

North Little Rock Planning Commission
March 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 February 10, 2026

V. Planning Commission Agenda Items

1. SU2026-06 a revision to a previously approved Special Use to allow outdoor display of granite @ 1624 E Broadway
2. CU2026-03 a conditional use to allow shipping containers are residential housing for Shorter College in an R4 zoning district @ 715 N Pine Street
3. SD2026-13 Speedway Retail Convenience Store SPR and Preliminary Plat @ 8608 US 70
4. SD2026-14 Lippincotts Subdivision Lot B-RRR Replat @ 5401 MacArthur Drive
5. SD2026-15 Barton Addition to Argenta Lot 5, Blk 48, SPR @ 806 N Magnolia Street

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 April 14, 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
February 10, 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 January 13, 2026, 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. RZ2026-01 a Rezoning from R4 to C6 @ 806 N Magnolia Street

Mr. Zeke Tanner was present representing the request. Chairman White called the item requesting Mr. Tanner come forward and address the Commission on the merits of the request. Mr. Tanner stated the request was a rezoning from R4 to C6 to match the zoning pattern in the area and also allow future development of a four-plex on the property.

Chairman White questioned if there was anyone in the audience which wanted to speak for or against the item. There being none he questioned if any of the Commissioners had any questions or comments there being none and 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

RZ2026-01 was approved with (9) affirmative votes, (0) no votes and (0) absent.

2. SU2026-05 a Special Use to allow an Ice Vending Machine in a C3 zoning district @ 1714 Main Street

Mr. Patrick Hughes 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. Hughes stated the request was to clear

the lot and place a self-serve ice machine on the lot. Chairman White questioned if this would be similar to the machine on JFK. Mr. Hughes stated yes.

Commissioner Chambers stated he supported the ice machine but did not support the machine as the principal use of the lot. He stated with the redevelopment on Main Street he did not feel the ice machine was the best use for the property. He stated the lot could be a building/use with the ice machine as a complementary use. He stated as a stand alone machine it did not meet the redevelopment activities taking place on Main Street.

Mr. Hughes stated the owner of the property across the street had contacted him about using the site for overflow parking of his catering vehicles. Commissioner Chambers stated that was also underutilization of the property.

Ms. Tricia Marks stated she was the owner of the property next door to the lot being considered for the ice vending machine. She stated she didn't feel an ice machine was the best use for the property. She stated with the traffic and foot traffic the machine would cause it was not the best location for the use. She stated she felt the placement of the machine would bring additional unwanted traffic to the area.

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	No
Foster	No	Phillips	No	Pierce	Abstain
Robinson	Yes	Wallace	Yes	White	No

SU2026-05 was denied by a vote of (4) affirmative votes, (4) no votes and (1) abstain.

3. SU2026-04 a Special Use to allow grading of the property to restore the site to preconstruction status @ 6820 Crystal Hill Road

Mr. Thomas Pownall was present representing the application. Chairman White called the item and requested Mr. Pownall come forward and address the Commission on the merits of the request. Mr. Pownall stated the request was a Special Use to allow the continued grading and selling of shale from the site. Mr. Pownall stated the site was cleared in anticipation of a recreational entertainment venue. He stated this was no longer the case and the applicant was requesting to continue to grade the site.

Staff stated the concern was the site had been cleared and now it was a dead project. Staff stated the Special Use would allow the landscape and buffers to be restored. Staff stated the desire was to get a plan on how the site would be restored. Staff stated currently when there were big rains water ran across the road. Staff stated with the approval of the Special Use there would be more areas for enforcement than currently existed. Staff stated stormwater protection was the only enforceable item on site now. Mr. Pownall stated there was an AEDQ Permit for the site. He stated a condition of the Special Use was clear calculations were to be provided which indicated details of the pre and post run-off and the detentions proposed would control the run-off. He stated a part of the Special Use was the installation of trees and vegetation. He questioned to what degree the site was to be reforested. Mr. Pownall stated trees for every 750 square feet was a large number of trees. Staff stated they felt this was not enough trees. Staff stated the site would also require the installation of grass on the site.

Mr. David Cook, the City Engineer, stated the developer had deviated from the original plan submitted. He stated one of the requirements was to limit the run-off from the site. He stated the requirement was to ensure the post drainage did not exceed the pre development drainage. He stated there would also be a time limit placed on the restoration of the site. He stated there was to be vegetation and plantings to limit the run-off and sediment leaving the site.

Commissioner Chambers questioned the sedimentation pond on-site and the proposed grading plan. Staff stated there was a time line within the conditions of the Special Use. Mr. Cook stated there were timelines on the grading permit. He stated there would be inspections to verify if the development was making progress.

