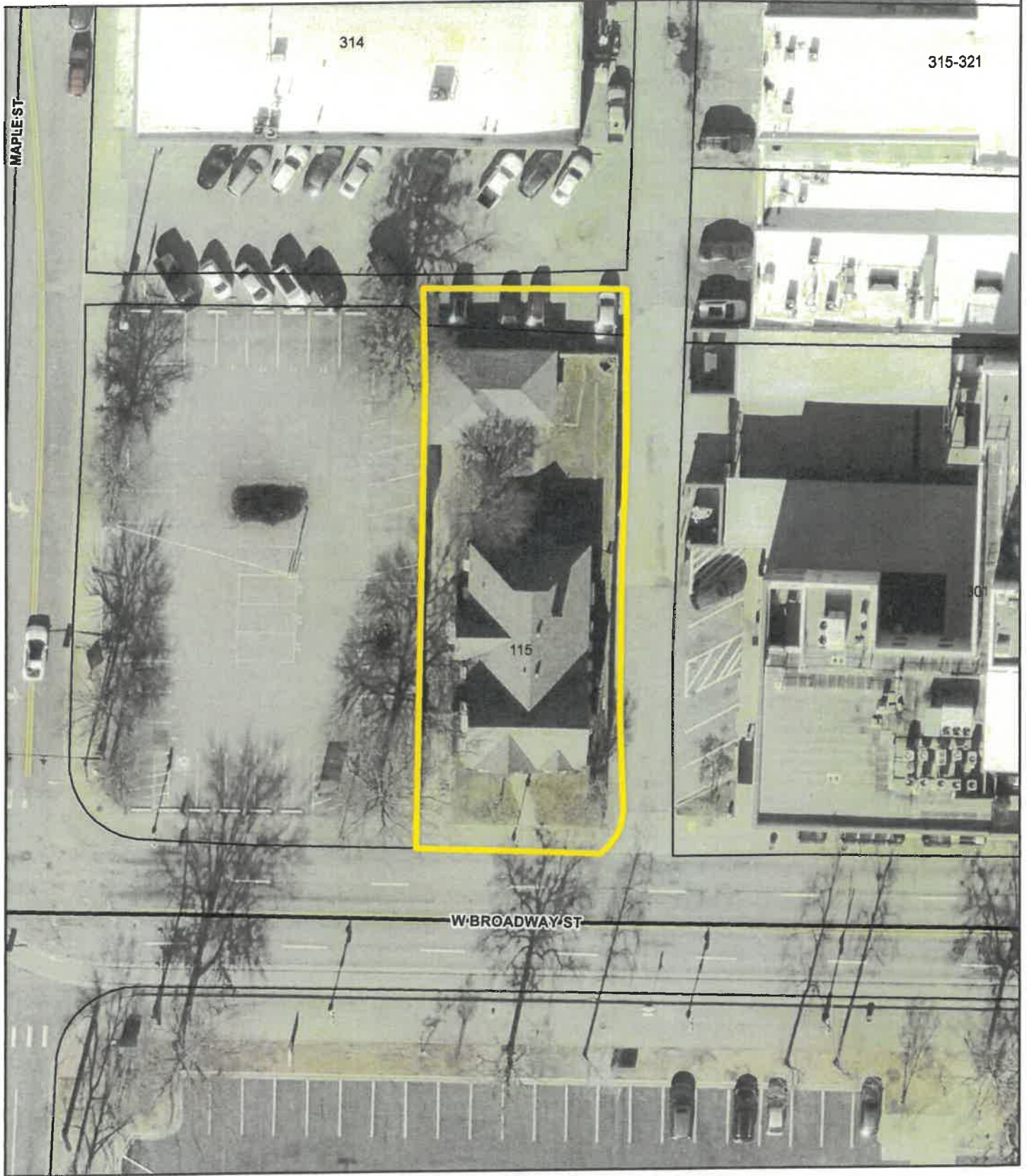
The applicant, Tea Parties and Company, state in their cover letter they plan to bring new options for family fun and memories to North Little Rock. The center will offer services ranging from Tots Tea for younger children to custom-themed birthday teas for the older clients. The historic structure once 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:**

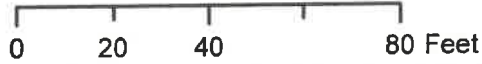
1. Meet with the Fire Marshal's office and the Building Official to determine necessary/potential upgrades required for the events center.
2. Limit outdoor noise to promote a quiet setting. Use of outdoor speaker systems or amplified sounds is not permitted.
3. Limit the number of event participants to 20 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 #2025-17



Ortho Map

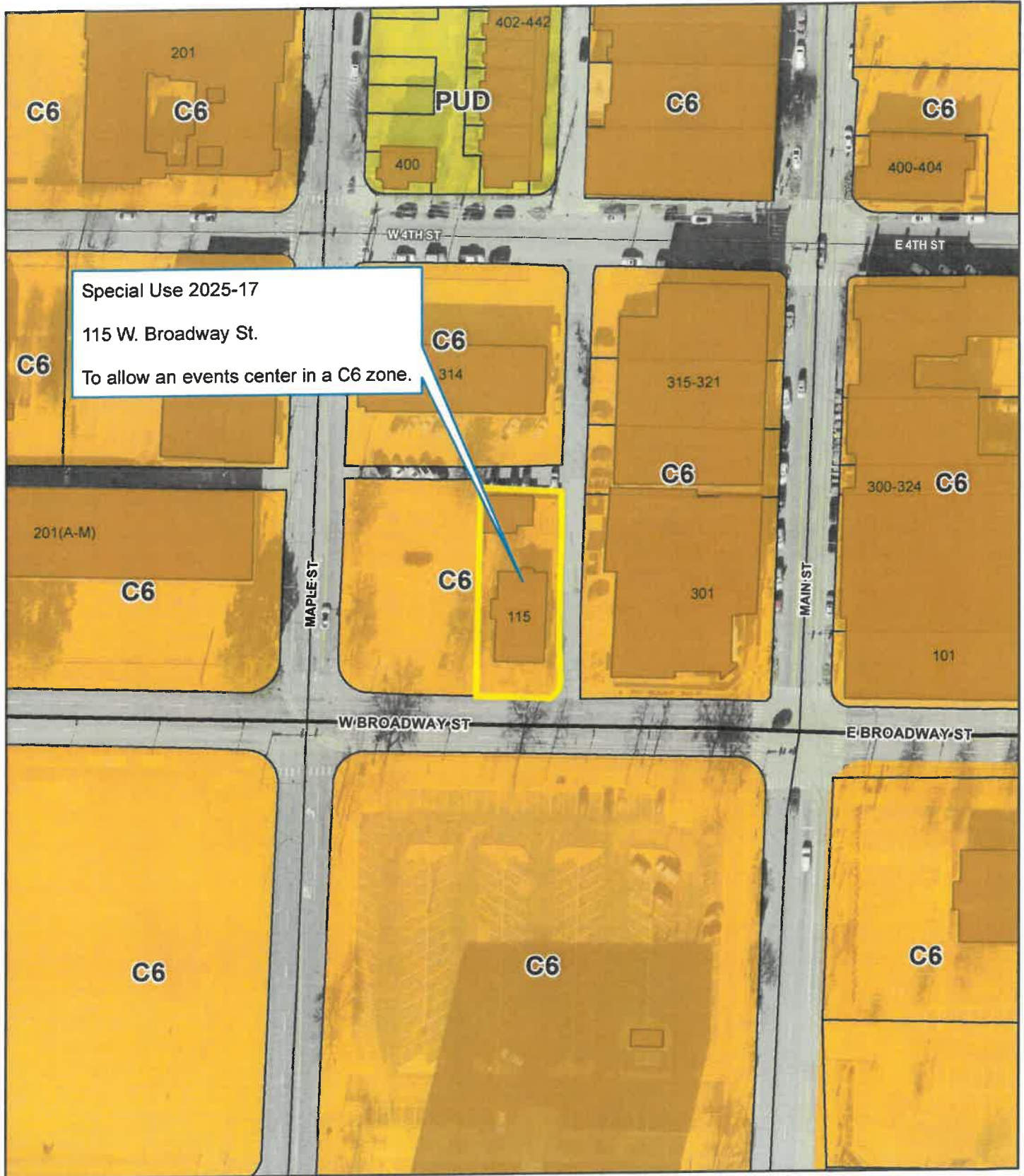
1 inch = 40 feet



Date: 9/25/2025

Not an actual survey

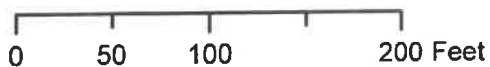
# Special Use #2025-17



**Zoning Map**

Date: 9/25/2025

1 inch = 100 feet



Not an actual survey

# 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,

**Item #3**  
**Special Use #2025-19**

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**Request:** a Special Use to allow the placement of greenhouse structures on the property in a C3 zoning district

**Location of the Request:** @ 4801 Northshore Drive, NLR, AR

**Applicant:** Natural State Land Consulting, Trey Rosenbaum

**Owner:** Carl S. Rosenbaum, Rosenco LLC

**Legal Description:** Lot 3 Northshore Business Park to the City of North Little Rock, Pulaski County, AR

**Site Characteristics:** The site is a developed property with an office building constructed in 2000. The property is 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 in and out. Northshore Drive was constructed with a single lane out and 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 Cooks Landing Road are indicated as local commercial streets on the Master Street Plan.

