

North Little Rock Planning Commission
February 10, 2026 - Agenda / Public Hearing 4:00 PM
City Council Chambers – 300 Main Street, NLR, AR 72114

I. Call to Order

II. Roll Call & Finding of a Quorum

III. Administrative

IV. Approval of Minutes January 13, 2026

V. Planning Commission Agenda Items

1. RZ2026-01 a Rezoning from R4 to C6 @ 806 N Magnolia Street
2. SU2026-05 a Special Use to allow an Ice Vending Machine in a C3 zoning district @ 1714 Main Street
3. SU2026-04 a Special Use to allow grading of the property to restore the site to preconstruction status @ 6820 Crystal Hill Road
4. SD2026-05 Martha B Cohen's Add Lot 13, Blk 2 Replat and SPR @ 201 W 8th Street to allow construction of a 4-plex, a single family residence and parking on a single lot
5. SD2026-08 Industrial Center Drive Lot 2 SPR in the 3500 Block of Industrial Drive to allow a temporary office
6. SD2026-09 North Little Rock Wastewater Lot 1 Preliminary Plat & SPR @ 7400 Baucum Pike to allow construction of a new office building
7. SD2026-10 P&R Properties Add Lot C1 SPR located @ the SEC of E 6th and Main to allow construction of ATG Pavilion
8. SD2026-11 Giles Addition Lots 12 -14 SPR @ 1217 W 7th Street to allow 3 buildings of 5 units on 3 separate lots

VI. Public Comment

VII. Adjournment

Reminder -

- ❖ **Commissioners and Participants speak into the microphone**
- ❖ **Turn off or silence cell phones**
- ❖ **Visitors Sign-in with both name and address**
- ❖ **Next Planning Commission Hearing Date March 10, 2026 @ 4 pm – Council Chambers, 300 Main Street, NLR, AR**

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, 300 Main Street, NLR, AR 72114. All Planning Commission meetings are open to the public. Typical meetings begin with Roll Call, Approval of the previous meeting Minutes, Old and New Business, Public Comment and Adjournment. The Commission considers Zoning Requests, Conditional and Special Use Requests as well as Development Review Items which are presented as summary recommendations of the Design Review Committee. The Planning Commission is not the final action on Rezoning, Special and Conditional Use requests. The Commission merely provides a recommendation on these items which is then forwarded to City Council for final action.

NOTICE TO MEMBERS OF THE AUDIENCE: All interested parties may appear and be heard at the public hearings. If you wish to address the Planning Commission on an agenda item, please queue behind the podium when the item is called and the Chair asks for comment from the audience. Once the Chair recognizes you, go to the podium and give your name and address. Address your comments to the Chair, who is the presiding officer. The Chair will direct your comments to the appropriate appointed official, staff, or others for response. Please keep your comments brief, to the point, and relevant to the agenda item being considered so that everyone has an opportunity to express their view.

GENERAL INFORMATION:

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 are present to speak on an item, a spokesperson(s) shall be selected by the group to address the Planning Commission. Presentations by the spokesperson(s) shall be limited to 3 minutes.
5. Additional member(s) of a group may be recognized if new or additional information is to be provided on an item. The time for this additional presentation is also limited to 3 minutes.
6. For individuals, not represented by 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 Planning Commission member.
8. No person, other than a Planning Commission member and the person having the floor, shall be permitted to enter into any discussion, either directly or indirectly, without first being recognized by the Chair.
9. Once the Question is called for or discussion on an item is closed, no person in the audience shall address the Planning Commission on the matter without first securing consent to do so by a majority vote of the Planning Commission members present.
10. All information, exhibits, photos, correspondence submitted at the hearing for the Commission's consideration will become a part of the record and will be retained by the Secretary of the Planning Commission for inclusion in the case file.
11. For persons wishing to submit information for the Planning Commission to consider at the hearing the information shall be provided one copy for each of the Planning Commissioners, one copy for the City Attorney's office, one copy for the case file and one copy for the Planning Director (12 copies total).
12. Anyone wishing to read a statement into the record shall provide the Secretary of the Planning Commission with a written copy of the statement at the time the statement is read into the record.

VOTING: There are 9 Commissioners. A quorum consists of 6 members present. "Robert's Rules of Order" apply unless the Commission outlines alternative procedures. As per the Commission's By-laws, all motions must be approved by a minimum of 5 positive votes. A simple majority of the members present does not necessarily approve a motion.

**North Little Rock Planning Commission
Minute Summary
January 13, 2026**

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
Renee Pierce
Reverend William Robinson
Edward Wallace
Steve White, Chairman

Staff Present:

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

Administrative:

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

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

1. SU2026-02 @ 4200 Dunkeld Drive a Special Use to allow a Type 1 Short-term Rental in an R4 zoning district

Mr. Eddie Marz was present representing the request. Chairman White called the item and requested the applicant come forward and address the Commission on the merits of the request. Mr. Marz stated the request was a Special Use to allow an owner occupied Short-term rental within his home. He stated he and his wife had a special needs child and he was not permitted to work outside the home full time. He stated the Short-term Rental would allow a supplement to their existing income. He stated he would continue to live on the property and rent the lower portion of the home as the Short-term Rental.

Mr. Joseph Faucet questioned how the allowance of a Short-term Rental in the neighborhood would affect property values. He questioned how the renters would be vetted, if there would be background checks and if pets would be permitted. He questioned if ample parking was available on-site to not interfere with the neighborhood.

Mr. Marz stated there would not be an allowance for pets. He stated he would vet anyone wanting to occupy the space. He stated his family included a 4-year old disadvantaged child. He stated parking was sufficient with a 2 car garage and a minimum of 4 vehicles could park in the driveway. He stated he and his wife had made and would continue to make improvements to the property. He stated additional lighting and landscaping were a part of the plans for the new-year.

Ms. Patricia Bradford addressed the Commission with concerns. She stated the previous owners remodeled the home and rented the lower level/game room as a Short-term Rental. She stated she was concerned with the potential for traffic congestion, parking on the street and loud music and noise coming from the renters. She stated the corner of Bunkerhill and Dunkeld Drive was a school bus stop. She stated currently there was a Level 2 sex-offender living in the neighborhood.

Mr. Don Bryan addressed the Commission stating safety, security, parking and the change in complexity of the neighborhood were his concerns. He questioned if the background of renters would be checked prior to rentals. He questioned if one-bedroom

or more would be rented.

Commissioner Chambers stated the owner occupied Short-term Rental would be a much safer approval for the neighborhood than a non-owner occupied. He stated the 1500 foot radius placed an umbrella over the neighborhood which would not allow any additional units, including non-owner occupied, within that area.

Ms. Lori McCauley address the Commission in opposition of the request. She stated the owner had only lived in the home for 6 months to a year. She stated a Short-term Rental was not what the neighborhood needed.

Mr. David McCauley addressed the Commission stating the use was like a hotel or a bed and breakfast. Staff stated the request was not a debate on words. Staff stated the question was is this an appropriate location for an owner occupied shot-term rental.

Commissioner Chambers questioned if the applicant had met or would meet all the requirements of a short-term rental as established by city ordinance. Staff stated the applicant had me and or would meet all the requirements prior to or with the issuance of the business license.

Commissioner Chambers called the question. Commissioner Wallace provided a second.

There being no more discussion Chairman White called for a roll call vote:

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

SU2026-02 was approved with (9) affirmative votes, (0) no votes and (0) absent.

2. SU2026-03 @ 5623 MacArthur Dr a Special Use to allow a tire shop in a C4 zoning district

Mr. Ameen Abdull was present representing the request. Chairman White called the item and requested the applicant come forward and address the Commission on the merits of the request. Mr. Abdull stated the request was to allow a tire store at this location. He stated currently auto repair was a permitted use and the addition of tires was the desire.

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:

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

SU2026-03 was approved with (9) affirmative votes, (0) no votes and (0) absent.

3. SU2026-01 @ 3500 Camp Robinson Road a Special Use to allow an events center in a CL zoning district

Ms. Kristy Angyal of Kip A. Moore & Associates was present representing the request. Chairman White called the item and requested the applicant come forward and address the Commission on the merits of the request. Ms. Angyal stated the request was a Special Use to allow the conversion of the old Levy Fire Station into meeting space and an events center. She stated parking would be provided on the adjacent street.

Commissioner Foster questioned the number of street parking spaces adjacent to the site. Ms. Angyal stated there were 5 spaces along Schaer Street and 4 spaces along Camp Robinson Road. He stated with the parking provided the total number of occupants could be increased to 45.

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.

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

SU2026-01 was approved with (9) affirmative votes, (0) no votes and (0) absent.

4. SD2026-01 Boohers Addition Lots 9 & 10 SPR @ 3500 Camp Robinson Road

Ms. Kristy Angyal of Kip A. Moore & Associates 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. Provide CNLR Stormwater Permit application to City Engineer with erosion control plan in accordance with CNLR Best Management Practices (BMP) Manual.
 - c. 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. 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.
4. Planning requirements before the plat will be signed:
 - a. A replat into a single lot will be required prior to issuance of a building permit.
 - b. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
5. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance on Special Use to allow an events center.
6. 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 fencing is to be located between the front of the building and the public 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. Repair or replace any broken curb, gutter or sidewalk located in the public right of way.
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. Existing landscape on site can be used to meet the current code requirements. Any landscape, turf, or irrigation not in place, damaged, or removed during construction shall be replaced to meet the code requirements before a certificate of occupancy can be issued.
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, 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. An, 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. Areas of a building with different occupancy types shall be separated with fire barriers meeting the requirements of Volume 2 Table 508.4.
 - iv. Emergency lighting. (Volume 1 Section 1008)
 - v. Approved exit signs. (Volume 1 Section 1013)
 - vi. Two emergency exits (Volume 1 Section 1006)
 - b. 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 North Little Rock Fire Department is required.
 - c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer
 - d. 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.
 - 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. The proposed building addition and remodel will be required to connect to the existing private sewer service line within the parcel.
 - b. Please state use of development.
 - c. A grease interceptor will be required if food will be prepared or served.
 - d. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (9/0).

5. SD2026-03 Summit Church Youth Building Renovation Replat and SPR @ 6717 Crystal Hill Road

Mr. Josh Minton of Minton Engineering 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. 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. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide ROW dedication along Crystal Hill Road to meet the Master Street Plan.
5. 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 fencing is to be located between the front of the building and the public right of way.
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
 - c. Provide ROW dedication.
- 7. 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. Existing trees can be used to meet the street/parking tree requirements if noted to be preserved and protected on the landscape plan. Any gaps in the tree coverage greater than 60-linear feet adjacent to the right-of-way will require additional plantings to meet the 30-foot on center street tree requirements.
 - c. Trees are required to be a minimum of 2.5" in caliper and shrubs are required to be a minimum of 18-inches in height at installation. Provide minimum specifications on landscape plan.
 - d. Street trees are to be provided 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.
 - 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.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - h. Landscape plans to be revised prior to the January 2026 Planning Commission Hearing
- 8. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. The change of use requires the building be brought up to code for the current use. (Volume 1 Section 102.3)
 - ii. An, 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. A Group E occupancy shall be equipped with a fire alarm system meeting the requirements of the AFPC Section 907.2.1.
 - iv. An, A-3 assembly occupancy over 12,000 square feet, or 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)
 - v. A Group E occupancy over 12,000 square feet, or with an occupant load of 300 or more shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.3)
 - vi. Fire barriers separating an occupancy into different fire areas shall have a fire resistance rating of not less than that indicated in Table 707.3.10. (Volume 2 Table 707.3.10)
 - vii. Exit doors shall not be provided with a latch or lock other than panic hardware. (Volume 1 Section 1010.2.9)
 - viii. 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)
 - ix. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - x. 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)

- xi. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
- b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
- 10. Meet the requirements of CAW, including:
 - a. Show and reference the existing 60' wide utility easement for the existing 8" main on White Oak Dr. Instrument number 84 42841.
 - b. Show and reference the existing 30' wide utility easement centered on the existing 42" water line along Crystal Hill Rd. instrument number 2010012956.
 - c. Gas mains or other utilities are not permitted within an existing Central Arkansas Water easement.
 - d. Permanent structures are not permitted to be built within an existing Central Arkansas Water easement.
 - e. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - f. 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.
 - g. 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.
 - h. 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.
 - i. 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
 - j. 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.
 - k. 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.
- 11. Meet the requirements of NLR Wastewater, including:
 - a. A grease interceptor will be required if food will be prepared or served.
 - b. The renovated building will be required to connect the private service line to the existing connection point at the public sewer main within the parcel boundaries.
 - c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (9/0).