Chairman White called for those wanting to speak for or against the item. Ms. Maltezo stated the Commission had read the concerns in her letter and had referenced them. She stated regarding Mr. Pownall's comment concerning trees, she provided the Commission with photos of the site from previous years. She stated the site was heavily wooded. She questioned the Community Shopping designation. Staff stated this was a land use classification and not the development plan for the developer. She stated she had pictures of run-off. She stated it was muddy water. She stated the neighborhood was all interested in improvements which would benefit the neighborhood. She stated the neighborhood felt they were the forgotten corner of North Little Rock and this project was a check mark solidifying this. She stated she did not want to regurgitate the items in her letter.

Chairman White questioned if she had read the proposed conditions. She stated she felt from memory and news reports there were deadlines which were missed. She stated there were concerns with the missed deadlines which were put in place by the developer. She stated if the developer was not going to follow their own schedule then it was hard to believe they would follow through on a schedule set by the City. She stated it felt like the neighborhood was the redheaded step child and what the residents wanted for their neighborhood was not being considered.

Chairman White questioned staff of which Department would be responsible for the time line and enforcement. Mr. Cook stated the Engineering and the Planning Department would both be responsible for the time line. Mr. Cook stated the Engineering Department would ensure the grading permit was in keeping with the application submitted.

Ms. Maltezo stated there were also concerns with the widening of the road. She stated Councilman Harris had informed the citizens that the road would not be widened until the project was complete.

Chairman White stated the Commission was only a recommending body. He stated City Council had the final say on if the application was approved. He stated the goal was to develop a plan that was amendable to the neighborhood. Staff stated the owner's goal was to continue to sell dirt and shale from the site. Staff stated currently there was a stop work on the property and nothing could take place and no dirt or shale could be sold. Staff stated their desire was to get the site into some shape that was not a constant nuisance to the neighborhood. Staff stated there was a detention pond and a sediment pond on the site. Staff stated the Special Use which imposed timelines would help with enforcement.

Ms. Terry Ayers addressed the Commission stating there were vehicles working on the site currently. She questioned if the application would be voted on today. Chairman White stated the Commission was only a recommending body but they would vote on the item at the meeting today. Ms. Ayers stated the community felt like no one cared. She stated she had worked for Wild River Country in the first year when it opened. She stated the original development had received awards for keeping the natural beauty and the natural area. She stated there was previously a small pond at the entrance to Wild River County. She stated it was no longer in place. She stated there was mud and potholes as result of the runoff from the undeveloped site on Crystal Hill Road. She stated the noise from the freeway was an issue. She stated there were over 800,000 truck-loads of dirt which have left the site. She stated all this traffic was on Crystal Hill Road. She stated it was heartbreaking to look over to the site and see all the trees and vegetation which was now gone. She stated she did not feel the tree requirement of 750 square feet was not near enough.

Alderman Harris stated the POA Camp Ground site also had issue with runoff and mud. He stated the POA Camp Ground site and what the others had said concerning the runoff and flooding was a problem. He stated there was sediment which was leaching into the wetlands causing the water to be contained.

Commissioner Banks stated the Commission was looking at the Special Use to allow the site to be stabilized. He stated he felt there was a disconnect between the proposal and the community when the community made statements

against the proposal which would require a restoration plan. He stated the desire was to stabilize the site so it did not create anymore issues. He stated when the community spoke against the proposal it felt like they were saying don't do anything. He stated the Commission was not considering the development of the site, only the stabilization. He stated the development of the site would be addressed in a later phase.

Commissioner Foster stated he felt this was a step forward and basically reforestation of the property. He stated he felt this was an enhancement for the property. Mr. Pownall stated he felt the current request would allow for future development of the site but offer mitigation in the short-term.

Commissioner Chambers questioned the condition regarding damage to public and private property and the condition would allow the City Engineer to require repair of potholes on the roadway. Mr. Pownall stated he felt this would allow the repair to take place as directed by the City Engineer. Commissioner Chambers also questioned the time frame for selling of the material. Mr. Pownall stated regardless of the time frame the Special Use had a 12-month time limit.

Ms. Ayers questioned the statement concerning the 12-months. Staff stated they could not do anything for 12-months but they were offering a plan to continue. Staff stated they did not have a business license to sell dirt and if they were selling dirt it was in violation.

Mr. Pownall stated if nothing happened then the State could come in and take over the project and restore the site. He stated AEDQ was a regulatory agency.

Ms. Maltezo questioned what happened for the next 12-months. She stated it was a dirt mound and for the next 12-months it would continue to be a dirt mound. Chairman White stated if the Commission did nothing then nothing was going to happen to the site and it would continue to look exactly the same. He stated with the approval of the Special Use which included a restoration plan at least something would happen. He stated the City was trying to improve things but without the approval then nothing was going to change.

Larry Clay addressed the Commission. He stated he was the owner of the KOA Campground. He stated there were campers coming to his site from all over the US. He stated the road was a mud pit. He stated his concern was the damage to his property which had occurred from the mud, dirt and debris from the site. He stated there were a few of his camp site which could not be used. He stated he was glad they were going to do something but would like to see some teeth in the approval.