**PC Background:** A Site Plan Review and a Rezoning was considered for the property located to the east of this site recently (7785 Northshore Place reviewed October 14, 2025 by NLR Planning Commission). During the review process a great deal of concern was generated from the existing businesses in the Business Park. A Traffic Study was requested and received from the potential developers of the eastern lot (Ortho Arkansas). The Engineering Department recommended as a part of the Site Plan Review approval letter *the traffic conditions be reassessed through an updated traffic study prior to the issuance of any future building permits*. The Fire Marshall's Office in the same approval letter stated *the Fire Marshal's Office does not recommend approval of any future building permits in the Northshore Business Park until a second remote access road meeting code requirements is in place*.

**Surrounding Zoning and Uses**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	C3	Garver Engineering
South	C3 & PI	Pediatrics Plus & Pulaski County School
East	C3	Future Ortho Arkansas Surgery Center
West	I2	Cooks Landing Road and Undeveloped I2 zoned property

**General Information:**

1. **Compatible with previous actions?** A Special Use is typically required to allow the development of Greenhouses on property.
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 proposed greenhouses on the site.
4. **Legal Consideration/Reasonableness?** The request is reasonable provided the generation of traffic on the already taxed roadways is mitigated.
5. **Will the approval have a stabilizing effect on surrounding properties?** If traffic is managed properly there should be minimal effect on surrounding properties.
6. **Is the site of adequate size for the development?** The site is adequate to allow development of the greenhouses as proposed by the applicant.
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 development as proposed by the applicant.

**Staff Summary:** The applicant is seeking approval of a Special Use to allow the placement of eight (8) greenhouse structures developed in two (2) phases located in the rear yard of this existing developed site. The property contains an office building constructed in 2000. The applicant indicates the structures are membrane covered temporary structures. The applicant states the greenhouses will be ornamental greenhouses and used to grow a variety of plants such as annual flowers, veggie plants, herbs, perennials and shrubs. The applicant states wholesale means there will be no public sales from the greenhouse location. All sales will be taken over the phone or via email and delivered to the customer.

Traffic to and from the site will be semi or box truck no more than monthly delivering supplies. The plugs and seeds are primarily delivered by small vans, transit vans or sprinter vans. Deliveries will be via the applicant's one-ton truck and cargo trailer.

The applicant indicates there will be himself and one part-time person in the beginning of operations. As the company grows the goal is to work up to two full time and two part-time employees. The hours of operation will vary. During the late winter and spring the greenhouses will be busy and manned during daylight hours. During the summer the greenhouses will be slow and there will be days employees do not report to work. The hope is to being an intern program for school aged teenagers to teach horticulture and greenhouse management but this is a long term goal and not part of the initial start-up.

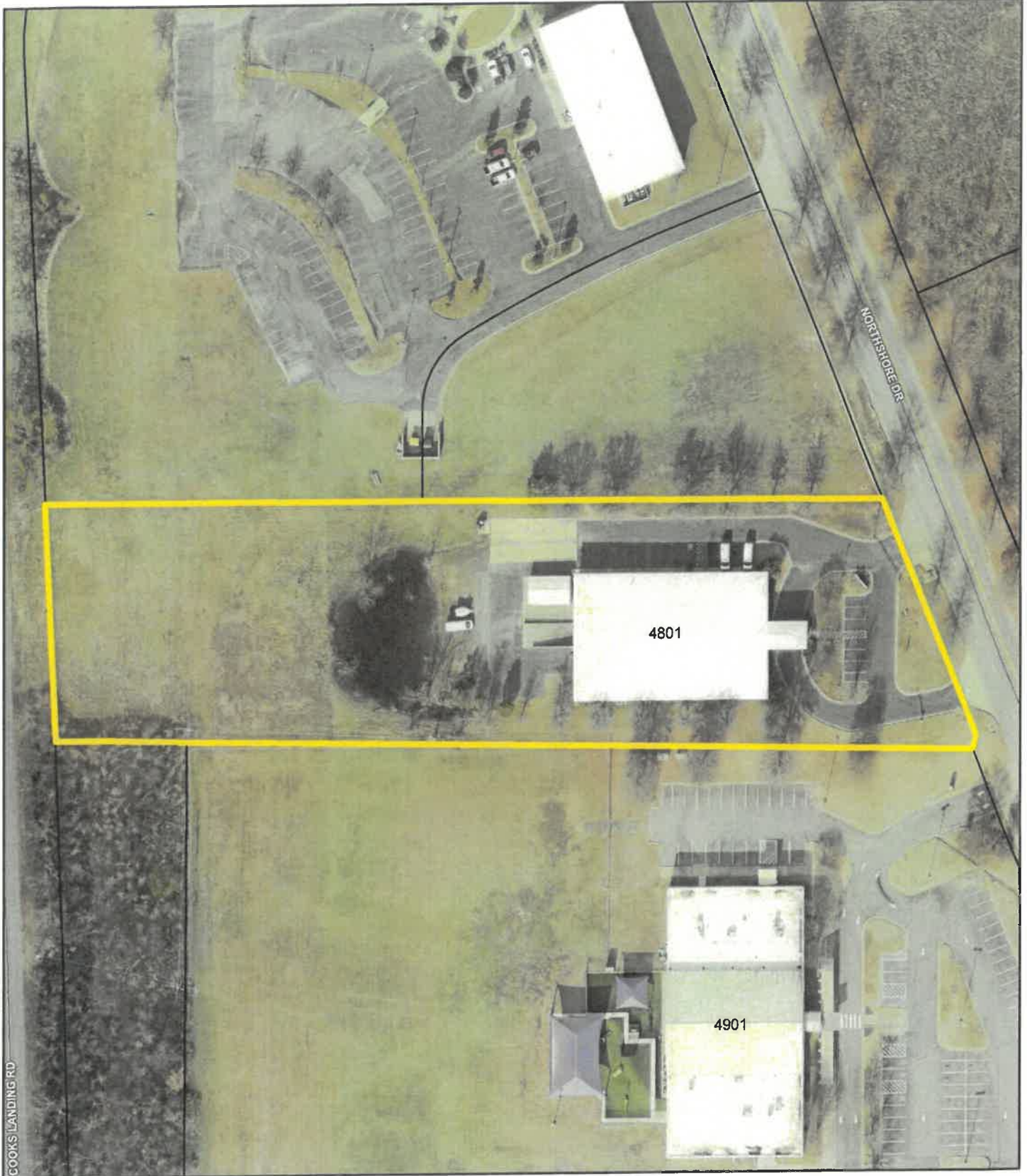
Access to the site will be through the existing office building parking lot. The applicant has indicated if financially feasible access to the site will come from a new driveway which will be extended from Cooks Landing Road.

Staff has concerns with the addition of traffic onto the existing roadway, Nothshore Drive. The applicant has indicated there will be no customer traffic to the greenhouses and deliveries will be limited to one per month. With the limited amount of traffic the site will generate staff is supportive of the proposed addition of the greenhouses.

**Conditions to Consider:**

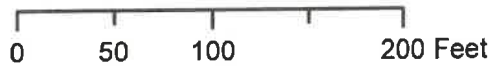
1. The Special Use is approved is for Trey Rosenbaum of Natural State Land Consulting and is not transferable to a future owner or tenant.
2. There are to be no retails sales of plant materials from the site.
3. Commercial Plan Review is required prior to construction of the greenhouses.
4. If a dumpster is added to the site the dumpster must provide masonry screening on 3 sides along with an opaque gate.
5. Permeant electrical service will not be provided until all building inspections have been finalized and approved.
6. The applicant shall comply with signage requirements found in Article 14 of the Zoning Ordinance.
7. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
8. 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.
9. Business license to be issued after Planning Staff confirmation of requirements.