6. SD2026-04 Cooper Industrial Addition Lot 2 SPR @ 7501 Counts Massie Road

- 1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
- 2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.

- ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with 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. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. 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.
 - b. Provide dumpster location. Dumpsters are to have masonry screening on 3-sides along with an opaque gate enclosure.
 - c. No fencing is to be located between the front of the building and the public 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. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and the curb to ADA standards and City standards.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
- a. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - b. Landscape plan as submitted is acceptable
7. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.

8. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Emergency lighting. (Volume 1 Section 1008)
 - ii. Approved exit signs. (Volume 1 Section 1013)
 - iii. Egress doors shall be openable from the egress side without the use of a key or tool. (Volume 1 Section 1010.2)
 - iv. 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)
 - v. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - vi. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
 - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
9. Meet the requirements of CAW, including:
 - a. Show and Reference existing 10' utility easement centered on the existing 16" waterline instrument # 2004037349
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - 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.
10. Meet the requirements of NLR Wastewater, including:
 - a. Please submit a full set of plans including the Plumbing Plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (9/0).

7. CU2026-01 White Oak Crossing Lot 3 Conditional Use @ 9800 White Oak Crossing to allow a retail home improvement store in an I2 zoning district

Mr. Thomas Pownall of Thomas Engineering was present representing the request. Chairman White called the item and requested the applicant come forward and address the Commission on the merits of the request. Mr. Pownall stated the requests was a Conditional Use to allow a retail home improvement store without outdoor storage in an I2 zoning district.

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.

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

CU2026-01 was approved with (9) affirmative votes, (0) no votes and (0) absent.

8. SD2026-06 White Oak Crossing Lot 3 Replat and SPR @ 9800 White Oak Crossing

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

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention.
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.

- b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with 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. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - f. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - 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. Provide half of the required 80 foot right-of-way.
 - j. Street improvements must be approved by City Engineer and accepted by City Council.
4. Planning requirements before the plat will be signed:
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
5. Meet the requirements of Community Planning, including:
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpsters are to have masonry screening on 3-sides along with an opaque gate enclosure.
 - c. No fencing is to be located between the front of the building and the public right of way.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
6. Meet the requirements of the Master Street Plan, including:
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and the 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, 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.
 - 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.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - g. Provide landscape plan prior to the January 2026 Planning Commission Hearing.
8. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
9. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. 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. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iv. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - 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)
10. Meet the requirements of CAW.
11. Meet the requirements of NLR Wastewater, including:
 - a. White Oak Connection Fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
 - b. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (9/0).

Public Comments/Adjournment:

Chairman White called for public comment. There being no further business before the Commission, and on a motion by Commissioner Chambers and seconded by Commissioner Wallace, and by consent of all members present (9/0), the meeting was adjourned at 4:35 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, February 10, 2026, 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
RZ2026-01

Request: a Rezoning from R4 to C6

Location of the Request: @ 806 N Magnolia Street, NLR, AR

Applicant/Owner: Zeke Tanner, Tanner Capital Holdings, LLC

Site Characteristics: The lot contains a single family structure which will be removed to allow the new development. The area is currently undergoing significant redevelopment including one-family, two-family and multi-family housing as well as limited retails and office development.

Land Use: Central Business District

Master Street Plan: N Magnolia Street is classified on the Master Street Plan as a local street. There are no dedicated bike ways located in the area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6	Duplex
South	C6	Vacant
East	C6	Approved for Apartments
West	C6	Vacant

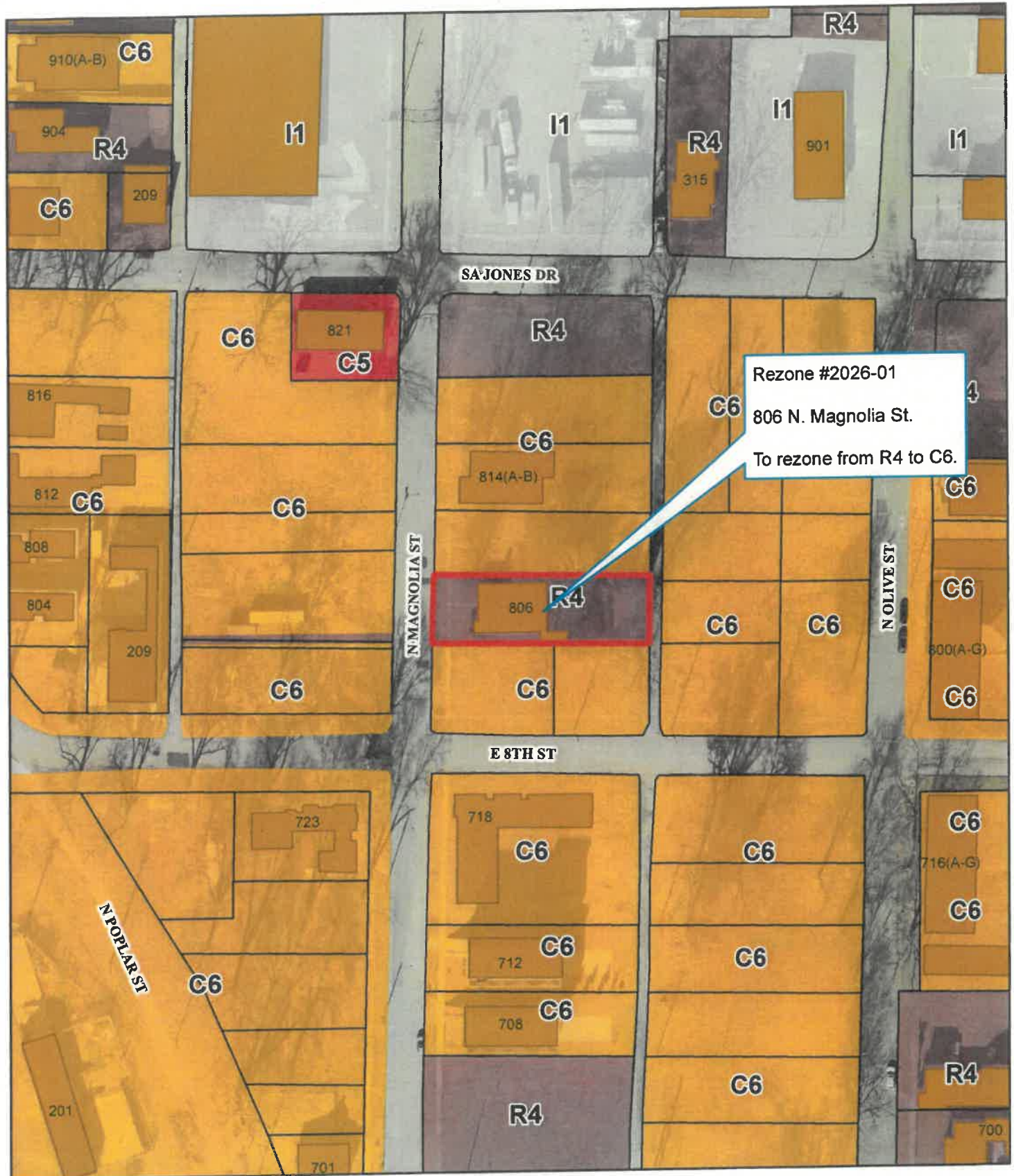
General Information:

1. **Compatible with previous actions?** C6 zoning abuts this lot to the north, south, east and west. The applicant's plan for future development is in alignment with the City's 2010 Master Plan for the Argenta District.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request to rezone this single lot from R4 to C6 is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The new development will continue the positive impacts the previous development has sparked in the area.
6. **Is the site of adequate size for the development?** The lot is adequate in size for the development as proposed by the applicant.
7. **Will this set a precedent for future rezoning?** The remainder of the area has been rezoned from various zoning classifications to C6.
8. **Should a different zoning classification be requested?** C6 is appropriate for a mixed use development pattern as currently exist and is proposed by the applicant.

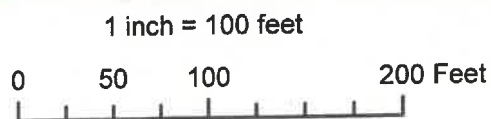
Staff Summary:

The applicant is proposing to rezone this lot from the current R4 zoning classification to C6 to allow development of a 4-plex. The East Argenta Master Plan proposes a mixed commercial, residential, multi-family with activity courtyards and green alleyways. The majority of the area was rezoned in 2021 with only a few lots within this area remaining zoned R4. Staff is supportive of the applicant's requests.

Rezone Case #2026-01



Zoning Map



Date: 1/23/2026

Rezone Case #2026-01



Ortho Map

1 inch = 30 feet
0 15 30 60 Feet



Date: 1/23/2026

Authorization Letter for Zoning Change Application

Date: 1/2/2026

Property Owner/Seller:
Yongi Lam

Re: Authorization to Submit Zoning Change Application
Property Address: 806 Magnolia Street, North Little Rock, AR 72114

Parcel Number: 33N2940000500

To Whom It May Concern,

I, **Yongi Lam**, am the current legal owner of the property located at **806 Magnolia St** in the City of North Little Rock, Arkansas.

I hereby authorize **Tanfields Holdings, LLC**, who is in the process of purchasing the above-referenced property, to act on my behalf for the purpose of preparing, submitting, and pursuing a **zoning change application** and any related documents with the City of North Little Rock, including its Planning Department, Planning Commission, and City Council, as required.

This authorization is limited to matters related to zoning and land use approvals and does not transfer ownership or grant any additional authority beyond what is stated above.

Should you require verification or have any questions regarding this authorization, you may reach out to my Realtor John Mason for personal contact info. johnmason@comcast.net

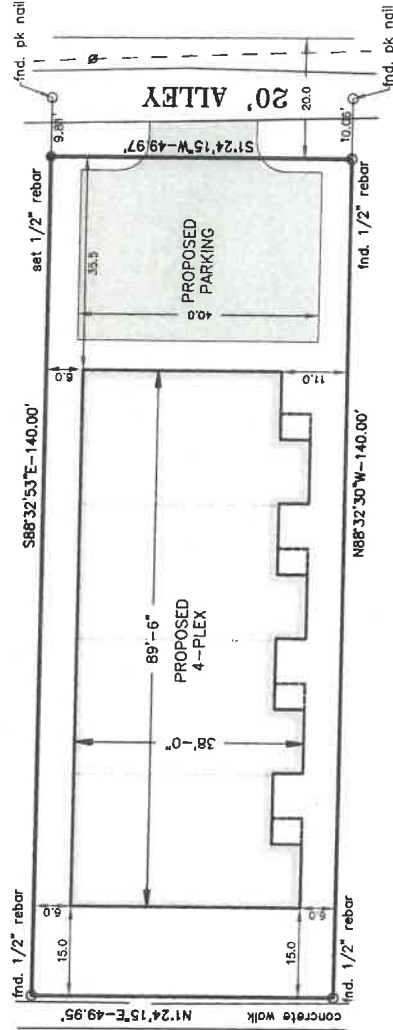
Sincerely,

Yongi Lam 01/05/2026 03:56 PM

Yongi Lam

CURRENT ZONING: R4
PROPOSED ZONING: C6

N. MAGNOLIA STREET



LEGEND

Σ	water valve
⊕	fire hydrant
⊙	water meter
⊞	electric transformer
⊠	electric box
⊞	power pole
— —	overhead power
*	light pole
⊙	sanitary sewer manhole
⊙	telephone riser
⊞	communications pullbox
⊙	cable riser
⊞	air conditioner
(M)	measured
(R)	recorded



I HEREBY CERTIFY THAT I HAVE SURVEYED LOT 5, BLOCK 48 OF BARTON ADDITION TO ARGENTA, NOW IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, SAID LOT BEING LOCATED WHOLLY IN THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 35 TOWNSHIP 2 NORTH, RANGE 12 WEST, PROPERTY LINES ARE LOCATED IN ACCORDANCE WITH ESTABLISHED PROPERTY LINES. THERE ARE NO APPARENT ENCROACHMENTS EXCEPT AS SHOWN. PROPOSED IMPROVEMENTS ARE SHOWN AS DIRECTED BY THE BUILDER. ALL UTILITIES ARE TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY (ZONE AH) AS SHOWN ON FEMA FLOOD MAP NO. 0519C0344G, EFFECTIVE DATE JULY 6, 2015. THE BASE FLOOD ELEVATION FOR THIS PROPERTY IS 254 FEET.