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

SU2026-04 was approved with (9) affirmative votes, (0) no votes and (0) absent.

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

Mr. Jacob White of Joe White and 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. 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.
 - c. 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?
 - c. If so, will an entity such as a HOA be solely responsible for maintaining the private sewer service line?
 - 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. SD2026-08 Industrial Center Drive Lot 2 SPR in the 3500 Block of Industrial Drive to allow a temporary office

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

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with 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.

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

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

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

1. Engineering requirements on detention:
 - a. 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:
 - b. 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.

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

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

Mr. Gary Clements 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.

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.

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

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

Mr. Jacob White of Joe White and 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. 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.

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 5:15 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, March 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
Special Use #2026-06

Request: a revision to a previously approved Special Use to allow outdoor display of granite in a C4 zoning district

Location of the Request: @ 1624 E Broadway, NLR, AR

Applicant/Owner: Maria Mendoza

Legal Description: Lots 4-6 Block 32 East Argenta Annex to the City of North Little Rock, Pulaski County, AR

Background: Ordinance #9790 adopted by NLR City Council on July 28, 2025 approved a Special Use to allow the use of the site as a contractor's office in a C4 zoning district. One of the conditions of approval was all outdoor storage of granite material was to be behind a solid opaque enclosure.

Site Characteristics: The property is located on the southwest corner of N Johnson Street and E Broadway Street. The building is a single story building with 2 bay doors located on the front of the property. There is a short cabling enclosing the property along E Broadway and N Johnson Street. The granite business is currently operating at this location.

Land Use Plan: Trade Fair

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

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4	Auto Sales
South	R4	Vacant
East	C4	Auto Sales
West	C4	Auto Sales

General Information:

1. **Compatible with previous actions?** Special Use requests have been approved to allow a contractor's office within various zoning districts and to allow outdoor storage.
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 is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** If properly maintained the use should have minimal effect on surrounding properties.
6. **Is the site of adequate size for the development?** The site is a developed site.

7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** A Special Use is the appropriate request to allow a contractors office with outdoor display within the C4 zoning district.

Staff Summary:

The applicant is seeking to amend a previously approved Special Use to allow the outdoor display of granite along E Broadway Street. The previous approval was a Special Use to allow a Contractors Office with outdoor display of granite material at this site. The applicant has indicated the business will fabricate slabs of granite at this location and transport the stone to the required destination for installation. The slab materials will be stored outdoors along the western side of the building and along E Broadway. Staff has concerns with the placement of outdoor display along E Broadway.

Conditions to Consider:

- ~~1. All outdoor storage of granite material is to be behind a solid opaque enclosure.~~
2. A fence 6 feet in height is required along the rear property line.
3. All outdoor storage shall not be stacked higher than 6 feet.
4. Storage of materials subject to scattering on neighboring properties or posing a damage or nuisance to neighboring properties is prohibited.
5. The hours of operation are limited to 7 am to 7 pm Monday through Saturday.
6. Any structures located on the lot shall meet all applicable Federal, State, County and City Requirements and Codes.
7. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
8. Business license to be issued after Planning Staff confirmation of requirements.