# Special Use #2025-19



Ortho Map

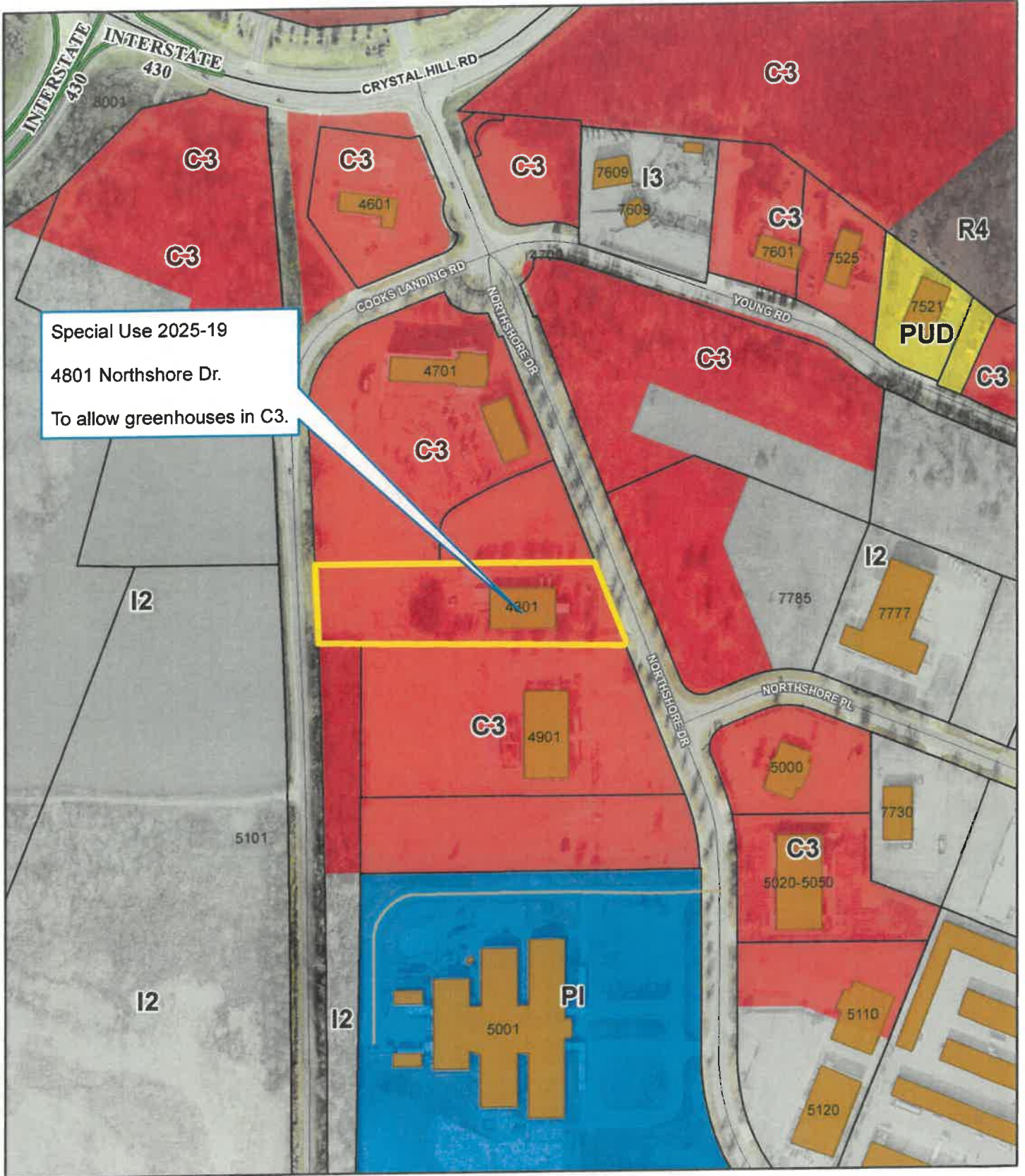
1 inch = 100 feet



Date: 10/24/2025

Not an actual survey

# Special Use #2025-19

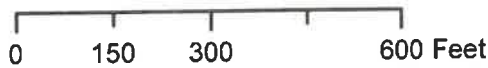


Special Use 2025-19  
4801 Northshore Dr.  
To allow greenhouses in C3.



Zoning Map

1 inch = 300 feet

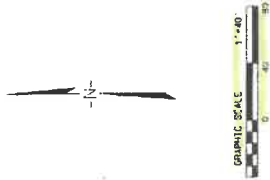


Date: 10/24/2025

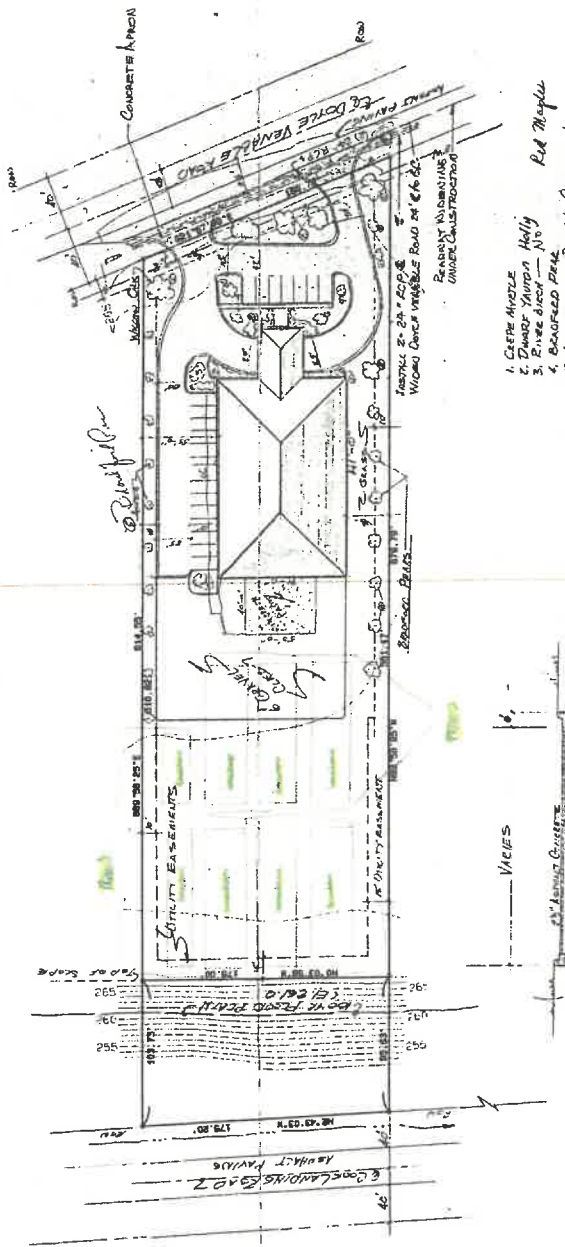
Not an actual survey

Environmental Sciences Incorporated  
 ENGINEERING • DESIGN • SURVEYING • LANDSCAPE ARCHITECTURE

SITE PLAN  
 OF  
 LOT #3 NORTH SHORE  
 NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS  
 MAY 3, 1999

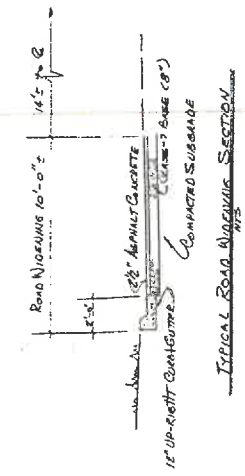


POE L.M. QUINN  
 NOT FINAL



- 1. CREEP AVERTER
- 2. DWARF TREES - No
- 3. FIVE FEET - No
- 4. BARRICADE WALL
- 5. ASPHEN
- 6. WILLOW OAK
- 7. GRASS AREAS - COMMONLY BERMUDA SOG

PARKING SPACES --- 20 ACTUAL



LOT #3  
 NORTH SHOPS PARK

*T. M. Quinn*

Natural State Land Consulting  
4801 Northshore Dr  
North Little Rock, AR 72118

Monday, November 3, 2025

Dear North Little Rock Planning Commission,

My name is Trey Rosenbaum and I am the owner of Natural State Land Consulting. For y'all's consideration I am requesting a special use permit to construct wholesale greenhouses at 4801 Northshore Drive. I wanted to answer a few questions and give some clarity on what all will be built and happening with my business.

What is a wholesale ornamental greenhouse? Wholesale ornamental greenhouses are used to grow a variety of plants like annual flowers, veggie plants, herbs, perennials, and shrubs. These plants are commonly used in landscapes and small homestead and backyard veggie gardens. Wholesale means there are no public sales at the greenhouse location. All sales are taken over the phone or via email and are loaded into a truck and delivered to the customers. Customers will be primarily large landscapers and local garden centers.

When will greenhouses be built and how long will it take? I'm planning on building them as soon as possible. My timeframe will be entirely dependent on when I get a permit. I would like to start construction in December. It will take 60-90 days to construct all the greenhouses depending on availability. This process could be delayed due to an extreme shortage of greenhouses and labor to build them.

What kind of vehicles will be coming and going? Vehicle traffic for my wholesale greenhouses will be few and far between. I'll have approximately one semi or box truck a month delivering supplies. Most of my plugs and seed will be delivered by small vans like Ford transit vans or Dodge Sprinters. I will be delivering all plants with my 1 ton truck and a cargo trailer.

How will material be grown, what will happen to it, and how it will be distributed? My wholesale greenhouses will be mostly organic and all plants will be grown in plastic pots and trays. Nothing will be grown in the ground. All plants will be either sold to wholesale customers or used for cuttings and propagation of more plants for sale. All plants will be distributed by Natural State Land Consulting to customers. A cornerstone of our business will be delivery to customers. There will be no public sales at the wholesale greenhouses.

How many employees will there be and what will your hours be? For right now there will only be myself and one other person helping me part time. We hope to grow to a couple of part time employees and a couple of full time employees. Hours these employees will work will vary. During the late winter and spring the greenhouses will be busy and manned during daylight hours. During the summer the greenhouses will be slow and there will be days employees will not even be up at the greenhouses. We do hope to start up an intern program for school aged teenagers to teach horticulture and greenhouse management but that will come later down the road.

How will the greenhouses be accessed? For right now the existing paved road and parking lot to the back of the office building will be the primary access for the wholesale greenhouses. We hope to build an access road to Cooks Landing road behind where the wholesale greenhouses will be built. Currently we do have permission to build an access road there but we are waiting on that until a site visit is done by the excavation company to see how much that will cost and how much gravel will be needed.