FOR USE & BENEFIT OF:

TANNER CAPITAL HOLDINGS, LLC

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2
LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

DATE: 1-12-26 SCALE: 1" = 20'

PROJECT NUMBER: 26-007D

LOT 5, BLOCK 48
BARTON ADDITION TO ARGENTA

North Little Rock, Pulaski County, Arkansas

Item #2
Special Use # 2026-05

Request: a Special Use to allow a Self-serve Ice Vending Machine in a C3 zoning district

Location of the Request: @ 1714 Main Street, NLR, AR

Applicant/Owner: Shine Concepts - Patrick Hughes & Carl Nelson

Legal Description: Lot 3 Block 24 North Argenta Addition to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The rear portion of the lot is paved and appears to be or have been shared parking with the neighboring property. A portion of the drive accessing the parking appears to be located on the neighboring property. The general area has a mix of uses including retail, catering, office and beauty salons.

Land Use: Community Shopping

Master Street Plan: Main Street is classified on the Master Street Plan as a Principal Arterial. There are no dedicated bike lanes located in the immediate area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Salon
South	C3	Salon
East	C3 and R2	Residential Single Family
West	C3	Various Commercial Uses including catering, office and a tobacco store

General Information:

1. **Compatible with previous actions?** Special and Conditional Use requests have been approved to allow self-serve ice vending machines within the city limits.
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 may not have a stabilizing effect on the surrounding properties. The site is an unmanned self-serve ice vending machine which will potentially have patrons during all hours of the day and night. With the traffic generated there is a high probability of noise and trash which will impact the adjacent single family residents.
6. **Is the site of adequate size for the development?** The site is adequate in size to allow the placement of the self-serve ice vending machine.

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 self-serve ice vending machine in a C3 zoning district.

Staff Summary:

The applicant is seeking approval to allow the placement of a Retail - Self Serve Ice Vending Machine which is defined by the NLR Zoning Ordinance as an unattended self-service device that dispenses ice for sale and which may be operated as the principal use on a site. Section 5.16.1 outlines the required conditions for the placement of a self-serve ice vending machine. The site plan indicates a new curb cut on Main Street. The vending machine is proposed along the northern boundary of the site placed beyond the front building setback of 40-feet.

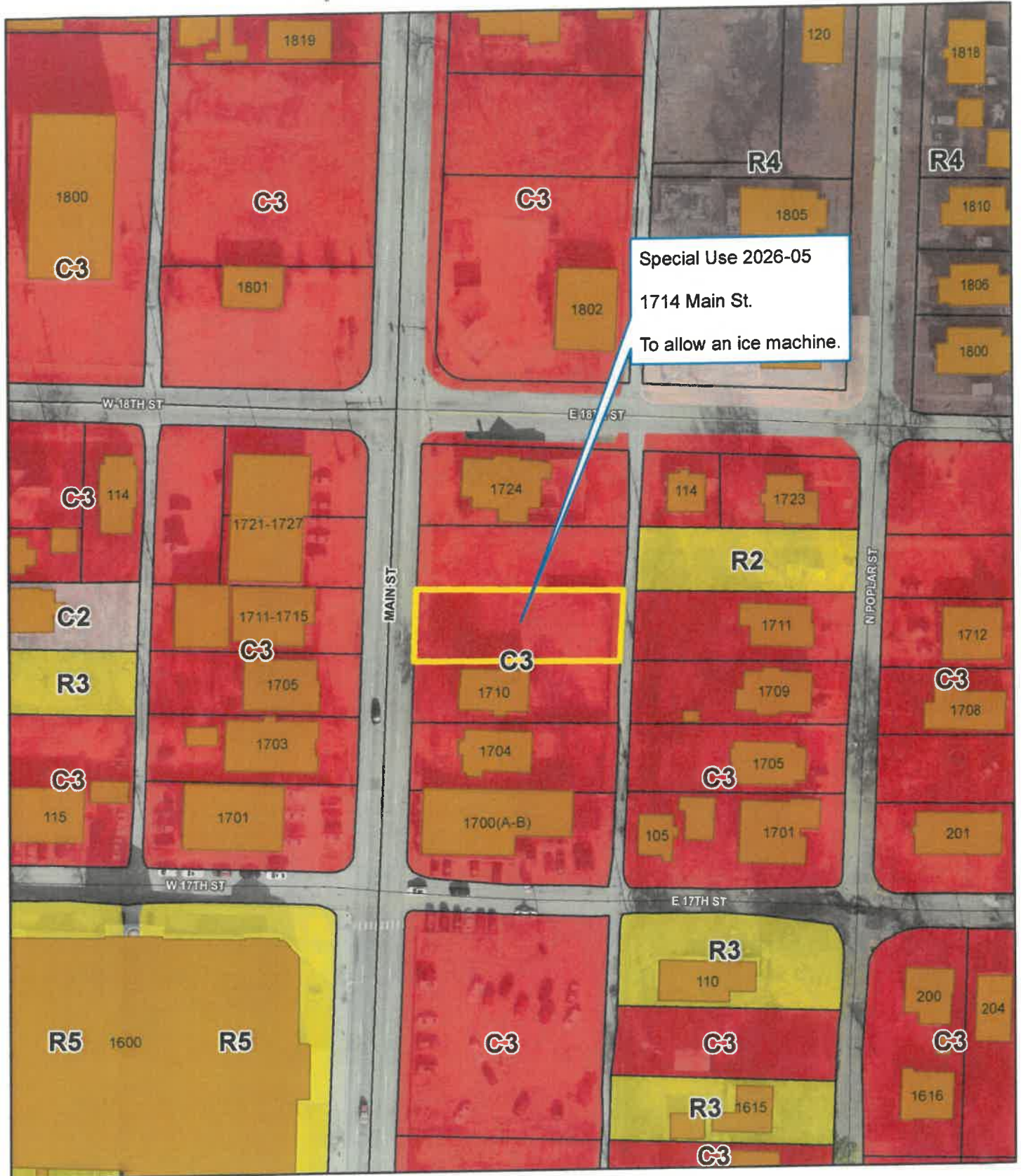
Staff has concerns with the placement of the self-serve ice vending machine at this location. Main Street is currently undergoing significant redevelopment including construction of a new City of North Little Rock Fire Station and a face-lift and reconstruction of an office building both located in the 1300 Block as well as the North Little Rock High School new construction and renovations in the 2200 – 2600 Blocks of Main Street and the new City of North Little Rock Justice Complex located just to the east of Main Street also near the 2600 Block of Main Street. There have also been a number of upgrades to existing buildings located along Main Street in the recent past. Staff also has concern with the placement of the unmanned self-serve ice vending machine there is the potential for adverse impacts on the near-by residential homes. There is a strong potential for noise to filter from the site as well as trash and debris to blow from the site into the adjacent homes and yards.

Conditions to Consider:

1. The self-serve ice vending machine is authorized as the principal use on the property.
2. The self-serve ice vending machine must meet the setback of the C3 Zoning District.
3. The self-serve ice vending machine shall be painted a similar and complimentary color to the principal buildings located in the area.
4. The self-serve ice vending machine unit shall be placed on a continuous solid brick or stone foundation. The foundation shall be a minimum of two (2) feet in height.
5. The exterior walls of the self-serve ice vending machine shall be masonry or dryvit/stucco material(s).
6. Any mechanical/condensing units associated with the self-serve ice vending machine shall be located on the roof of the unit and hidden by a parapet wall. Parapet wall(s) will be of the same material and color of the structure and be a continuation of the vertical wall.
7. The dispensing areas of the self-serve ice machine will be covered by metal awnings extending a maximum of four (4) feet from the wall of the structure. Awnings shall have a minimum of nine (9) feet clearance from the ground.
8. All exterior lighting shall be located under the awnings at the dispensing areas.
9. All illumination shall be shielded and directed away from adjacent property.
10. The business shall limit outdoor noise to promote a quiet setting.
11. Two parking lot shade trees shall be provided for the self-serve ice vending machine unit. Trees shall have an automated underground irrigation system.

12. Bollards shall be placed to prevent a vehicle from damaging the self-serve ice machine unit or awnings.
13. All signs must comply with Article Fourteen of the North Little Rock Zoning Ordinance.
14. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
15. The applicant must meet all applicable City, County, State and Federal requirements.
16. The Planning Department shall perform an inspection to confirm all requirements have been met.
17. Required permits and/or business license must be obtained within 12-months of the date of approval of the Special Use by City Council. Failure to obtain required permits and/or business license will result in notice of revocation of approval of the Special Use.
18. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Special Use and/or removal of electric power meter.

Special Use #2026-05



Zoning Map

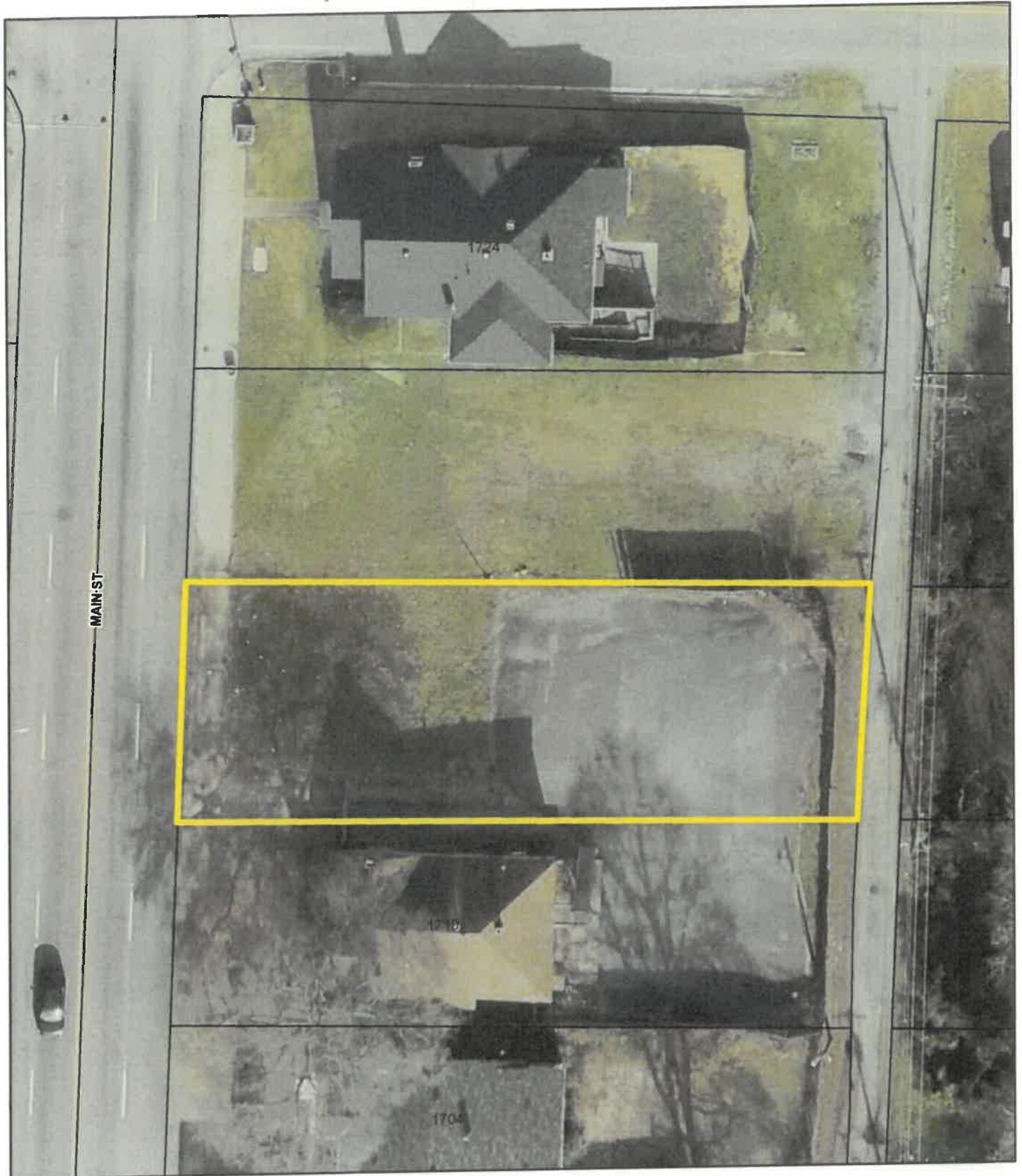
1 inch = 100 feet



Date: 1/23/2026

Not an actual survey

Special Use #2026-05



Ortho Map

Date: 1/23/2026

1 inch = 30 feet



Not an actual survey

To Whom It May Concern:

I Carl Nelson, hereby authorize Patrick Hughes to represent both Shine Solutions and myself in any meeting, including those involving the North Little Rock planning zone, on my behalf.