Special Use #2026-06



Ortho Map

1 inch = 30 feet

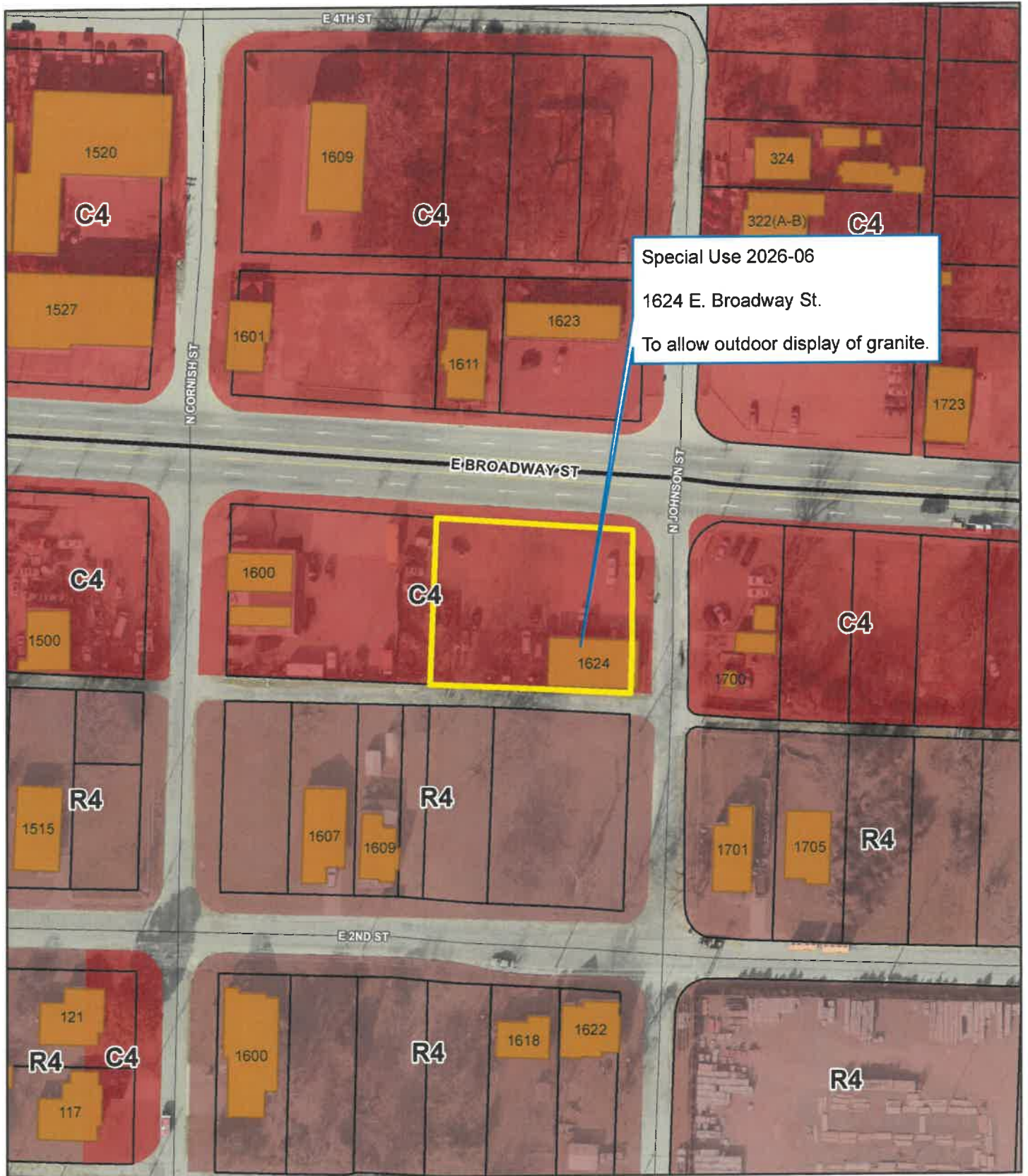
0 15 30 60 Feet



Date: 2/24/2026

Not an actual survey

Special Use #2026-06



Special Use 2026-06

1624 E. Broadway St.

To allow outdoor display of granite.