In closing I wanted to answer what I feel like is the biggest question looming; why build wholesale greenhouses? Its been a passion of mine for over a decade to grow plants for sale. I've had 7 years of experience growing wholesale and I finally feel confident to go out on my own. Ive been able to secure the funding to make this dream a reality. Currently, in Arkansas, we have less than 10 wholesale growers that I'm aware of. The demand for locally grown plants is at the highest level its even been. The demand inside of the central Arkansas area is so great that many local garden centers are struggling to meet customer demand. This lack of supply is costing these small businesses thousands of dollars in lost sales. It's also costing landscapers planting jobs. I feel, by opening some wholesale greenhouses, I can help meet some of that demand. I also want to run greenhouses differently that what has been done in the past. I've been successful with a more organic and natural way of growing plants that is both effective and more environmentally friendly. I believe being a good steward of the Earth God has given us, both the right thing to do, and kind towards our neighbors.

If there are any questions you do not feel were adequately answered above please feel free to reach out via email, a phone call, or a text and I will happily answer any of them. Thank you for your consideration.

Sincerely,

Trey Rosenbaum ACNLP  
Owner, Natural State Land Consulting  
Cell: 501-351-6182



**Item #4**  
**Rezone 2025-23**

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**Request:** a rezoning from R3 to C4 to allow future development

**Location of the Request:** @ 4600 MacArthur Drive, NLR, AR

**Applicant:** Virgil W. Young Attorney @ Law

**Owner:** David G. Murphy, Honda of NLR, Big Seven Investors Inc.

**Legal Description:** PART OF LOT R, THERESA CIRCLE ADDITION IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT R AND BEING THE NORTHERLY FRONT CORNER OF LOT A THERESA CIRCLE ADDITION; THENCE ALONG THE EAST LINE OF SAID LOT R S21°50'41" W FOR 144.49 FEET; THENCE N 82°36' 36"W FOR 149.68 FEET; THENCE N11°59'18"E FOR 128.88 FEET TO THE SOUTH RIGHT OF WAY LINE OF THERESA DRIVE (40' ROW); THENCE ALONG SAID RIGHT OF WAY LINE S81°52'32" E FOR 46.28 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S87°56'05"E FOR 129.69 FEET TO THE POINT OF BEGINNING; AND CONTAINING 21,362 S.F. OR 0.490 ACRES, MORE OR LESS.

**Site Characteristics:** A Conditional Use to allow auto sales was approved by the City November 13, 2023 (CU2023-12) and was revoked by the City July 14, 2025 due to the applicant not following through with the condition to secure a business license within 12-months of the date of approval. At the time of request the site had a history of automobile sales and the utilization of the C4 as well as the R3 portions of the property for outdoor display of vehicles for sale. The site is secured with a 6-foot chain link fence.

**Master Street Plan:** MacArthur Drive is classified on the Master Street Plan as a Minor Arterial. MacArthur Drive is a State Highway (AR-HWY 365). MacArthur Drive is a two-lane road with a continuous center turn lane. There are no curb, gutter or sidewalk in place along the property frontage. There are no dedicated bikeways located in the area.

**Surrounding Zoning & Uses**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	R3	Residential
South	C4	Office Warehouse
East	R3	Residential
West	C4	Undeveloped

**General Information:**

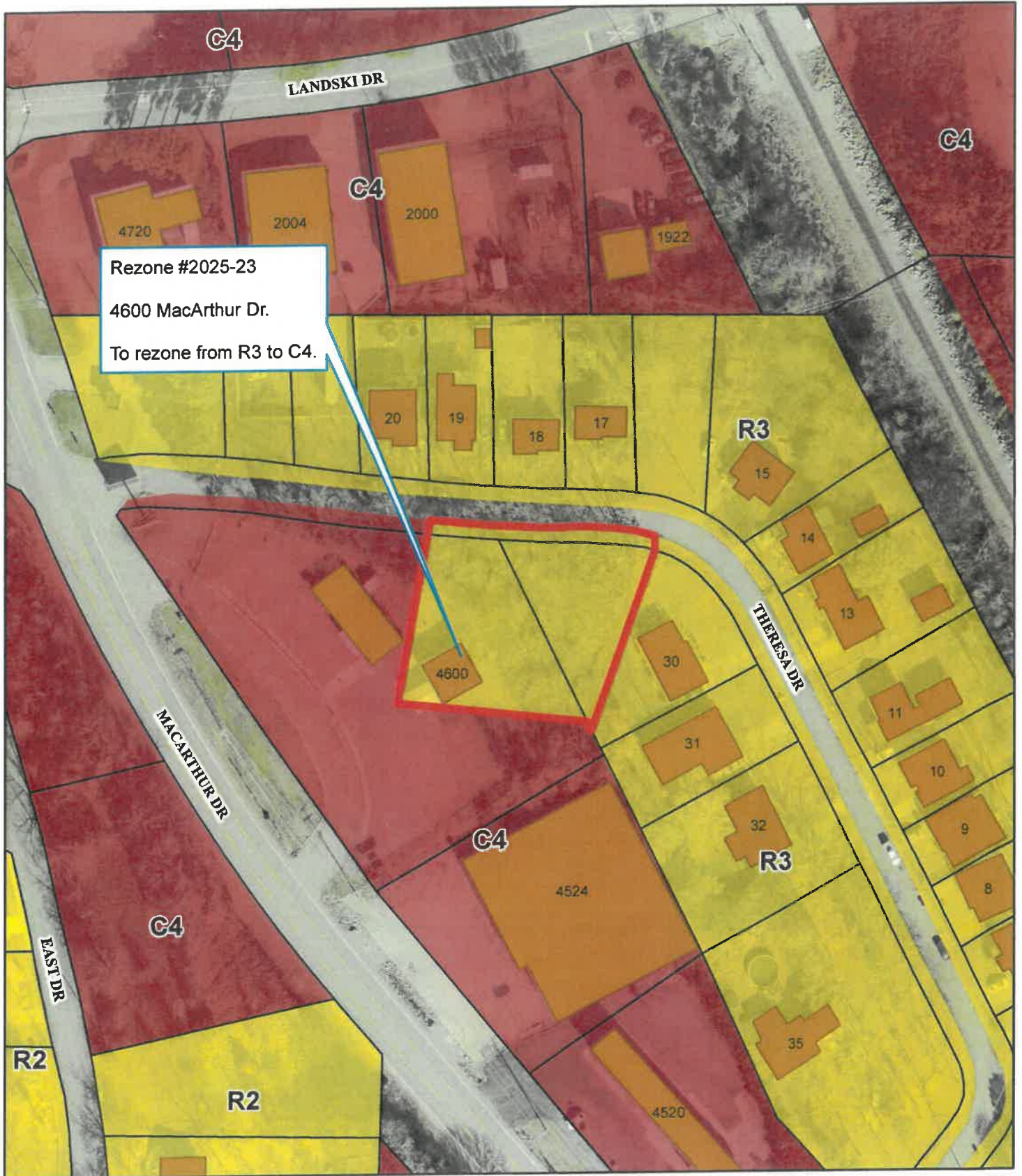
1. **Compatible with previous actions?** Properties have been rezoned to match the zoning pattern for an area.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be no effect on public service and utilities.

4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The redevelopment of the site should have a significant and stabilizing effect on the surrounding properties and with proper screening of the adjacent homes the redevelopment of the site will have little to no impact.
6. **Is the site of adequate size for the development?** The site is adequate for redevelopment as proposed by the applicant.
7. **Will this set a precedent for future rezoning?** A portion of the site is currently zoned C4. The area proposed for rezoning was previously used as auto sales in association with the C4 zoned portion of the lot.
8. **Should a different zoning classification be requested?** The zoning to C4 will allow a consistent zoning of the parcel.

**Staff Summary:**

A portion of the lot is currently zoned C4 with the remainder of the area zoned R3. The applicant is seeking approval of rezoning the R3 portion of the lot to C4 which will then allow a consistent zoning pattern for the property and allow the future redevelopment of the property. The applicant has submitted a development plan for the construction of a single story building containing 13,662 square feet of floor area. The site plan is to be reviewed by the Planning Commission at their December 9, 2025 Commission hearing (SD2025-58). The developers of this lot have secured the properties along MacArthur Drive from the southern and northern connections of Theresa Drive to MacArthur Drive and have substantially improved the properties. The former carwash has been renovated for warehouse space. The Honda of Little Rock building has gone through extensive renovations. The area proposed for rezoning will allow new construction and development of a new retail building to house an additional motorcycle sales brand. The new construction will be a continuation of the redevelopment efforts by the current owners. Staff is supportive of the applicant's request.

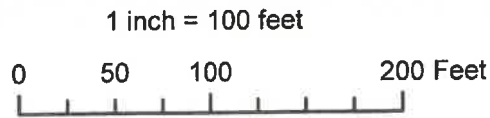
# Rezone Case #2025-23



Rezone #2025-23  
4600 MacArthur Dr.  
To rezone from R3 to C4.