This authorization also permits Patrick to receive and manage information related to any developments concerning my rights and oversight of my property.

Property Address
1714 Main Street
North Little Rock, AR. 72114

Please proceed accordingly and direct all relevant communications to Patrick during this period.

Sincerely,

A handwritten signature in black ink, appearing to be 'Carl Nelson', written over the word 'Sincerely,'.

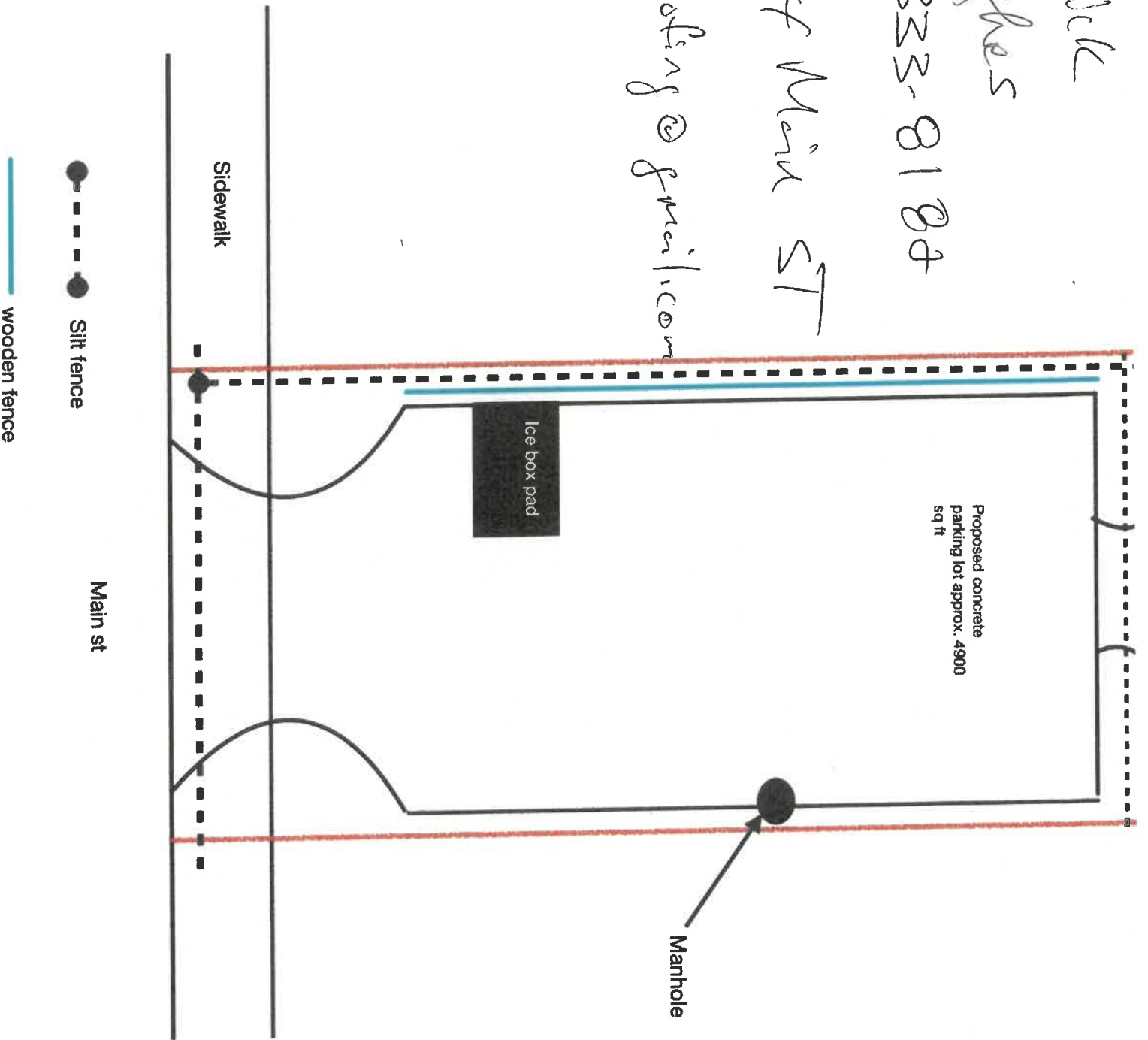
Carl Nelson

Patrick Hughes

501 333-8188

1714 Main ST

eye1scotling@gmail.com



Item #3
Special Use #2026-04

Request: a Special Use to allow grading of the site to prepare for future development

Location of the Request: @ 6820 Crystal Hill Road, NLR, AR

Applicant: Thomas Pownall, Thomas Engineering

Owner: Maly Shale Hill LLC

Site Characteristics: The site is the former Wild River Country Water Park located on Crystal Hill Road and 1-430. The site was previously approved to allow the development of a large scale recreational facility. Adjacent to the site Crystal Hill Road remains a 2-lane roadway with open ditches for drainage and no sidewalk in place. Interstate 40 and 430 are located along the northern boundary of the property.

Land Use: Community Shopping

Master Street Plan: Crystal Hill Road, State Highway 100, is classified on the Master Street Plan as a Minor Arterial. A Bike Lane is indicated adjacent to the site on the Master Bike Plan.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3 and Unzoned	Undeveloped property and Interstate ROW
South	C3	Office, Commercial and a Church
East	C3	Office, Commercial and a Church
West	Unzoned	Interstate ROW

General Information:

1. **Compatible with previous actions?** As a Special Use the City has approved requests to allow the continuation of an activity while limiting the overall scope of a proposal via *Conditions of Approval*.
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 Special Use to allow grading of the site with limits on the areas of excavation.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** With the allowance of additional grading on the site the areas which currently have excessive cuts will be diminished and stabilized.
6. **Is the site of adequate size for the development?** The site is more than 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 action to allow the grading as proposed by the applicant.

Staff Summary:

The applicant is proposing a Special Use to allow the continuation of grading of the site for future development. The site development plan was originally approved by the Planning Commission on November 8, 2022 (SD2022-69). Approval of a Conditional Use (CU2022-12) for a large scale recreational facility was also provided by NLR City Council on December 12, 2022 with the adoption of Ordinance No. 9526.

The site has been graded over the past years with the original intention of constructing a large-scale recreation center. The material excavated from the site was sold as fill material to other construction projects being developed in the area. Due to market changes, the recreation center construction has not begun. The intention of the applicant, with approval of the Special Use, is to continue grading of the site for future development. The plans include stabilization of areas of previous cuts and fills. The site plan includes projected building areas and projected parking areas as justification for the proposed grading. Portions of the storm drainage has been installed and a detention basin is currently in use.

Conditions to Consider:

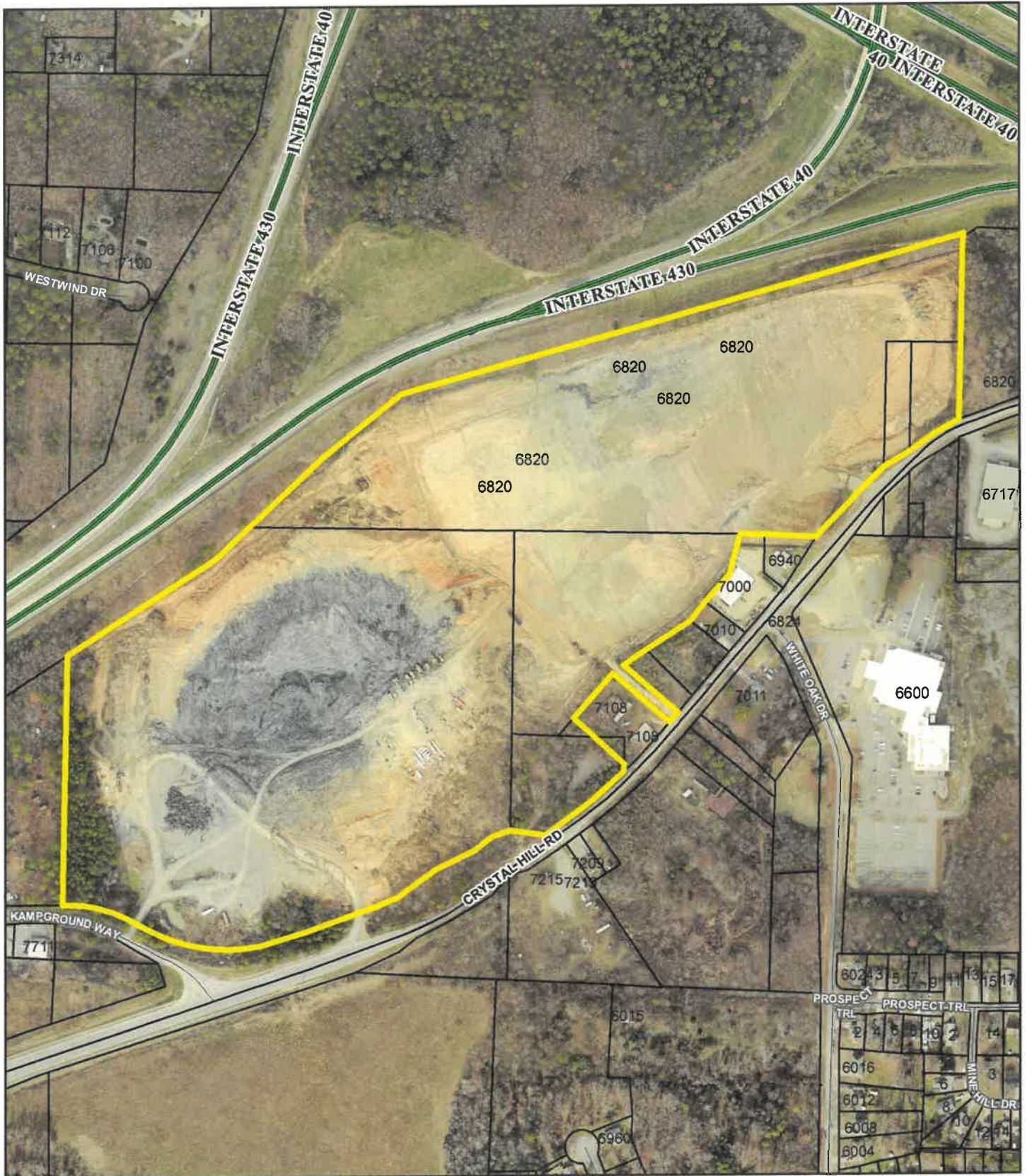
- (1) Provide a full set of Civil plans (site plan, grading plan, erosion control plan etc.) to the City Engineer.
- (2) Provide NLR Grading Permit application to City Engineer.
- (3) Provide CNLR Storm water Permit application to City Engineer.
- (4) Provide drainage report indicating on-site storm water detention with clear calculations showing the detention volume is sufficient.
- (5) Provide copy of Arkansas Department of Environmental Quality (ADEQ) Storm water Permit to City Engineer.
- (6) All construction work shall include appropriate drainage and erosion control measures to protect neighboring properties. If any alteration activity causes damage to off-site property or water, the responsible party shall be required to mitigate the damage and install such additional erosion controls, as approved by the City Engineering, to prevent further damage.
- (7) If building construction has not commenced and been diligently pursued within 12-months of the grading permit issuance, then all disturbed areas must be restored to preconstruction conditions.
- (8) Any changes that occur during construction that deviate from the approved grading permit application must be approved by the City Engineer.
- (9) Damage to private or public property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
- (10) Upon receiving a written letter of approval from the City Engineer of the grading and drainage plans the applicant must obtain a City of NLR Business License to proceed with the sale of material from the site.