Zoning Map

1 inch = 100 feet

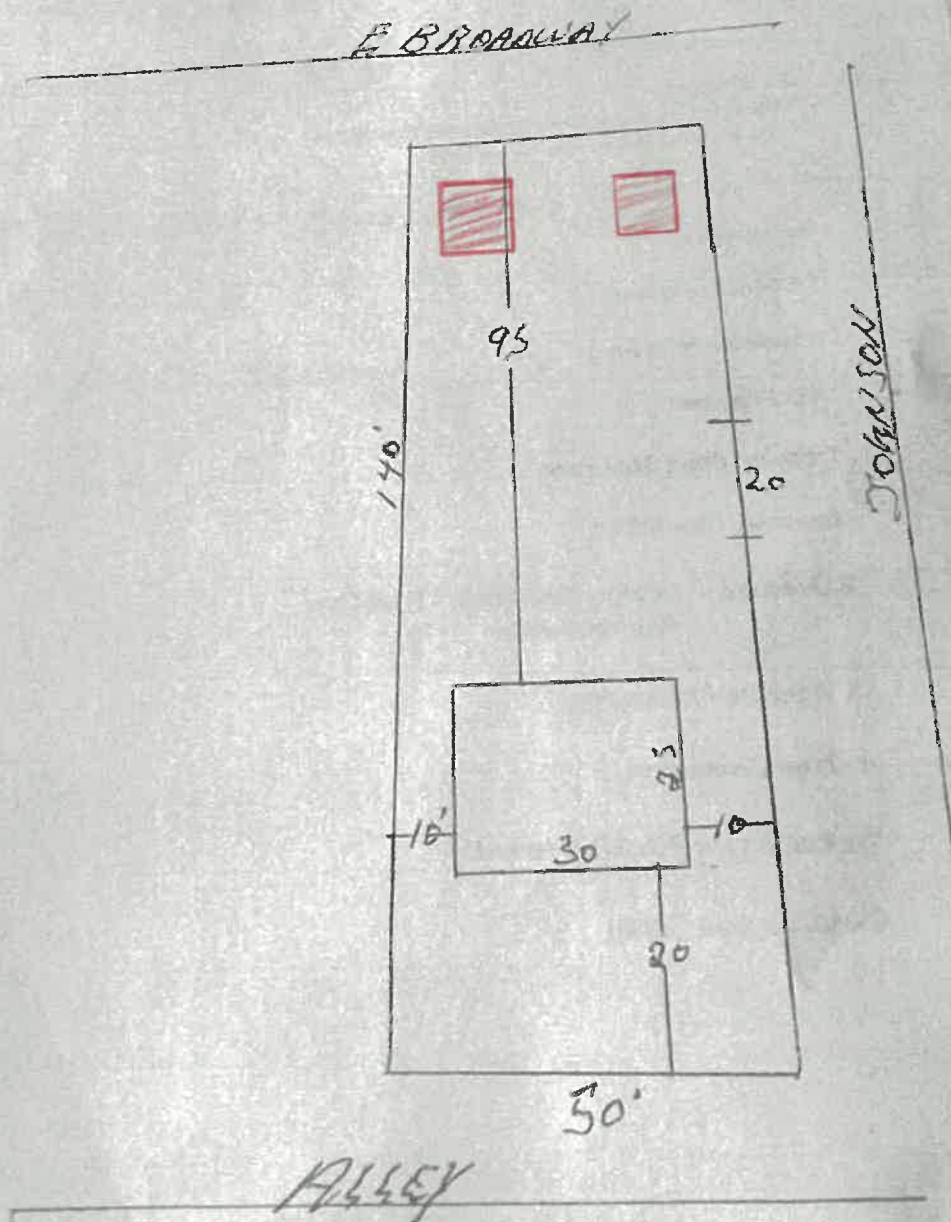
0 50 100 200 Feet



Date: 2/24/2026

Not an actual survey

Blk 32 E. Augusta Annex
Lot 6, 11, 14 East Broadway
Parcel # 331/3150008900





Item #2
Conditional Use # 2026-03

Request: a conditional use to allow shipping containers as residential housing, dormitories, for Shorter College in an R4 zoning district

Location of the Request: @ 715 N Pine Street, NLR, AR

Applicant/Owner: Shorter College, Dr. Jeffery Norfleet, President

Background: A Special Use to allow two temporary classrooms in an R4 zoning district was approved for this property by the adoption of Ordinance #9503 on September 12, 2022. The temporary classrooms were to be removed by August 31, 2023.

Site Characteristics: The site is located on the edge of the Shorter College Campus. There is an administration building/daycare center located to the south of the proposed dormitory site and a newly constructed dormitory located to the west of the site. There are single family homes located to the north and east of the site. Additional Shorter College classrooms are located to the southeast. This site was previously used as temporary classroom space for the college.

Land Use Plan: Single Family & Public

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

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Single Family
South	R4	Shorter College Annex and Daycare
East	R4	Single Family
West	R4	Shorter College Dorms and I-30

General Information:

1. **Compatible with previous actions?** The City of North Little Rock has not approved shipping containers as housing previously.
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 dorms for housing.
4. **Legal Consideration/Reasonableness?** Staff has concerns with the use of shipping containers as housing.
5. **Will the approval have a stabilizing effect on surrounding properties?** The placement of the containers could have a negative effect on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is adequate to allow the development of student housing.

7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** A Conditional Use is the appropriate request to allow the placement of shipping containers as housing for the College.

Staff Summary:

The applicant states this innovative project represents their commitment to providing safe, sustainable, and affordable housing solutions for Shorter College students. Shorter College proposes to develop a residential housing facility utilizing repurposed shipping containers as the primary construction method. This project will provide much-needed student housing while demonstrating environmental stewardship through the adaptive reuse of materials. The applicant states to ensure the highest standards of design, construction, and safety, Shorter College will be working in partnership with Custom Container Living, a reputable company based outside of Butler, Missouri. Custom Container Living specializes in converting shipping containers into code-compliant, residential structures and brings extensive experience in this emerging field of sustainable construction. The applicant states this project will provide numerous benefits to both Shorter College and the North Little Rock community by:

- Expansion of on-campus student housing capacity
- Demonstration of innovative and sustainable building practices
- Economic development through partnership with regional contractors
- Enhanced campus infrastructure to better serve our student population and
- Efficient use of campus land resources

The proposal includes six modules with four rooms and two beds per room (2-plex units). Two of the rooms will share a bathroom (each module will have two bathrooms, one on each side). Each will be constructed within five 40-foot container, four for the units and one for an interior hallway creating a covered entry area. Within the six modules there are 48 beds proposed. The exterior will be siding of LP Board and Batten painted one solid color and one accent color selected by the owner. The roof will be a single slope TPO rubber membrane 60 mil roof with no soffit sloping from front to back. One exterior entry door within the hallway is proposed. Each module will have a total of eight windows, a total of two in each room. Each room will have one egress qualifying window. The proposal includes the placement of one triple 40-foot common area within three 40-foot containers. A laundry and vending container is also proposed constructed of one container.