Zoning Map



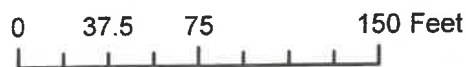
Date: 10/24/2025

# Rezone Case #2025-23



Ortho Map

1 inch = 80 feet



Date: 10/24/2025

4801 NORTH HILLS BLVD., SUITE 1550  
NORTH LITTLE ROCK, ARKANSAS 72116

HALE & YOUNG, P.L.L.C.  
ATTORNEYS AT LAW

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TELEPHONE (501) 753-4800  
FACSIMILE (501) 753-7477  
E-MAIL: [vyoung@virgilyoung.com](mailto:vyoung@virgilyoung.com)

October 23, 2025

Donna James  
Planning Department  
700 W 29<sup>th</sup> Street  
North Little Rock, AR 72114

Via Email: [djames@nlr.ar.gov](mailto:djames@nlr.ar.gov)

**RE: *Application for Rezoning and a portion of Lot R, Theresa Circle Addition to the City of North Little Rock, Arkansas.***

---

Dear Ms. James,

We are attorneys and counsel to David G. Murphy, Big Seven Investors, Inc., and Honda of North Little Rock. Please accept this letter as our application for rezoning with respect to that certain real property, more particularly described as follows:

**LEGAL DESCRIPTION**

**PART OF LOT R, THERESA CIRCLE ADDITION IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT R AND BEING THE NORTHERLY FRONT CORNER OF LOT A THERESA CIRCLE ADDITION;  
THENCE ALONG THE EAST LINE OF SAID LOT R S 21° 50' 41" W FOR 144.49 FEET;  
THENCE N 82° 36' 36" W FOR 149.68 FEET;  
THENCE N 11° 59' 18" E FOR 128.88 FEET TO THE SOUTH RIGHT OF WAY LINE OF THERESA DRIVE (40' ROW);  
THENCE ALONG SAID RIGHT OF WAY LINE S 81° 52' 32" E FOR 46.28 FEET;  
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S 87° 56' 05" E FOR 129.69 FEET TO THE POINT OF BEGINNING;  
AND CONTAINING 21,362 S.F. OR 0.490 ACRES, MORE OR LESS.**

The above legal description is depicted in the attached Thomas Engineering Company rezoning map, attached hereto as Exhibit "A".

We wish to be placed on the next available planning commission meeting. The owners are requesting a rezoning of the above-described property from its present R-3 zoning to C-4. It is our intention to obtain a certified list of property owners within 200 feet of the subject property from Pulaski County Title, Little Rock, Arkansas. Once we have determined the identity of the property owners, we plan to send notice to each as to the date and time of the hearing before the planning commission. It is our understanding that the next available planning commission meeting for this

purpose would be Wednesday, November 12, 2025, 300 Main Street, North Little Rock, AR 72114, at 12:00 pm. It is our understanding that the planning commission will provide the property owners with a sign to be placed on the site of request a minimum of 14 days prior to the commission meeting. Please advise when we may obtain the sign.

I have delivered the owner's check in the amount of \$420.00 which is on file with the commission.

Sincerely,

*Virgil W. Young*

Virgil W. Young  
*Attorney for Applicants*

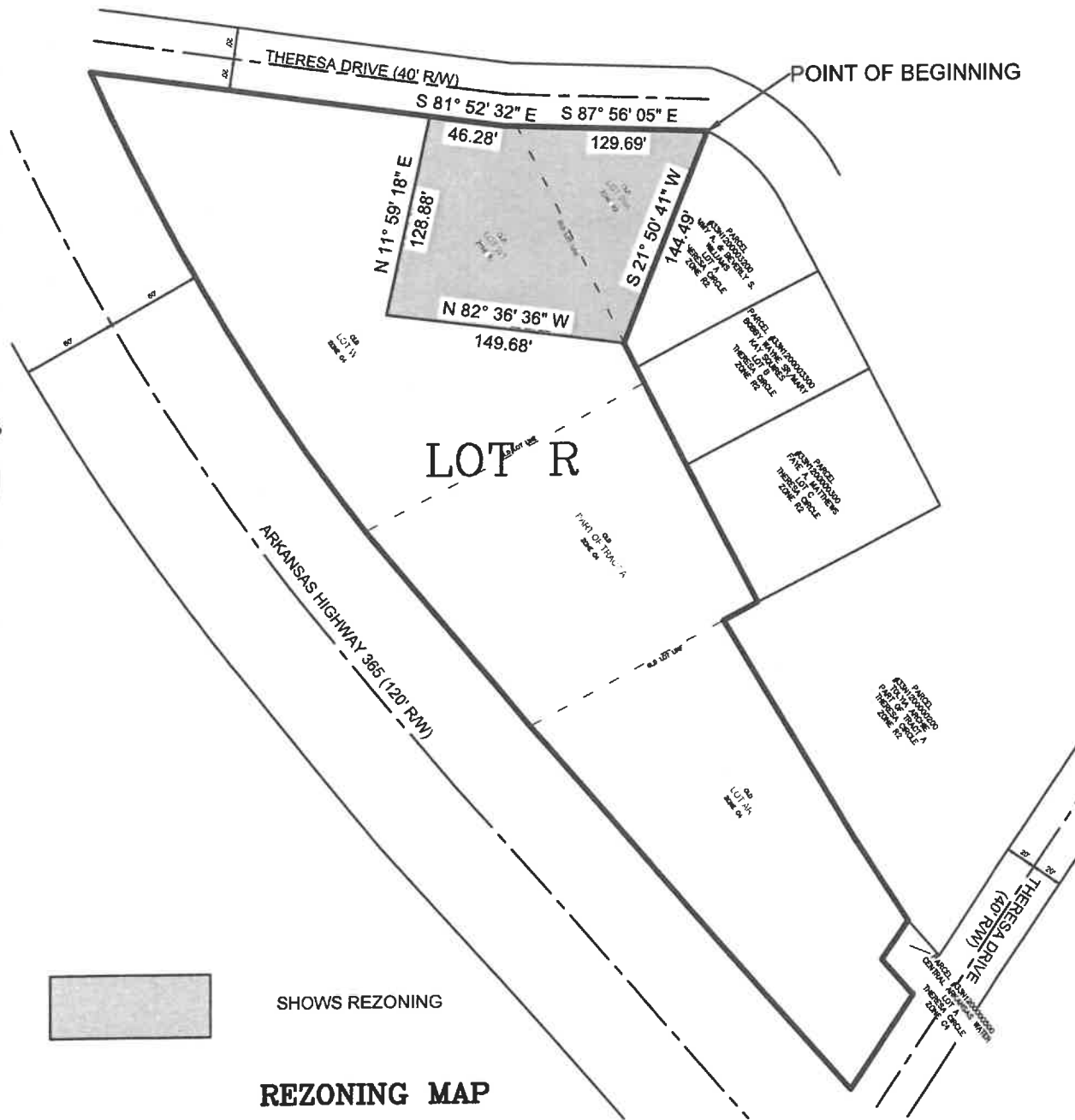


MEMBER NATIONAL SOCIETY  
PROFESSIONAL ENGINEERS

# THOMAS ENGINEERING COMPANY

3810 LOOKOUT ROAD  
NORTH LITTLE ROCK, ARKANSAS 72116  
TELE. No. 501-753-4483

CIVIL ENGINEERS—LAND SURVEYORS  
LAND PLANNING & DEVELOPMENT  
RESIDENTIAL—COMMERCIAL—INDUSTRIAL



SHOWS REZONING

## REZONING MAP

### LEGAL DESCRIPTION

PART OF LOT R, THERESA CIRCLE ADDITION IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT R AND BEING THE NORTHERLY FRONT CORNER OF LOT A THERESA CIRCLE ADDITION;  
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 THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S 87° 56' 05" E FOR 129.69 FEET TO THE POINT OF BEGINNING;  
 AND CONTAINING 21,362 S.F. OR 0.490 ACRES, MORE OR LESS.

DATE: 10/22/25  
SCALE: 1" = 100'



**Item #5**

**SD2025-52 Massie Addition Lot 1 Preliminary Plat and SPR for a new church @ 6910 Dewafelbakker Lane**

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1. Engineering requirements on detention:
  - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces (roof tops/parking) or provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
2. Engineering requirements before the plat will be signed:
  - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
  - b. Provide half of the required 70 foot right-of-way.
  - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Permit requirements/approvals submitted before a building permit will be issued:
  - a. A signed and recorded plat must be on file with the Planning Department.
  - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
    - i. Proposed pipe material specifications.
    - ii. Proposed trench and bedding details, materials and specifications.
  - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
  - d. Provide CNLR Stormwater Permit application to City Engineer with erosion control plan in accordance with CNLR Best Management Practices (BMP) Manual.
  - 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. 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. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
    - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
    - d. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
    - e. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines. The driveways as indicated on the site plan is acceptable.
    - f. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
    - g. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
    - h. All driveways are to be concrete within the ROW.
  5. Planning requirements before the plat will be signed:
    - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
    - b. Provide ½ of a 70' ROW dedication along Dewafelbakker Lane.
  6. Meet the requirements of Community Planning, including:
    - a. Provide the standard requirements of Zoning and Development Regulations.
    - b. If a dumpster is added in the future dumpsters are to have masonry screening on 3-sides along with an opaque gate enclosure.
    - c. No fence is to be located from the building front to the street right of way.
    - d. 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.
    - b. Provide ½ street improvements.
    - c. Provide ROW dedication to meet the Master Street Plan.
  8. Meet the requirements of the Screening and Landscaping ordinance, including:
    - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
    - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
    - 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 7 trees will be required adjacent to the Dewafelbakker Ln 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 5 trees will be required for the onsite parking area.
    - iv. A minimum of 3 trees will be required to be placed within 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.
    - ii. A minimum of 25 shrubs will be required adjacent to the parking area and the Dewafelbakker Ln right-of-way.
    - iii. A minimum of 37 shrubs will be required adjacent to the parking area and the north property line.
  - f. Provide a buffer/screening adjacent to the dissimilar land use to the east and south as defined by Section 7.2.4: Buffers between Dissimilar Uses.
    - i. The development of a I1 zoned property will require a full screen as defined by Section 7.3.1. Class A Full Screens.
    - ii. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
    - iii. Trees from Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
    - iv. An eight (8) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. 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 November 2025 Planning Commission Hearing
9. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
  - b. Provide sign location on site plan along with the total height and total sign area.
10. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
    - i. A, A-3 assembly occupancy with an occupant load of 300 or more shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.3)