- (11) Clearing and grading activities are restricted to work hours identified in Chapter 43 of the NLR Code of Ordinances.
- (12) If building construction has not commenced and been diligently pursued within 12-months of the grading permit issuance, then all disturbed areas must be restored and landscaping and tree requirements and buffers shall be installed, unless the City Planning Director determines the existing buffers on site meet the landscape planting requirements of Article 7 of the NLR Zoning Ordinance.
- (13) When a restoration plan is required, the site restoration and erosion control plans are to be submitted to the City Engineering Department and the City Planning Department, prior to any restoration work. Upon approval by the City Engineer and the City Planning Director:
 - a. All restoration work must be begin within ten (10) calendar days of plans approval and conclude within thirty (30) calendar days of commencement unless otherwise provided by the approved plan or other uncontrollable conditions.
 - b. Prior to commencing restoration activities, erosion controls such as silt fence, hay bales, and rock check dams shall be installed and shall remain in place until restoration activities are complete.
 - c. Return all ground surface contours to those in existence prior to land alteration while maintaining positive drainage. All slopes must be 3:1 or flatter. Terraces are prohibited.
 - d. All spoil materials and debris including tree debris must be removed from the property.
 - e. Storm water detention must be constructed on-site in accordance with Article 10-Storm Drainage Designs of the NLR Regulations to Control Development and Subdivision of Land.
 - f. At the completion of land alteration activities, a minimum of six (6) inches of suitable topsoil shall be placed over all disturbed areas and permanent vegetative cover shall be established. Topsoil shall be suitable clay or silt loam soil capable of supporting perennial vegetation. If on-site soil is suitable, the topsoil may be stripped from the site prior to grading, or suitable soil may be brought in from off-site.
 - g. Replant a 100-foot full buffer as defined 7.2.4 of the NLR Zoning Ordinance.
 - h. Replant one (1) tree for every 750 square feet of the interior area of disturbance, as determined by the City Planning Director, with an average linear spacing of not less than 30-feet with at least two-inch caliper nursery or farm-grown trees of the same species as those cleared, harvested, removed or damaged. Planting specifications shall be provided on the plan including soil preparation, staking and other necessary measures to ensure trees thrive. If the City Planning Director or his designee determines the current season of the year is not conducive to sustaining life for trees, the time compliance with these provisions may be extended for not more than 180-days.
 - i. For one year, restored trees shall be watered once per month and additionally every ten calendar days during the months of June, July, August, and September.
 - j. Final inspection and approval is required following completion of required restoration activities. All incomplete items or additional work identified during the final inspection must be completed within seven calendar days

following the final inspection.

- k. All restoration work is to be guaranteed by the responsible party in the form of cash, surety bond or letter of credit for two years following its installation and approval by the City Planning Director.
- l. All permits and approvals must be obtained from all federal, state, and local agencies prior to commencing work.
- m. All restoration work shall be required as stated above unless approved otherwise by the City Planning Director.

Special Use #2026-04



Ortho Map

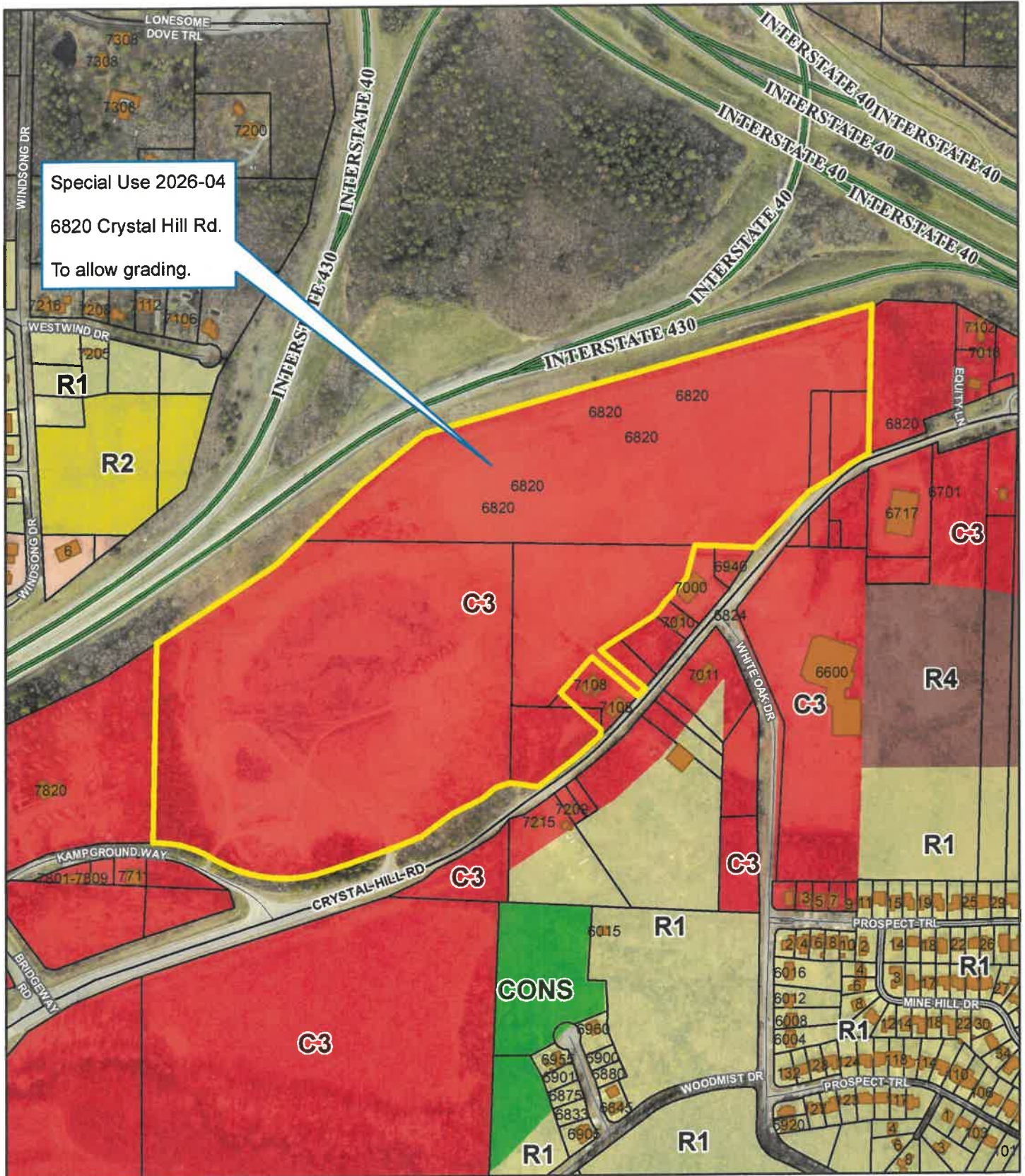
Date: 1/23/2026

1 inch = 400 feet



Not an actual survey

Special Use #2026-04



Zoning Map

1 inch = 500 feet

0 250 500 1,000 Feet



Date: 1/23/2026

Not an actual survey



THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

(501)753-4463

December 30, 2025

Ms. Donna James
Assistant Planning Director
North Little Rock Planning Department
120 Main Street
North Little Rock, AR 72114

RE: Maly Shale Hill Addition
Special Use Application
6820 Crystal Hill Road, North Little Rock, AR 72118

Dear Mrs. James:

Please accept this letter to serve as our application for the above reference submittal. We wish to be placed on February 10th, 2026 Planning Commission Meeting Agenda. This site was originally approved by the Planning Commission on November 8th, 2022 (SD2022-69). The site has been graded over the past years with the original intention of constructing a large-scale recreation center. The material excavated from the site was sold as fill material to other projects being developed in the area. Because of market changes, the recreation center construction has not begun.

Our intention with this Special Use submittal is to continue grading the site for development. We have shown the projected building areas and projected parking lot areas as justification for the proposed grades. A portion of the storm drainage has been installed, and a detention basin is in use.

Enclosed please find a check for the review fee in the amount of \$200.00.

If you have any questions, please give me a call.

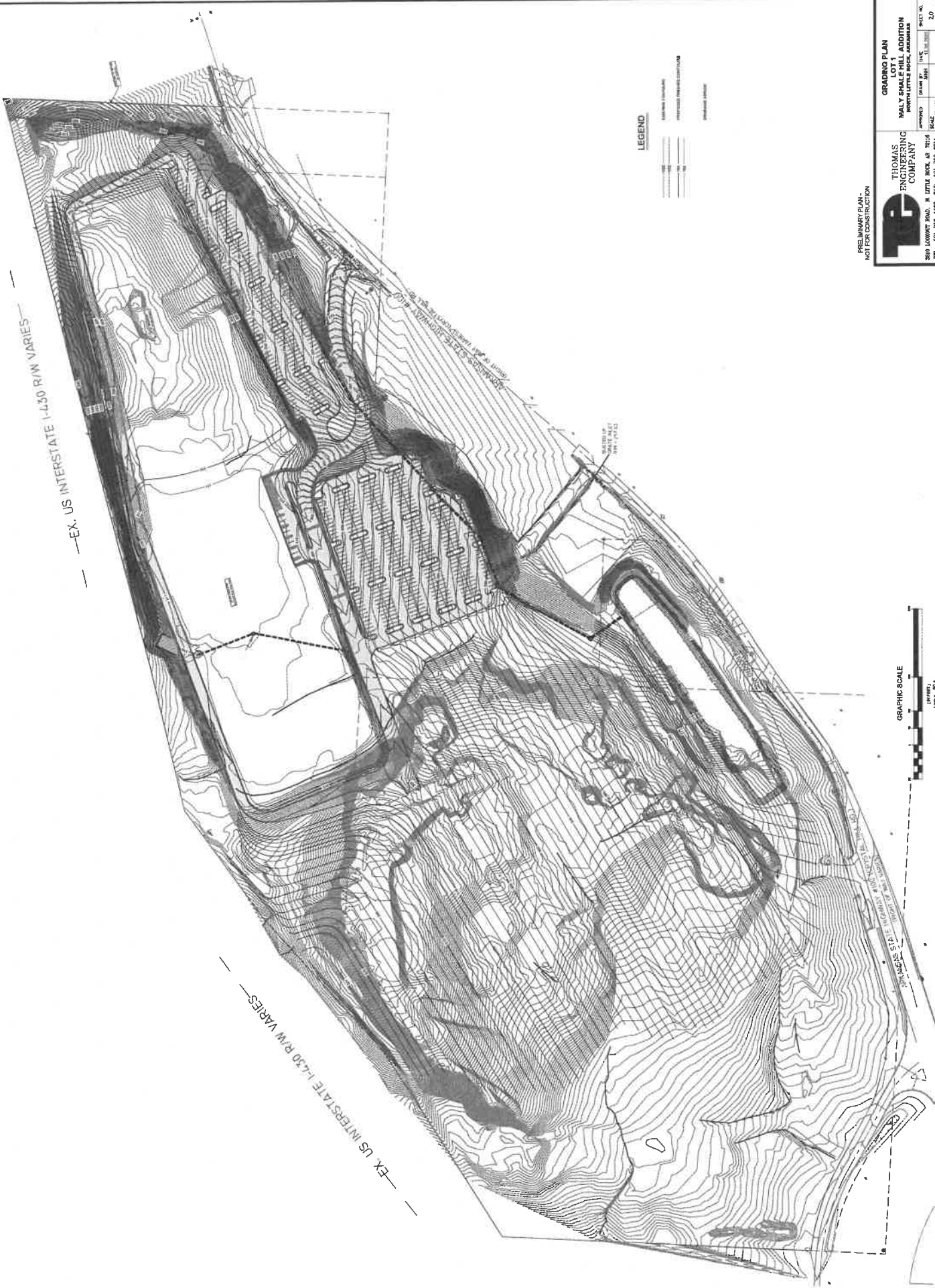
Sincerely,

Thomas R. Pownall, P.E.
Vice President



--- EX. US INTERSTATE I-430 R/W VARIES ---

--- EX. US INTERSTATE I-430 R/W VARIES ---



LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED IMPROVEMENTS
- PROPOSED DRAINAGE

GRAPHIC SCALE



PRELIMINARY PLAN -
NOT FOR CONSTRUCTION



THOMAS
ENGINEERING
COMPANY

3810 LORWAY ROAD, N. LITTLE ROCK, AR 72116
TEL: 501-752-4465 FAX: 501-752-6614

GRADING PLAN
LOT 1
MAY SHALE HILL ADDITION

PROJECT NO. 1000000000
DATE: 11/18/2011
SCALE: 1"=40'

SHEET NO. 20

Item #4

SD2026-05 Martha B Cohen's Add Lot 13, Blk 2 Replat and SPR @ 201 W 8th Street to allow construction of a 4 plex, a single-family residence and parking on a single lot

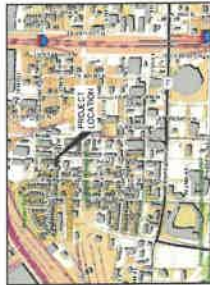
1. Provide Certificate of Appropriateness from the Historic Commission.
2. The lots are to be replatted into a single lot if the required parking is proposed on the adjacent lot to the north.
3. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
4. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, 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. 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.

5. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. 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.
6. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide on the site plan the location of the trash corral providing a location for refuse and recycle cans.
 - c. No fence is to be located from the front of the building to the front property line.
 - 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-foot sidewalk and ramps with a minimum of 5-foot of green space between the sidewalk and curb to ADA and City standards.
 - b. Provide ½ street improvements. Repair or replace any broken curb, gutter or sidewalk located in the public right of way with the development of the site.
 - 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 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.
 - d. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - e. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.

- f. 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.
 - g. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
 - h. 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.
 - i. 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.
 - j. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - k. Provide landscape plan prior to the February 2026 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. Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides. (Volume 2 Chapter 2 Definitions)
 - ii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
 - Or
 - b. If each dwelling unit extends from the foundation to the roof they will be separated by fire resistance rated walls meeting the requirements of AFPC Volume 3 Section R302.2.1 or R302.2.2.
 - i. Exterior walls and eaves shall meet the fire separation distance requirements of the residential code. Walls and eaves shall be 10 from the nearest building walls and eaves or be fire rated. (Volume 3 Table R302.1(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. 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. 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.

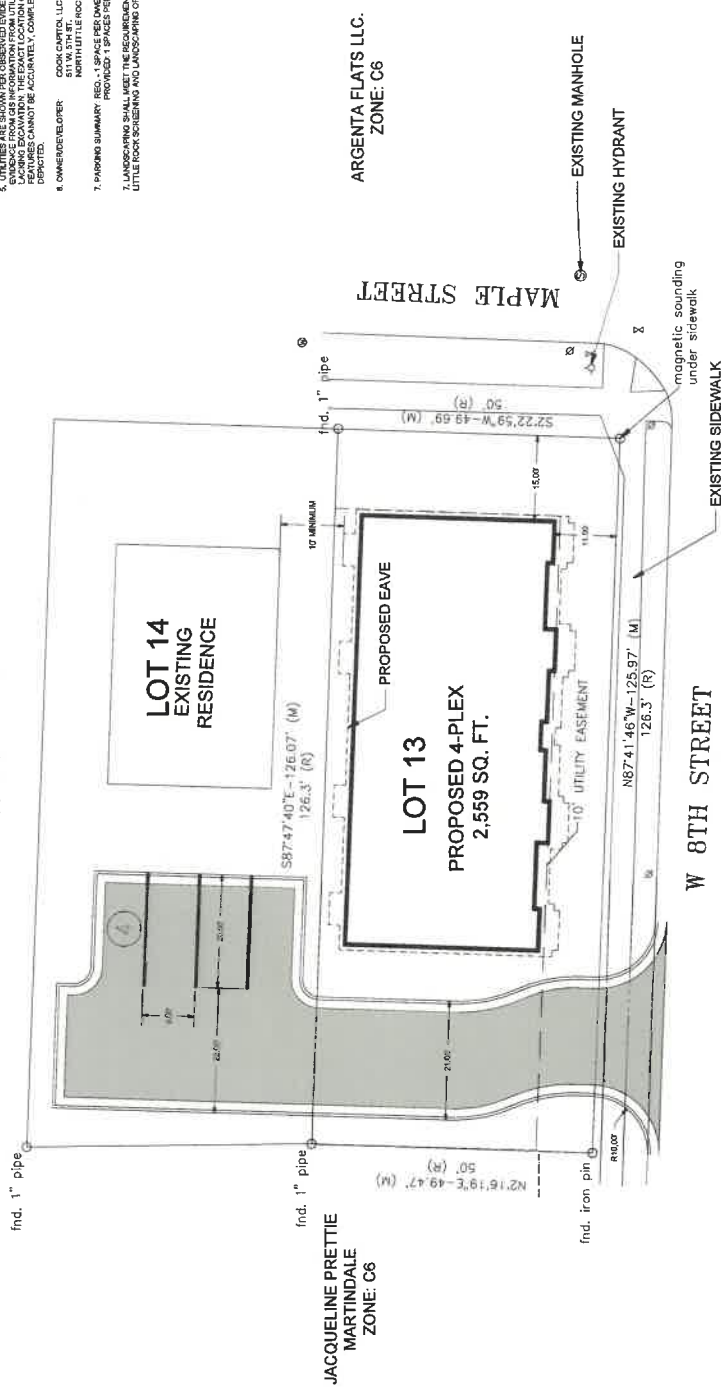
- f. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required
12. Meet the requirements of NLR Wastewater, including:
- a. Public sewer main extension will be required to serve development.
 - b. Will the development have separate owners?
 - a. If so, will an entity such as a HOA be solely responsible for maintaining the private sewer service line?
 - c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.



VENUE MAP
(NFS)

- NOTES:**
1. ADDRESS OF PROPERTY: 801 W. MAPLE ST.
N. LITTLE ROCK, AR 72114
 2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM
NORTH ZONE, NAD 83
 3. AREA OF PROPERTY: LOT 13 0.14 ACRES (MORE OR LESS)
 4. ZONING OF PROPERTY: C-6
 5. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH
EVIDENCE FROM OTHER INFORMATION FROM UTILITY COMPANIES. HOWEVER,
THESE UTILITIES ARE NOT GUARANTEED TO BE ACCURATE. ANY
FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY
DEPICTED.
 6. OWNER/DEVELOPER: COOK CAPITAL, LLC
10000 N. LITTLE ROCK, AR 72114
 7. PARKING SUMMARY: REQ. - 1 SPACE PER DWELLING UNIT (C-6 ZONING)
PROVIDED: 1 SPACE PER DWELLING UNIT
 8. LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE CITY OF NORTH
LITTLE ROCK SCENIC AND LANDSCAPING ORDINANCE.

RIVERWALK PROPERTIES LLC.
ZONE: C6



ARGENTA FLATS LLC.
ZONE: C6

CITY OF NORTH
LITTLE ROCK
ZONE: C6

SITE PLAN REVIEW

LOT 13, BLOCK 2
MARTHA B. COHEN'S ADDITION

North Little Rock, Pulaski County, Arkansas

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 HANCOCK CIRCLE, SUITE 100, ARKADIA, AR 72001
PHONE: (501) 271-4441

DATE: 10-31-2025
PROJECT NUMBER: 25-5128



Item #5

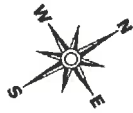
SD2026-08 Industrial Center Drive Lot 2 SPR located in the 3500 Block of Industrial Drive to allow a temporary office

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 erosion control plan in accordance with CNLR Best Management Practices (BMP) Manual.
 - 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. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
 - d. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - e. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - f. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - g. 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.
 - i. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - j. 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. If a dumpster is added in the future the dumpster is to have masonry screening on three sides and an opaque gate enclosure.
 - c. No fence is to be located between the front of the building and the front property line.
 - d. 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-foot sidewalk and ramps with a minimum of 5-foot of green space between the sidewalk and curb to ADA and City standards.
 - b. Provide ½ street improvements. Repair or replace any broken curb, gutter or sidewalk located in the public right of way with the development of the site.
 - c. Provide ROW dedication to meet the Master Street Plan.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's 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.
 - d. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - e. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - f. 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.
 - g. A minimum of 7 street trees will be required.
 - h. 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.
 - j. 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.
 - k. A minimum of 1 tree will be required for the parking area.
 - l. 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.
 - m. Landscape plans to be revised prior to the February 2026 Planning Commission Hearing
7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
8. Meet the requirements of the Fire Marshal.
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. 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.

10. Meet the requirements of NLR Wastewater, including:

- a. Please contact NLRW for the location of the existing connection point on the public sanitary sewer main.
- b. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.



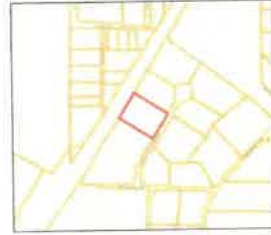
SCALE: 1" = 30'

SITE PLAN

COORDINATES: 34°47'09.0"N 92°12'22.0"W
INDUSTRIAL CENTER DRIVE, LOT 2 NORTH LITTLE ROCK, AR 72117

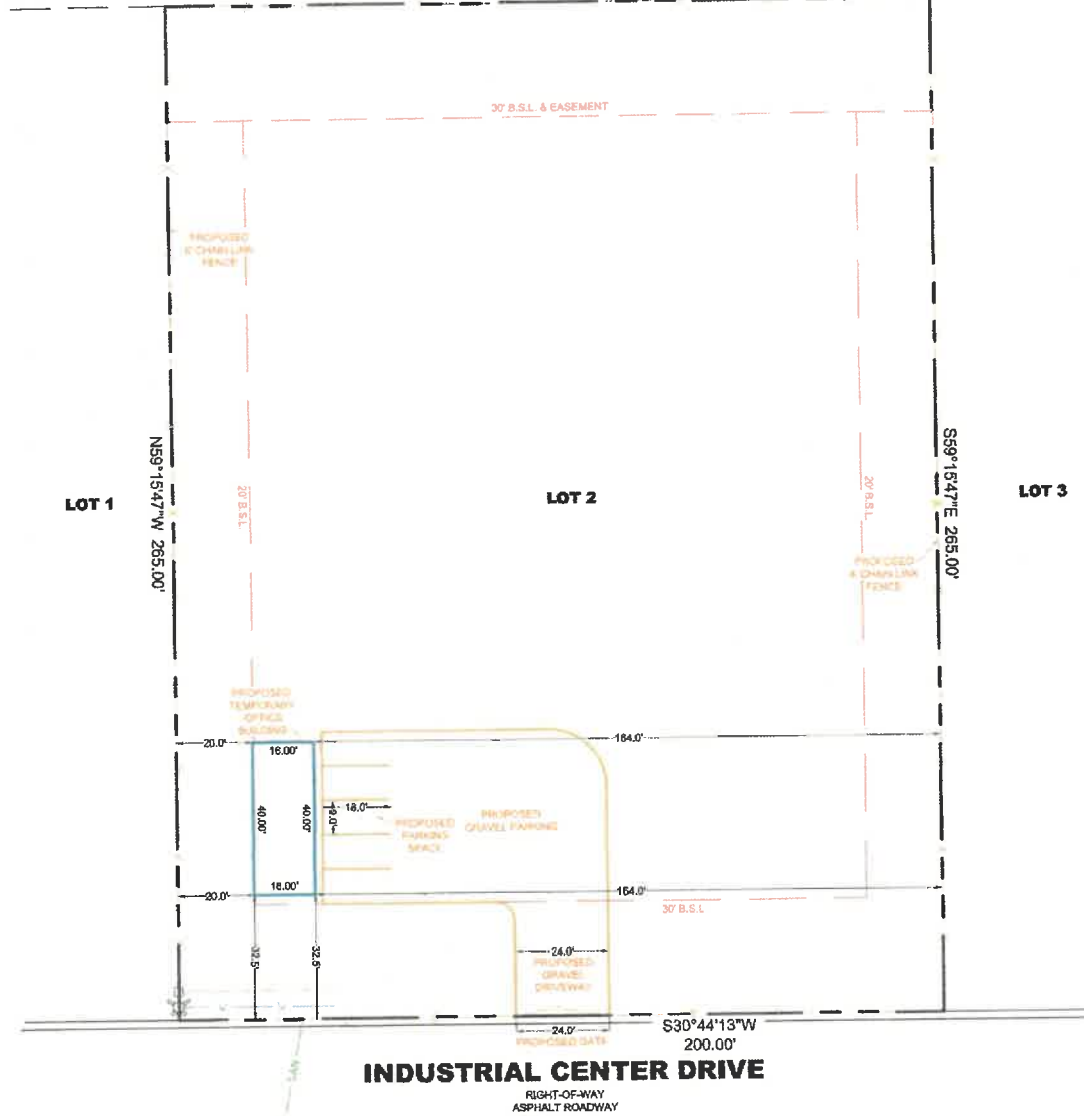
LOCATION SKETCH

NOT TO SCALE



RAILROAD RIGHT-OF-WAY

N30°44'13"E 200.00'



INDUSTRIAL CENTER DRIVE

RIGHT-OF-WAY
ASPHALT ROADWAY

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.