Shipping container housing has become increasingly popular in recent years as an innovative, sustainable, and cost-effective alternative to traditional housing. Modifying a shipping container to create windows, doors, and other openings can weaken the structural integrity of the container. Cutting into the steel can compromise the strength of the container, requiring additional reinforcement to maintain stability. These modifications can be complex and may require the expertise of a structural engineer. Shipping containers are often treated with chemicals to prevent corrosion and pest infestations during transport. These chemicals can be harmful to human health, especially if the container was used to transport hazardous materials. While some people appreciate the industrial aesthetic of shipping container homes, others may find it unappealing. The boxy shape and metal exterior can be challenging to blend into more traditional or natural settings. Additionally, the interior

layout options are limited by the dimensions of the containers, which may restrict design creativity and personalization.

Staff has concerns with the use of the shipping containers as student housing. The location is adjacent to residential homes both to the east and north. The site is also highly visible from the Interstate.

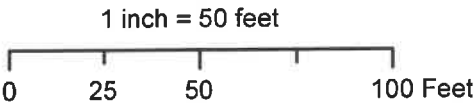
Conditions to Consider:

1. Provide screening between containers and neighboring property to the north to include:
 - i. Buford Holly (or equal) 36-inches tall, 24-inches wide at planting
 - ii. Planted 5-feet apart, stating 10-feet from each end of the containers
 - iii. Plantings are to be irrigated.
2. All modules/units must meet the requirements of the Arkansas Fire Prevention Code, the International Building Code, the International Residential Code and the Energy Efficiency Standards and Accessibility Standards.
3. All modules shall be placed on a permanent foundation.
4. The orientation of the modules shall be compatible with the placement of adjacent structures.
5. The exterior of the modules shall be finished in a manner that is compatible with the neighborhood.
6. There shall be a minimum setback of 25-feet from the front and rear property lines and a minimum of 10-feet from the side property line.
7. There shall be a minimum separation distance from all buildings of 10-feet.
8. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
9. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.
10. Business license to be issued after Planning Staff confirmation of requirements.