- ii. A, A-3 assembly occupancy with an occupant load of 300 or more shall be equipped with a fire alarm system meeting the requirements of the AFPC Section 907.2.1.
  - iii. Exit doors shall be side swinging. (Volume 1 Section 1010.1.2)
  - iv. Exit doors shall swing in the direction of egress travel. (Volume 1 Section 1010.1.2.1)
  - v. Other than the main entry, exit doors shall not be provided with a latch or lock other than panic hardware. (Volume 1 Section 1010.2.9)
  - vi. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
  - vii. 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)
  - viii. 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. 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 Little Rock Fire Department is required.
  - d. Contact Central Arkansas Water regarding the size and location of the water meter
  - e. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501-377-1226 if you would like to discuss backflow prevention requirements for this project.
  - f. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
12. 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. Contact North Little Rock Wastewater for the location of the existing

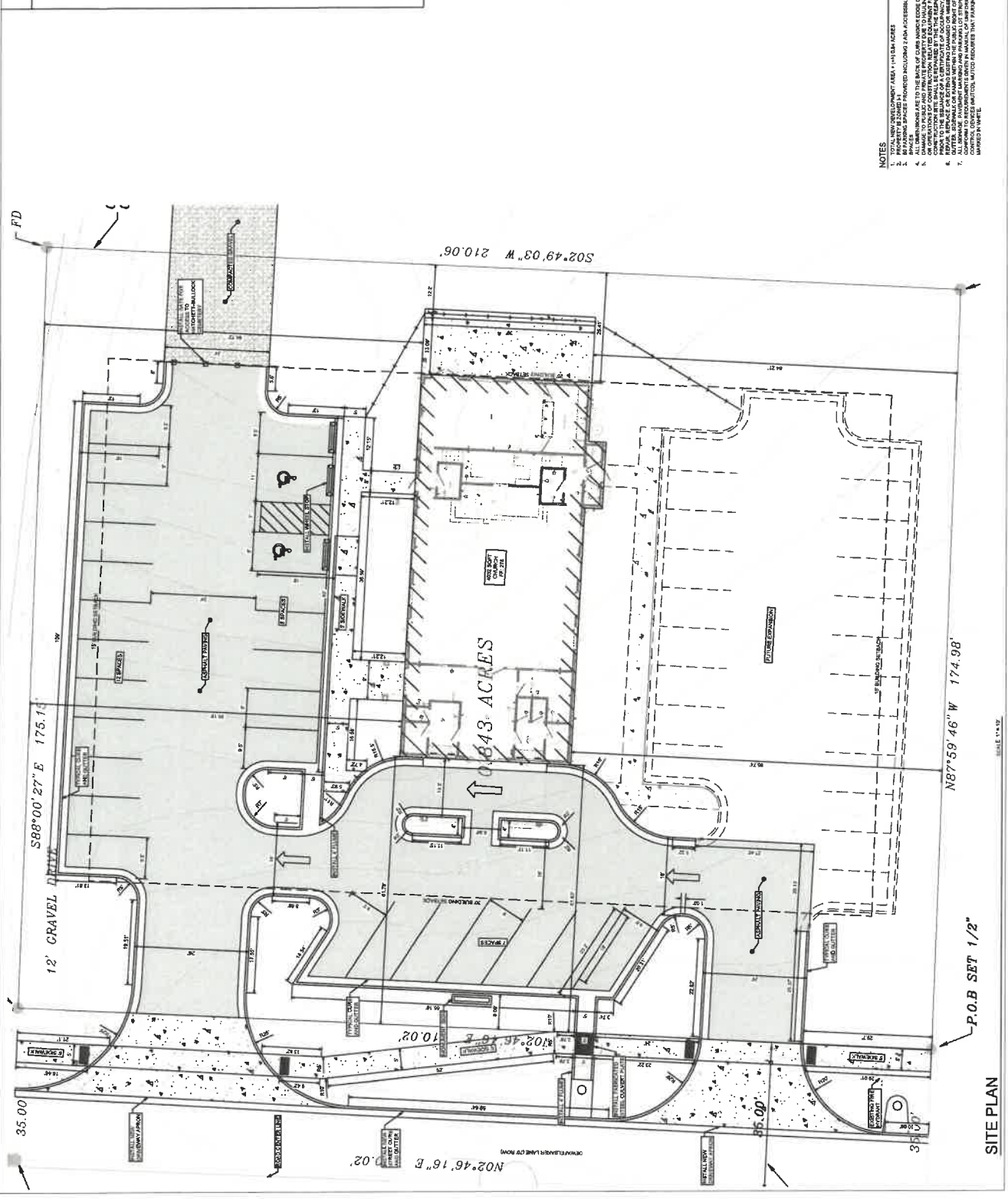
- connection point for development.
- c. Grease interceptor with sampling manhole is required if food will be prepared and served.
  - d. Please submit a full set of plans to [kunderwood@nlrwu.com](mailto:kunderwood@nlrwu.com) for review and approval prior to construction beginning.

**GENERAL CONSTRUCTION NOTES**

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
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- C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARKANSAS SANITARY AND SEWER CODES. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARKANSAS SANITARY AND SEWER CODES.
- D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, DEPTH, AND CHARACTERISTICS OF ALL UTILITIES SHALL BE DETERMINED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
- F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
- G. CONSTRUCTION SHALL NOT BEYOND ANY UTILITIES TRUNK LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
- H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
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**NOTES**

1. THE PROPERTY IS LOCATED IN A ZONED AREA (R-1) WITH A MINIMUM LOT AREA OF 10,000 SQUARE FEET.
2. THE PROPERTY IS LOCATED IN A ZONED AREA (R-1) WITH A MINIMUM LOT AREA OF 10,000 SQUARE FEET.
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9. THE PROPERTY IS LOCATED IN A ZONED AREA (R-1) WITH A MINIMUM LOT AREA OF 10,000 SQUARE FEET.
10. THE PROPERTY IS LOCATED IN A ZONED AREA (R-1) WITH A MINIMUM LOT AREA OF 10,000 SQUARE FEET.



**SITE PLAN**

**Item #6**

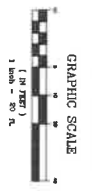
**SD2025-53 Dream Big Commercial Addition Lot 2 SPR for a new grocery store located on Maumelle Blvd, West of Counts Massie Road**