LEGEND:

BOUNDARY	UP	TELECOMMUNICATION BOX
BUILDING	WM	MANHOLE
PROPOSED FENCE	FIRE HYDRANT	WELL
WATER LINE		LIGHT POLE
COMMUNICATION		
SANITARY		
SANITARY MAIN		
EASEMENT		

PROJECT INFORMATION:

PARCEL ID: 23NC13010200
OWNER NAME: JUAN CARLOS RODRIGUEZ
LOT AREA: 1.217 ACRES

Size: 11"x17"

Date of Field Work: 12/29/2025

Drawn by: DanPlans

Item #6

SD2026-09 North Little Rock Wastewater Lot 1 Preliminary Plat and SPR @ 7400 Baucum Pike to allow construction of a new office building

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 80 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is added in the future the dumpster is to have masonry screening on three sides and an opaque gate enclosure.
 - c. No fence is to be located between the front of the building and the front property line.
 - d. 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-foot sidewalk and ramps with a minimum of 5-foot of green space between the sidewalk and curb to ADA and City standards.
 - b. Provide ½ street improvements. Repair or replace any broken curb, gutter or sidewalk located in the public right of way with the development of the site.
 - c. Provide ROW dedication to meet the Master Street Plan.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Landscape plan as submitted is acceptable
7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
8. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Gates shall have an approved means of emergency operation. (Volume 1 Section 503.6)
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iii. Fire Apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (Volume 1 Section 503.2.1)
 - iv. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)

- v. Where there is a divided entrance each lane shall be a minimum of 15 feet clear. (Volume 1 Section 503.2.1.1) (Have them call me with questions)
 - vi. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
- b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
- 9. Meet the requirements of CAW, including:
 - a. Show and reference existing 15' utility easement centered on the existing 8" DI main instrument number 2020012005.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - c. 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.
 - 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 North 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. 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 submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.



VICINITY MAP

1. SITE CONTAINS A PROPOSED OFFICE BUILDING AND ADJACENT PARKING.
2. DATE OF RECORDING: 03/01/2011
3. PROPERTY IS KNOWN IN THE TOWN FLOOD PLAIN ON THE FLOOD PROTECTION RATE AND COMMUNITY PANEL, DATED 01/11/2009 DATED 01/11/2009.
4. THE PROPERTY IS ZONED IN PLANNED DEVELOPMENT (PD010017).
5. PARCEL CONTAINS 36,964 SQ. FT. OF LAND.
6. FUTURE DEVELOPMENT FOR THE SITE:
OFFICE BUILDING
20' SIDE
20' FLOOD

WITH PLAIN ENGLISH NOTES
CONTAINS A PROPOSED OFFER
OF REINSTATEMENT

- | <u>PARKING</u> | |
|------------------------------|------------|
| LOST BY DEVELOPMENT | 88 SPACES |
| REQUIRED FOR NEW DEVELOPMENT | 24 SPACES |
| TOTAL REQUIRED | 112 SPACES |
| AVAILABLE | 28 SPACES |
| ACROSSAGE | 77 SPACES |
| TOTAL PROVIDED | 105 SPACES |

PARKING

- LEGAL DESCRIPTION
PART OF THE SPANISH LAND OF
TOWNSHIP 1, RANGE 11 WEST,
PULASKI COUNTY, ARKANSAS

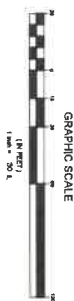
LEGAL DESCRIPTION

- OWNER/DEVELOPER
CITY OF NORTH LITTLE ROCK
PO BOX 4187
NORTH LITTLE ROCK, AR 72111

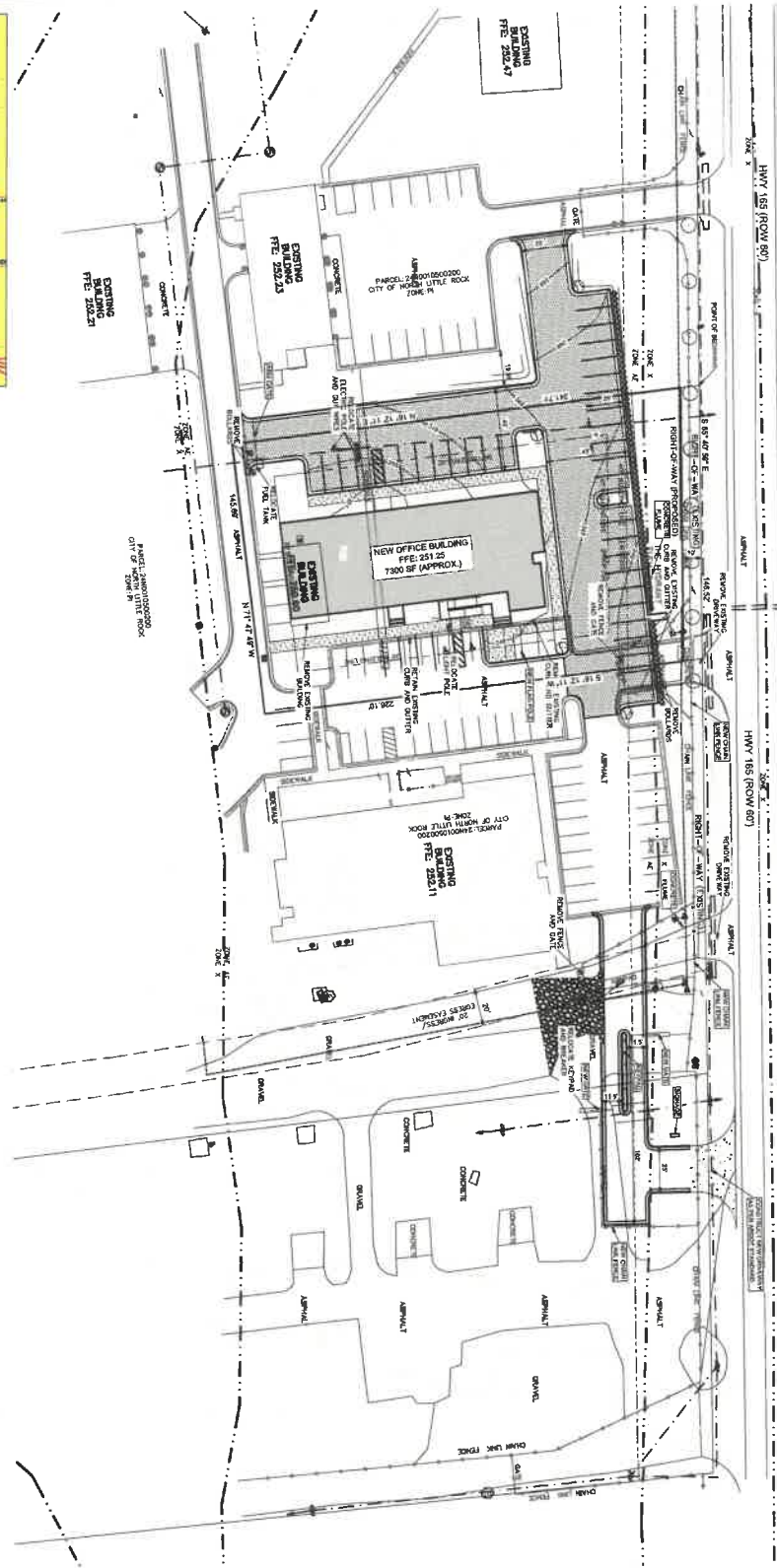
OWNER/ DEVELOPER

- PROJECT ADDRESS**
7400 BALCH CIRCLE
NORTH LITTLE ROCK, AR 72111

PROJECT ADDRESS



GRAPHIC SCALE



SURVEY LEGENDS

- [illegible]

SITE LEGENDS

- [illegible]

GRADING LEGENDS

- EXISTING CONTOURS
100
101
101
PROPOSED CONTOURS
DRAINAGE ARROW
←

PRELIMINARY PLAN -
NOT FOR CONSTRUCTION

THOMAS ENGINEERING COMPANY
SITE PLAN REVIEW
NEW OFFICE BUILDING AT NORTH
LITTLE ROCK WASTEWATER
7400 BALCON PIKE
NORTH LITTLE ROCK, ARKANSAS

2910 LUDGOWAY ROAD, N. LITTLE ROCK, AR 72118
TEL: 501-735-4433
FAX: 501-734-0414

DATE: 12/20/02
BY: [Signature]
APPROVED: [Signature]
DATE: 12/20/02
SHEET NO. 20

Item #7

SD2026-10 P&R Properties Add Lot C1 SPR located @ the SEC of E 6th and Main to allow construction of ATG Pavilion

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. Provide CNLR Stormwater Permit application to City Engineer with erosion control plan in accordance with CNLR Best Management Practices (BMP) Manual.
 - c. 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.
4. 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 the dumpster is to have masonry screening on three sides and an opaque gate enclosure.
 - c. No fence is to be located between the front of the building and the front property line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
5. Meet the requirements of the Master Street Plan, including:
 - a. Provide ½ street improvements. Repair or replace any broken curb, gutter or sidewalk located in the public right of way with the development of the site.
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. Existing landscape on site can be used to meet the current code requirements. Any landscape, turf, or irrigation not in place, damaged, or removed during construction shall be replaced to meet the code requirements before a certificate of occupancy can be issued.
7. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
8. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code.
9. Meet the requirements of CAW, including:
 - a. Provide a 10' utility easement on the south side of E.6th St.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
10. Meet the requirements of NLR Wastewater, including:
 - a. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

Target Architects
 6500 Burnside Drive
 North Little Rock, AR 72118
 Phone: 501.793.7442
 www.targetarchitects.com

Landscape Architecture
 44 Court Street 6008
 Broadway, Little Rock, AR 72201
 Phone: 501.785.6024

Redline Engineering, PLLC
 2001 W. Main Street
 Little Rock, AR 72205
 Phone: 501.684.7575

Brown Engineers, LLC
 Mechanical Engineer
 1000 W. Main Street
 Little Rock, AR 72201
 Phone: 501.448.0100

Thomas Engineering
 2001 Leifur Road
 North Little Rock, AR 72116
 Phone: 501.752.4463

Refine Design Group
 2001 Leifur Road
 North Little Rock, AR 72116
 Phone: 501.752.4463

Delta Foundation
 Water Feature Consultant
 2001 Leifur Road
 North Little Rock, AR 72116
 Phone: 501.752.4463

Argenta Plaza
 Argenta Design
 North Little Rock, AR

Revision
 1. 10/15/2012

ISSUE SITE PLAN REVIEW
 CONFORMED
 SET

DATE: June 2, 2012
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT #: 1204