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

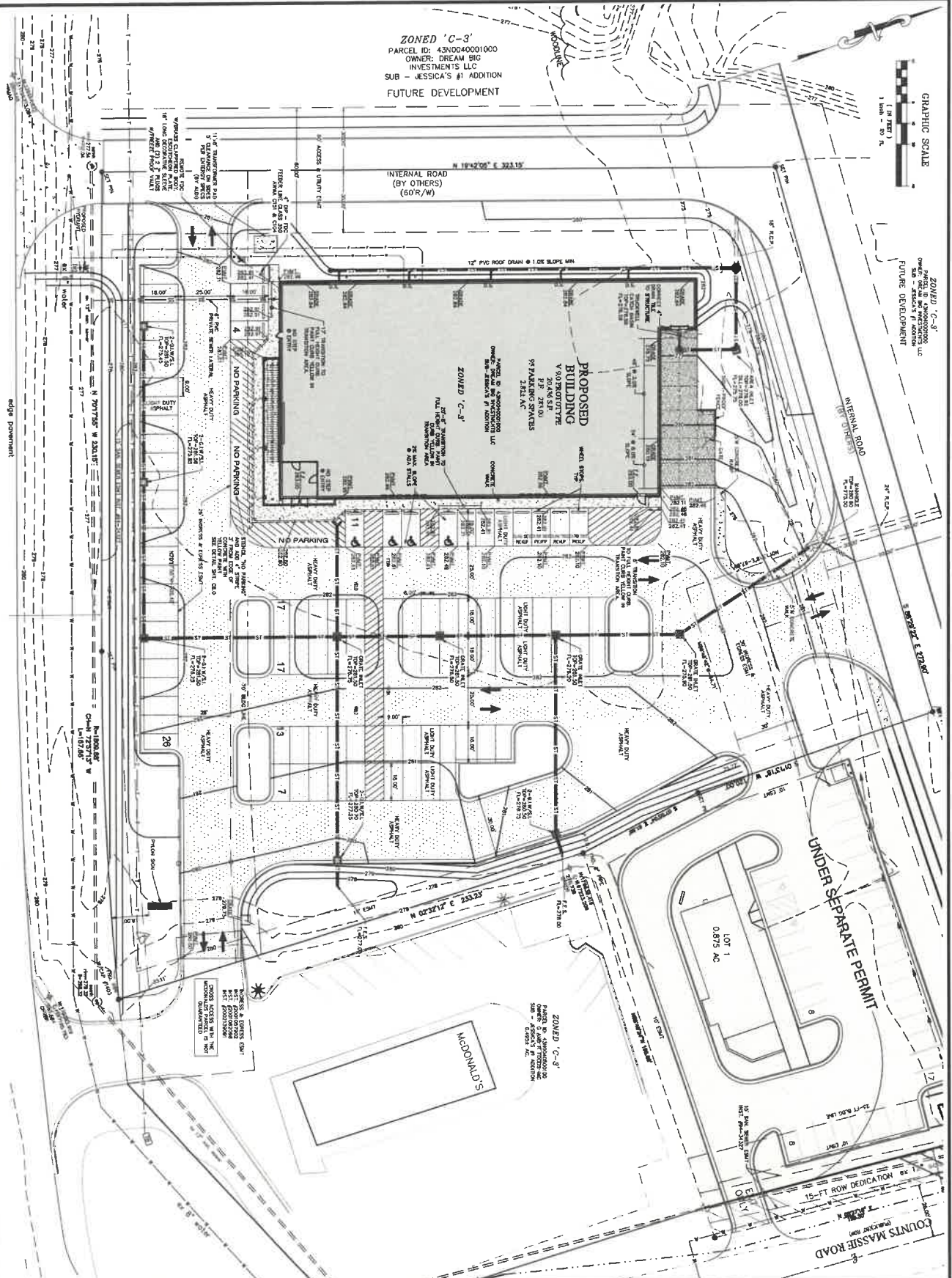
- d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
  - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
  - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
  - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
  - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
  - i. 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.
  - k. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
  - l. 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. Provide dumpster location.
    - b. Provide dumpster location. Dumpsters are to have masonry screening on 3-sides along with an opaque gate enclosure. The dumpster located adjacent to the loading dock the building on 2 sides will serve as screening. The 3<sup>rd</sup> side of the dumpster enclosure will require a masonry material and the gate enclosure must be opaque.
    - c. No fence is to be located from the building front to the street right of way.
    - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
  5. Meet the requirements of the Master Street Plan, including:
    - a. Meet the requirements of Maumelle Boulevard Access Management 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. Landscape plan as submitted is acceptable.
  7. Meet the following requirements concerning signage:
    - a. All signs require a permit and separate review.
    - b. No pole sign permitted per the Maumelle Blvd Sign Overlay District.
  8. Meet the requirements of the Fire Marshal, including:
    - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
      - i. Buildings containing a mercantile occupancy with a fire area exceeding 12,000 square feet shall be provided throughout with an automatic fire sprinkler system. (Volume 1 Section 903.2.7)
      - 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)
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 Little Rock Fire Department is required.
  - d. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's
10. Meet the requirements of NLR Wastewater, including:
- a. White Oak Connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
  - b. Please submit a full set of plans to [kunderwood@nlrwu.com](mailto:kunderwood@nlrwu.com) for review and approval prior to construction beginning.



ZONED 'C-3'  
 PARCEL ID: 43N0040001000  
 OWNER: DREAM SIG INVESTMENTS LLC  
 SUB - JESSICA'S #1 ADDITION  
 FUTURE DEVELOPMENT

ZONED 'C-3'  
 PARCEL ID: 43N0040001000  
 OWNER: DREAM SIG INVESTMENTS LLC  
 FUTURE DEVELOPMENT



Issue:	Date:
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Revised:	Date:
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ALDI Inc. Store #114  
 North Little Rock, AR  
 Maumelle boulevard  
 North Little Rock, AR 72113  
 Pottsville County

**Site Plan Review**

Drawing Name: \_\_\_\_\_  
 Date: 09/20/25  
 Type: V9.0  
 Project No: 2411  
 Drawn By: \_\_\_\_\_  
 Scale: As Noted  
 Drawing No: C2

**Item #7**

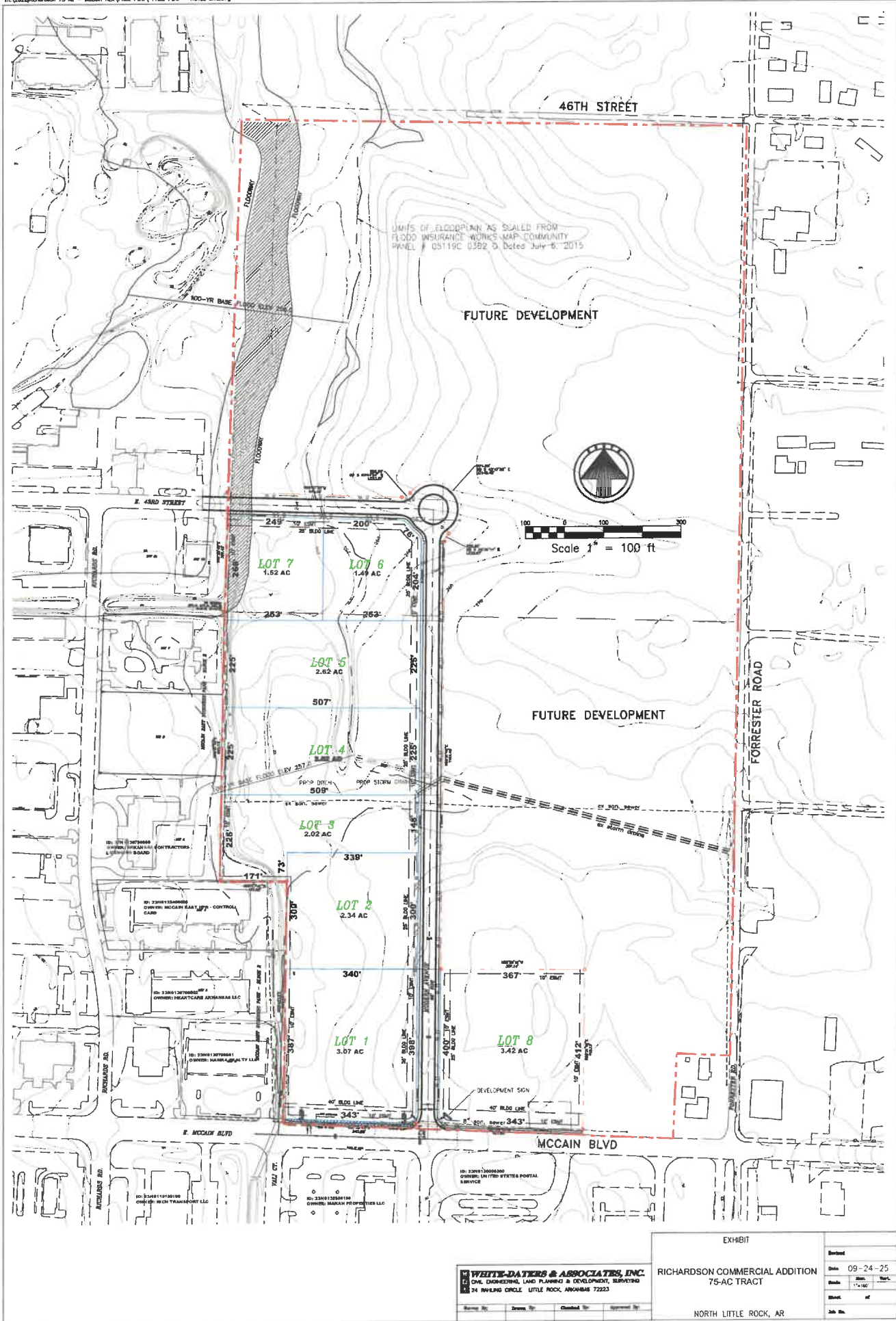
**SD2025-54 Richardson Commercial Addition Lots 1 – 8 Preliminary Plat located on E McCain Blvd, West of Forrester Road**

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1. Engineering requirements on detention:
  - a. Storm water detention plan will be required during Site Plan Review process.
2. Engineering requirements before the plat will be signed:
  - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
  - b. Provide half of the required 60 foot right-of-way.
  - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Meet the requirements of the City Engineer, including:
  - a. The development proposed within the floodway cannot begin until an engineering study is conducted that shows the development will not cause the BFE to rise.
4. Planning requirements before the plat will be signed:
  - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
5. Meet the requirements of Community Planning, including:
  - a. Provide the standard requirements of Zoning and Development Regulations.
6. Meet the requirements of the Master Street Plan, including:
  - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
  - b. Provide ½ street improvements.
  - c. Provide ROW dedication to meet the Master Street Plan.
7. Meet the requirements of the Screening and Landscaping ordinance.
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. Where hydrants are not needed for the protection of structures they shall be provided at spacing not to exceed 1000 feet along streets. (Volume 1 Appendix C Table C102.1c)
    - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
  - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
10. Meet the requirements of CAW, including:
  - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
  - b. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas
  - c. Department of Health Engineering Division and North Little Rock Fire Department is required. 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
  - d. 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).

11. Meet the requirements of NLR Wastewater, including:
  - a. Please verify all public sanitary sewer mains within the development have 15' Sanitary Sewer Easements.
  - b. Please submit a full set of plans to [kunderwood@nlrwu.com](mailto:kunderwood@nlrwu.com) for review and approval prior to construction beginning.



**WHITE-DATERS & ASSOCIATES, INC.**  
 CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING  
 24 INVERG CIRCLE, LITTLE ROCK, ARKANSAS 72203

EXHIBIT  
 RICHARDSON COMMERCIAL ADDITION  
 75-AC TRACT

Revised	Date	By	For
	09-24-25		

Name	Drawn	Checked	Approved

NORTH LITTLE ROCK, AR

**Item #8**

**SD2025-55 Cooper Square Addition Lot 1RR SPR for an 8-bay auto repair shop @ 11601 Maumelle Blvd**

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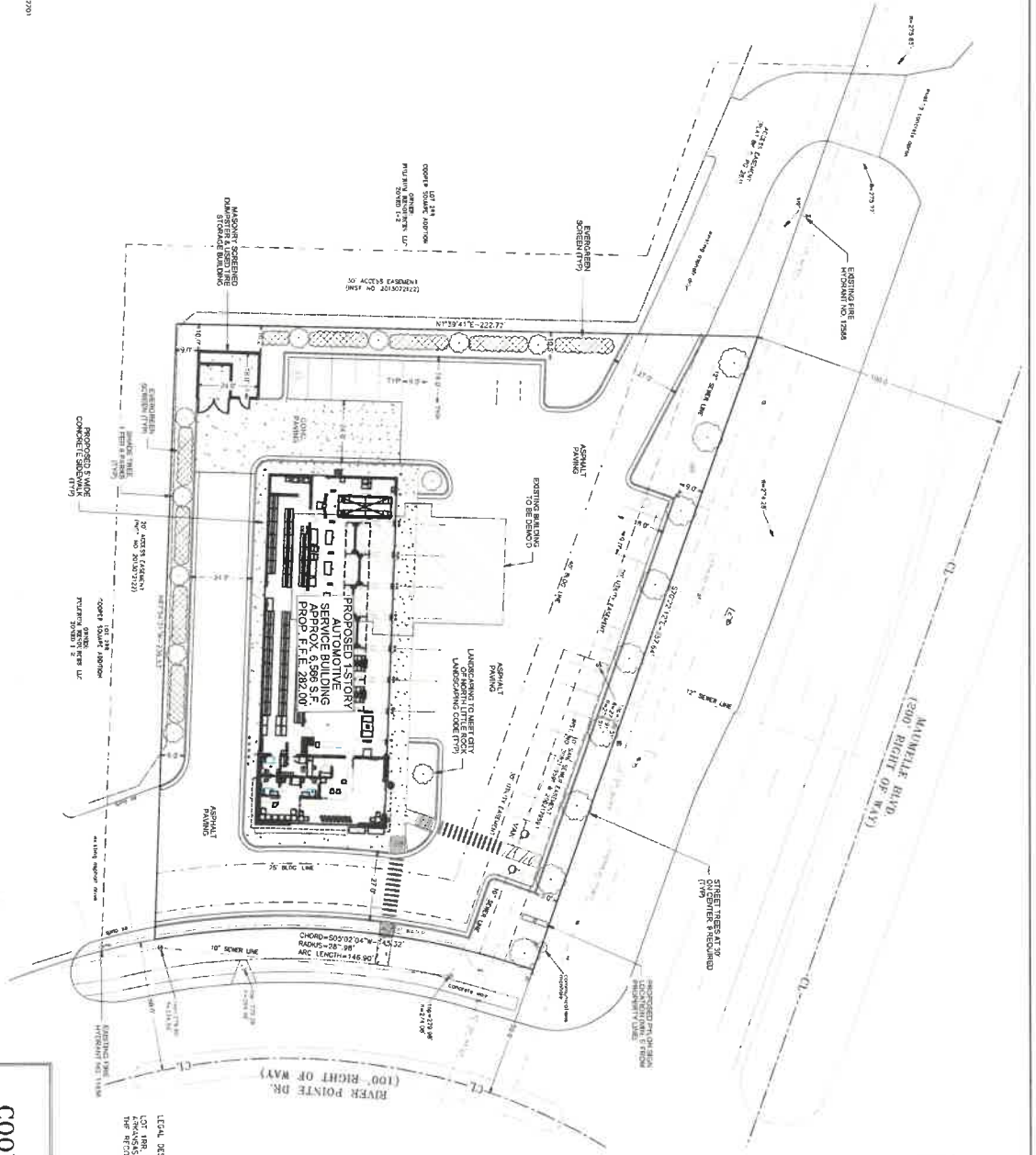
1. Engineering requirements on detention:
  - a. Storm water detention plan not required as there is no increase of or a reduction of impervious surface.
2. Permit requirements/approvals submitted before a building permit will be issued:
  - a. A signed and recorded plat must be on file with the Planning Department.
  - b. Provide CNLR Stormwater Permit application to City Engineer with erosion control plan in accordance with CNLR Best Management Practices (BMP) Manual.
  - c. If applicable, provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
  - d. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
  - e. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
  - f. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
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. Meet the requirements of Community Planning, including:
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Provide dumpster location. Dumpsters are to have masonry screening on 3-sides along with an opaque gate enclosure.
  - c. No fence is to be located from the building front to the street right of way.
  - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
5. Meet the requirements of the Master Street Plan, including:
  - a. Meet the requirements of Maumelle Boulevard Access Management 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, 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 8 trees will be required adjacent to the Maumelle Blvd right-of-way.
    - iii. A minimum of 5 trees will be required adjacent to the River Pointe 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 5 trees will be required for the onsite parking area.
    - iv. A minimum of 3 trees will be required to be placed within 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.
    - ii. A minimum of 53 shrubs will be required adjacent to the parking area and the Maumelle Blvd right-of-way.
    - iii. A minimum of 34 shrubs will be required adjacent to the parking area and the west property line.
  - 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 November 2025 Planning Commission Hearing
7. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
  - b. Provide sign location on site plan. Include the total height and sign area for the proposed sign.
  - c. No pole sign permitted.
8. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:

- i. Group S-1 storage facilities used for the repair of commercial motor vehicles where the fire area exceeds 5000 square feet shall have an automatic fire sprinkler system. (Volume 2 Section 903.2.9.1)
    - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
    - iii. Fire Apparatus access roads shall 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, including:
  - a. Show and reference existing 10' utility easement centered on the existing 12" ductile iron waterline. Instrument # 2004017361
  - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
  - c. The 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
  - d. 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.
  - 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. Contact Central Arkansas Water regarding the size and location of the water meter.
  - g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
  - h. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
10. Meet the requirements of NLR Wastewater, including:
  - a. Development will be required to have Sand/Oil Separator.
  - b. Please submit a full set of plans to [kunderwood@nlrwu.com](mailto:kunderwood@nlrwu.com) for review and approval prior to construction beginning.



LEGEND	
1	lot 177 - 100' x 100'
2	lot 178 - 100' x 100'
3	lot 179 - 100' x 100'
4	lot 180 - 100' x 100'
5	lot 181 - 100' x 100'
6	lot 182 - 100' x 100'
7	lot 183 - 100' x 100'
8	lot 184 - 100' x 100'
9	lot 185 - 100' x 100'
10	lot 186 - 100' x 100'
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99	lot 275 - 100' x 100'
100	lot 276 - 100' x 100'



- NOTES
1. ADDRESS OR PROPERTY: 11608 MAUVILLE BLVD, NORTH ZONE
  2. DEDS OF BOUNDARIES: 11608 MAUVILLE BLVD, NORTH ZONE
  3. AREA OF PROJECT: 43,585 SQ FT OR 1.00 ACRES +/-
  4. NO PORTION OF THIS PROJECT IS TO BE LOCATED ON ANY OTHER LOT OR PARCEL OF LAND OWNED OR CONTROLLED BY THE CITY OF LITTLE ROCK, ARKANSAS.
  5. OWNER: JOE WHITE & ASSOCIATES, INC.
  6. CONTACT: JOE WHITE, PRESIDENT, 11608 MAUVILLE BLVD, SUITE 9A, LITTLE ROCK, ARKANSAS 72203
  7. PROJECT NUMBER: 25-4103
  8. DATE: 09-30-2025



**LOT 177**  
**COOPER SQUARE ADDITION**  
 11608 MAUVILLE BLVD.  
 AN ADDITION TO THE CITY OF NORTH LITTLE ROCK  
 PULASKI COUNTY, ARKANSAS

**JOE WHITE & ASSOCIATES, INC.**  
 CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING  
 21 EASTON STREET, SUITE 42 LITTLE ROCK, ARKANSAS 72203  
 PHONE (501) 214-9141

OWNER/SELLER  
 PULCRUM RESOURCES, LLC  
 5 STATEHOUSE PLAZA, SUITE 9A  
 LITTLE ROCK, AR 72201

DEVELOPER  
 HCC BHM, LLC  
 PO BOX 1270  
 MONTROSE, AL 36559

DATE: 09-30-2025  
 PROJECT NUMBER: 25-4103  
 SCALE: 1" = 20'

**SYNOPSIS**  
 LAND AREA = 43,585 SF (1.00 AC)  
 BLDG AREA = 6,598 SF  
 PAVEMENT AREA = 25,895 SF  
 LANDSCAPE AREA = 11,093 SF  
 PROPOSED PARKING = 28 SPACES

**LEGAL DESCRIPTION**  
 LOT 177, COOPER SQUARE ADDITION TO NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, BEING PART OF SECTION 10, T-2-S-N, R-13-W, THE RECORDS OF THE CLERK OF COUNTY, ARKANSAS.