Grading Plan

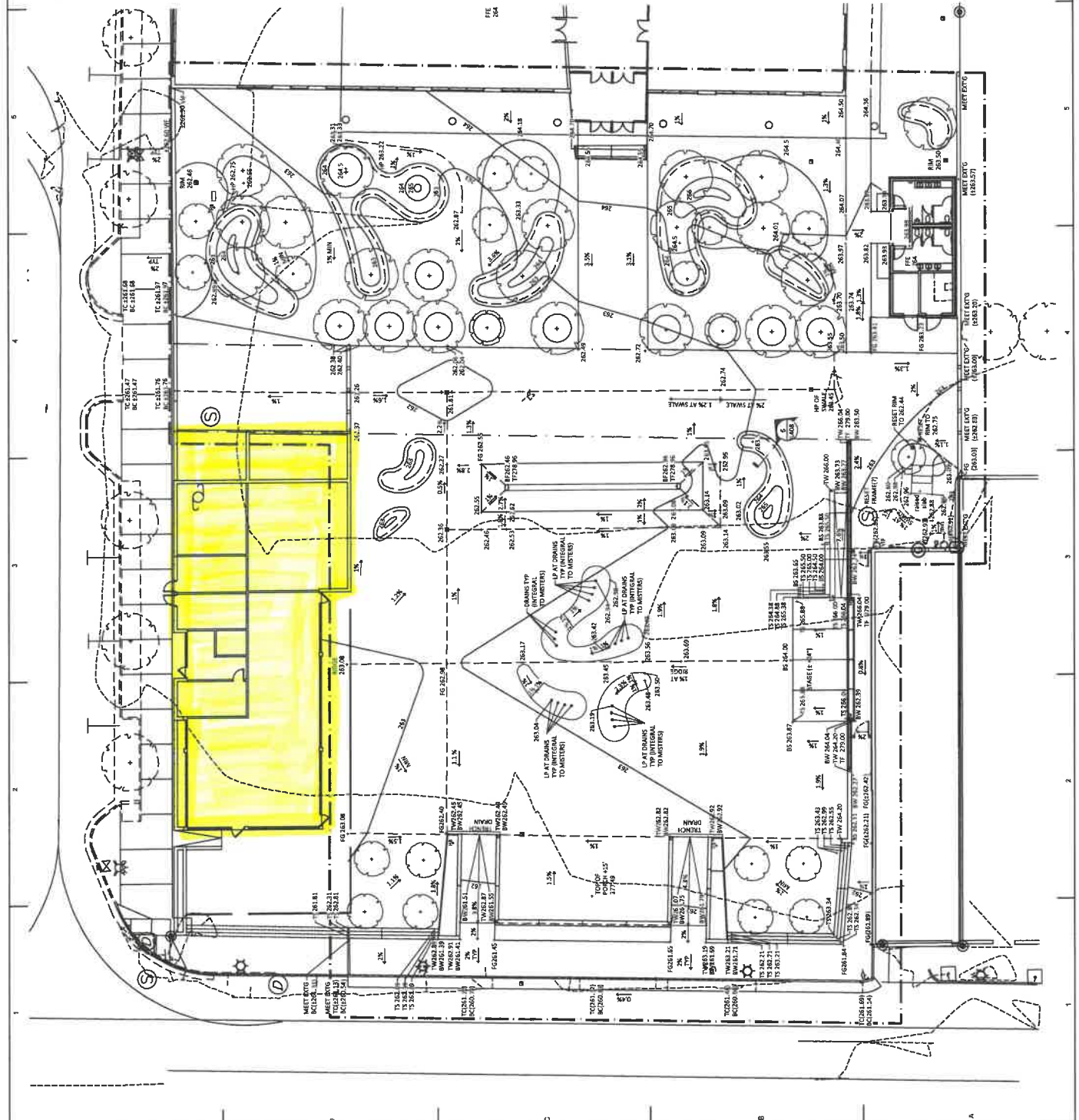
L204

GRADING LEGEND

- CONTRACT LIMIT LINE
 EXISTING SPOT ELEVATION
 TOP OF CURB
 BOTTOM OF CURB
 TOP OF STEP
 BOTTOM OF STEP
 TOP OF WALL
 BOTTOM OF WALL
 HIGH POINT
 LOW POINT
 INVERT ELEVATION
 VEGETATION FIELD
 EXISTING CONTOUR
 PROPOSED CONTOUR
 PROPOSED SLOPE
 EXISTING CATCH BASIN
 PROPOSED CATCH BASIN
 MANHOLE

GRADING NOTES

1. ALL EXISTING SURVEY AND TOPOGRAPHICAL DATA TAKEN FROM THE CITY OF NORTH LITTLE ROCK PLANNING DEPARTMENT RECORDS.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE DATA AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NORTH LITTLE ROCK AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION.
4. ALL NEW PAVEMENTS SHALL BE INSTALLED TO SMOOTH FINISH. CURBS SHALL BE INSTALLED TO SMOOTH FINISH. ALL CURBS SHALL BE INSTALLED TO SMOOTH FINISH. ALL CURBS SHALL BE INSTALLED TO SMOOTH FINISH.
5. ALL NEW PAVEMENTS CURBS AND EXISTING PAVEMENTS AND CURBS TO REMAIN SHALL BE SMOOTH FLUSH CONDITION. PAVEMENTS SHALL BE BUILT TO A SMOOTH FINISH WITH A STANDARD SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.



Item #8**SD2026-11 Giles Addition Lots 12 -14 SPR @ 1217 W 7th Street to allow 3 buildings of 5 units on 3 separate lots**

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

- d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- f. 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. Provide half of the required 65 foot right-of-way.
- m. 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 the location for the trash corral providing a location for refuse and recycle cans. If a dumpster is used provide the location on the site plan. The dumpster must be screened with masonry screening on 3 sides along with an opaque gate enclosure.
 - c. No fence is to be located between the front of the building and the front property line.
 - d. 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-foot sidewalk and ramps with a minimum of 5-foot of green space between the sidewalk and curb to ADA and City standards.
 - b. Provide ½ street improvements. Repair or replace any broken curb, gutter or sidewalk located in the public right of way with the redevelopment of the site.
 - c. Provide ROW dedication to meet the Master Street Plan.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - c. Provide a scaled landscape plan, graphically indicating plant material and locations, plant material legend noting the different plant materials, plant material list and specifications indicating minimum plant material size at installation.
 - d. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - e. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - f. 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.
 - g. Provide landscape plan prior to the February 2026 Planning Commission Hearing

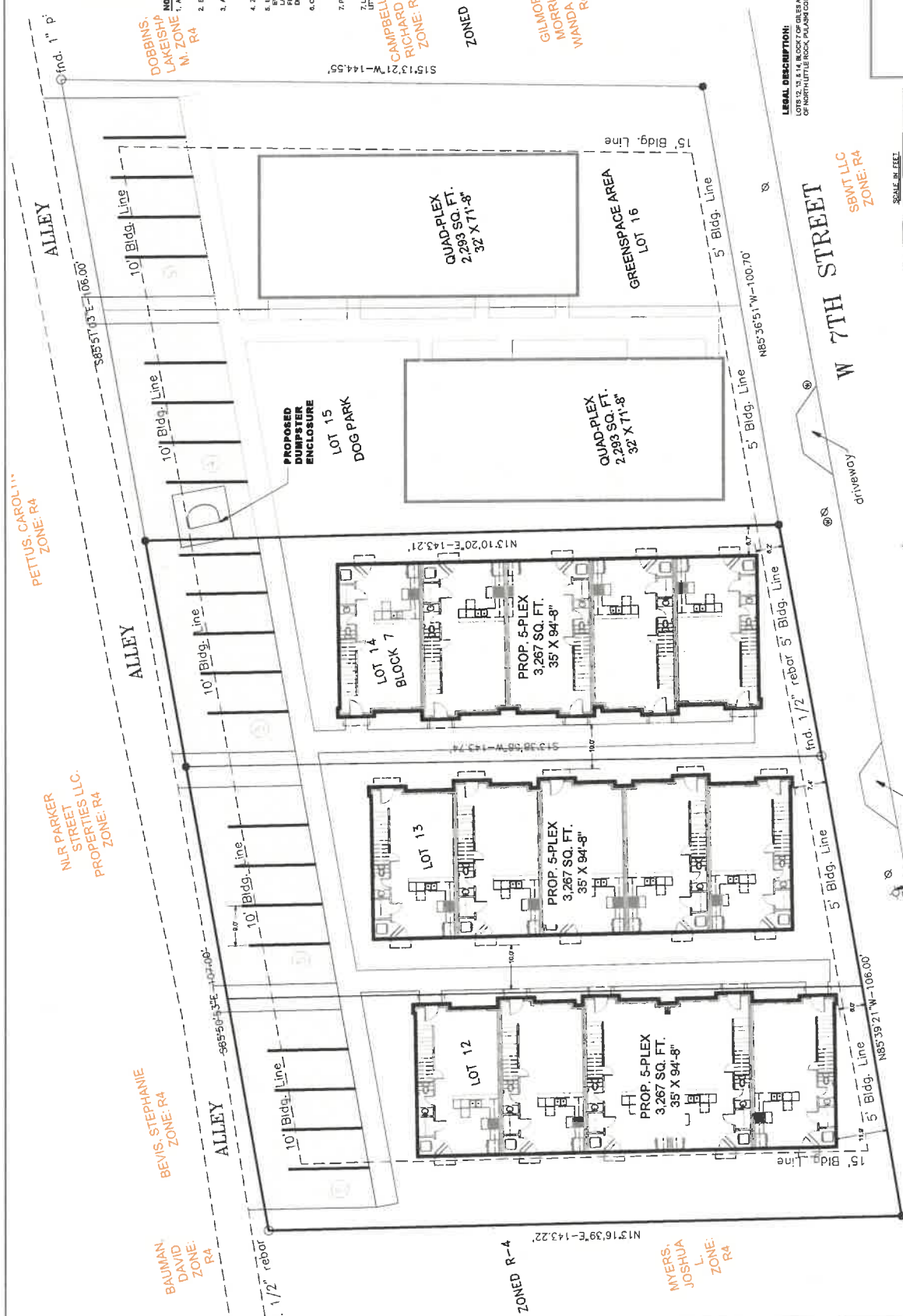
7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
8. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides. (Volume 2 Chapter 2 Definitions)
 - ii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
 - Or
 - b. If each dwelling unit extends from the foundation to the roof they will be separated by fire resistance rated walls meeting the requirements of AFPC Volume 3 Section R302.2.1 or R302.2.2.
 - i. Exterior walls and eaves shall meet the fire separation distance requirements of the residential code. Walls and eaves shall be 10 from the nearest building walls and eaves or be fire rated. (Volume 3 Table R302.1(1))
9. Meet the requirements of CAW, including:
 - a. Provide a 10' utility easement on the South side of the property.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - c. 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.
 - 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 North 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. 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. Each quadplex (building) will be required to have a private sanitary sewer service line with a single connection point to the city main.
 - b. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction begins.



- NOTES:**
1. ADDRESS OF PROPERTY: 511 W. 7TH ST., NORTH LITTLE ROCK, AR 72114
 2. BASIS OF BEARINGS: 2011 NORTH LITTLE ROCK PLAT 1000
 3. AREA OF PROPERTY: LOT 12, 0.17 ACRES (MORE OR LESS); LOT 13, 0.17 ACRES (MORE OR LESS); LOT 14, 0.17 ACRES (MORE OR LESS); LOT 15, 0.17 ACRES (MORE OR LESS)
 4. ZONING OF PROPERTY: CA
 5. UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY THE UTILITY COMPANIES. THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED.
 6. OWNER/DEVELOPER: COWAN CONTROL LLC, 511 W. 7TH ST., NORTH LITTLE ROCK, AR 72114
 7. PARKING SUMMARY: 1 SPACE PER DWELLING UNIT (CA ZONING) PROVIDED: 1 SPACE PER DWELLING UNIT
 8. LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE CITY OF NORTH LITTLE ROCK. SEE CITY OF NORTH LITTLE ROCK PLAT 1000.

LEGEND

1	land as sold
2	lot 12, 0.17 ac. per
3	lot 13, 0.17 ac. per
4	lot 14, 0.17 ac. per
5	lot 15, 0.17 ac. per
6	fire hydrant
7	water meter
8	fire hydrant
9	fire hydrant
10	fire hydrant
11	fire hydrant
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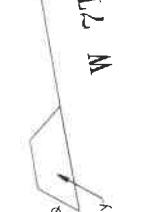


LEGAL DESCRIPTION:

LOT 12, 0.17 ACRES (MORE OR LESS) LOT 13, 0.17 ACRES (MORE OR LESS) LOT 14, 0.17 ACRES (MORE OR LESS) LOT 15, 0.17 ACRES (MORE OR LESS) NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

SCALE IN FEET

1" = 10'



JOE WHITE & ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER

STATE OF ARKANSAS

NO. 12345

DATE: FEBRUARY 25, 2025

PROJECT NUMBER: 24-520

SCALE: 1" = 10'