Conditional Use # 2026-03



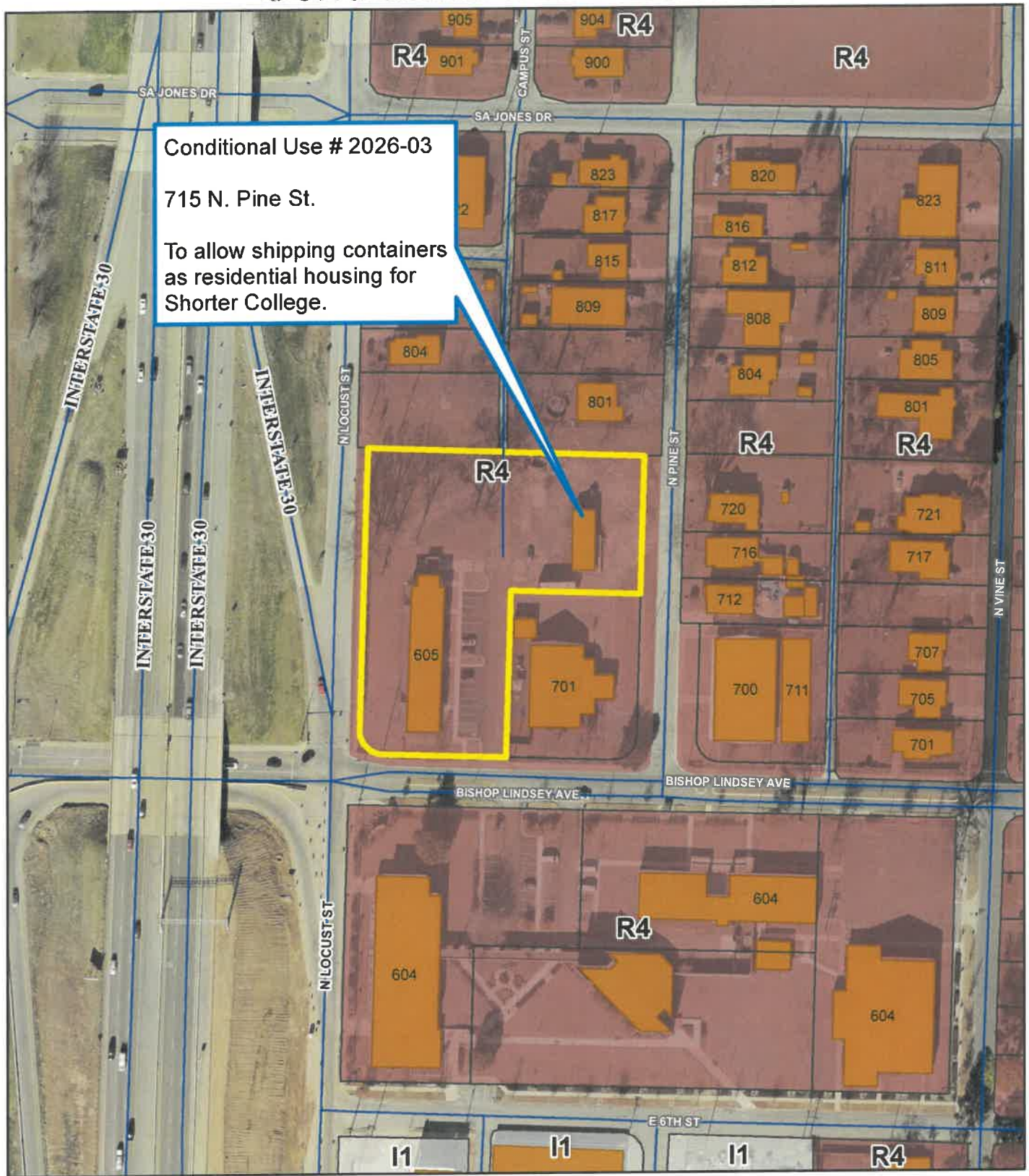
OrthoMap



Date: 2/24/2026

Map is not to survey accuracy

Conditional Use # 2026-03



Zoning Map

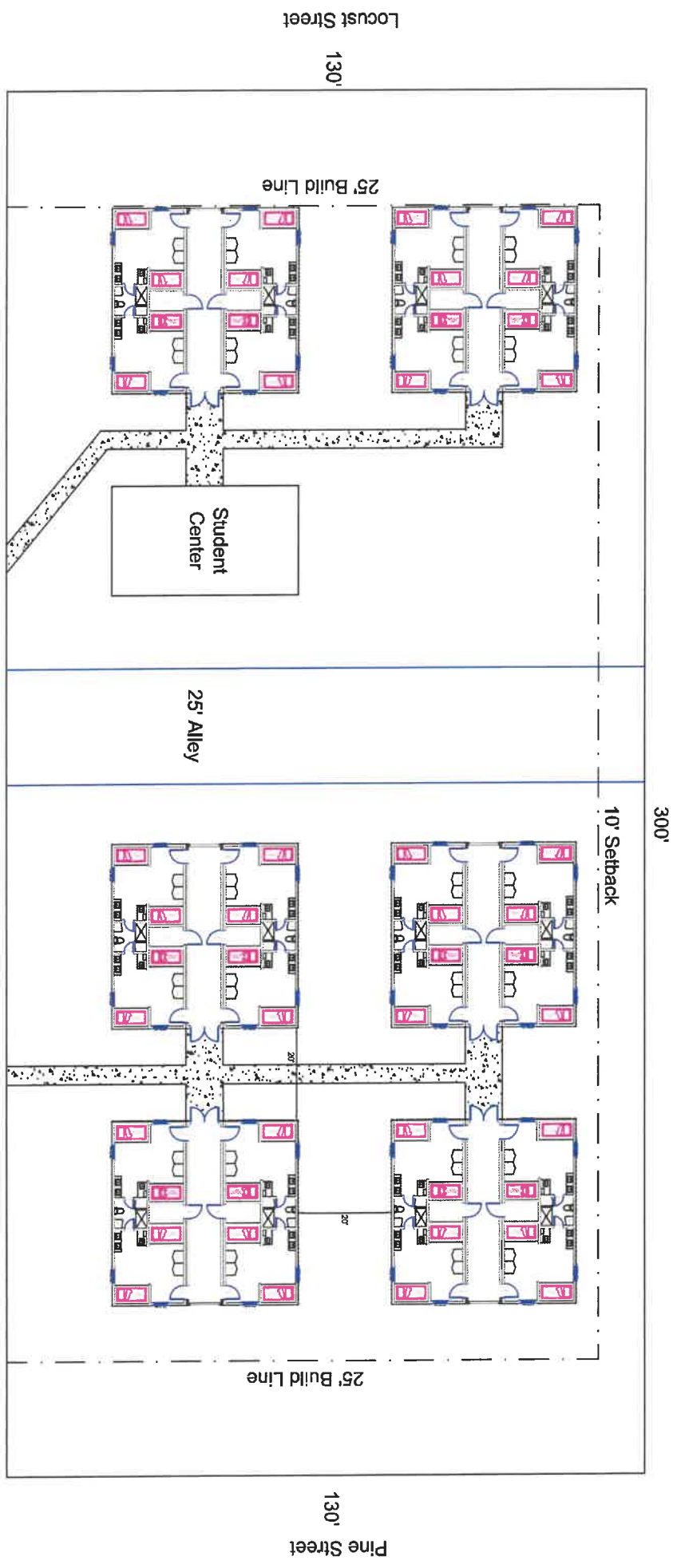
1 inch = 150 feet



Date: 2/24/2026

Map is not to survey accuracy

SHORTER COLLEGE STUDENT HOUSING PROJECT



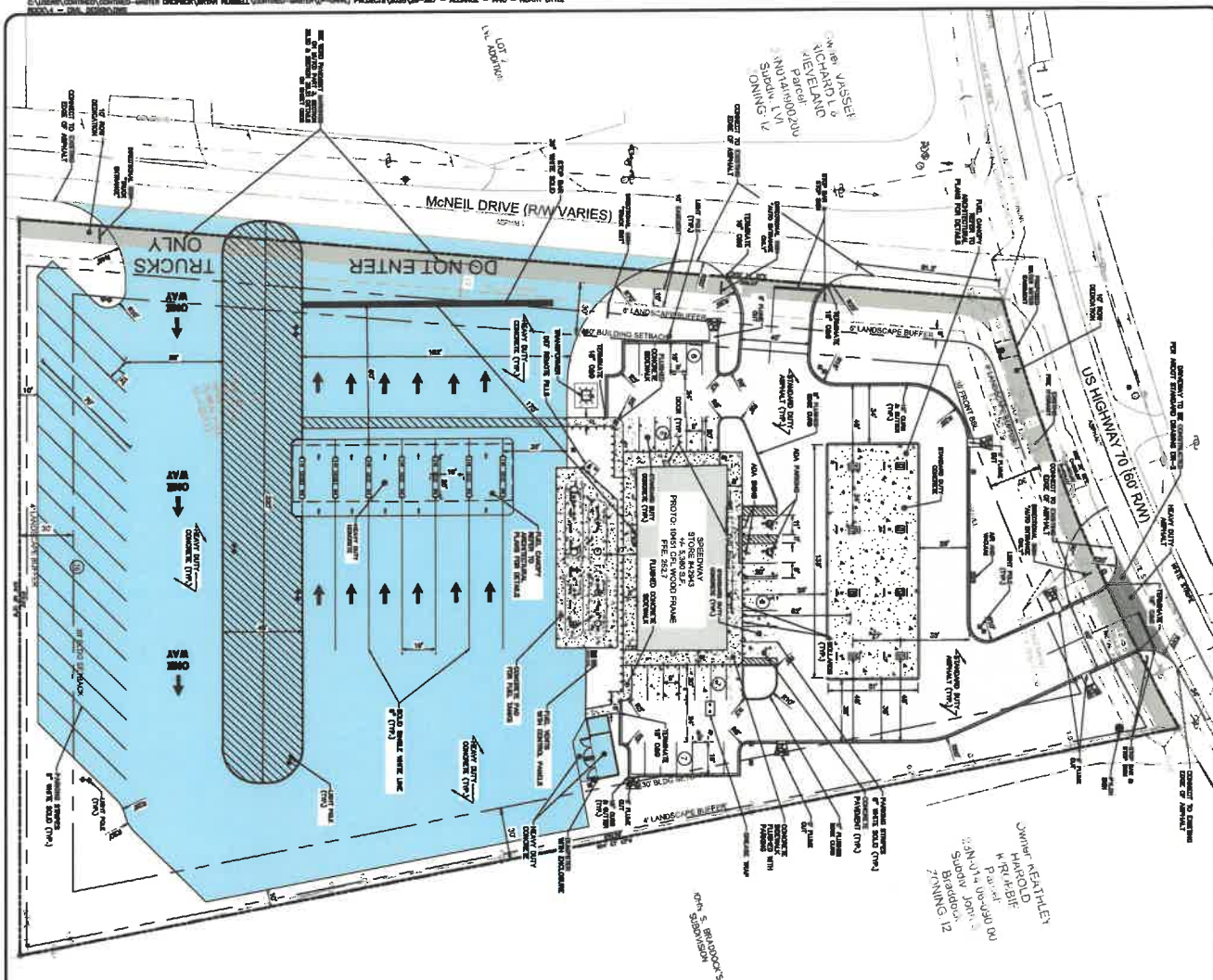


Item #3**SD2026-13 Speedway Retail Convenience Store SPR and Preliminary Plat @ 8608 US 70**

1. 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 if required on McNeil Drive.
 - b. Provide half of the required 60 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
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. If applicable, provide CNLR Stormwater Permit application to City Engineer with erosion control plan in accordance with CNLR Best Management Practices (BMP) Manual.
 - e. If applicable, provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- d. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- e. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines. The driveways as submitted are acceptable.
- f. Spacing between proposed commercial/industrial driveways shall not be closer than 40'. The driveways as submitted are acceptable.
- g. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum. The driveways as submitted are acceptable.
- h. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- i. All driveways are to be concrete within the ROW.
4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpsters are to be screened on 3-sides with a masonry screening material. The gate for the enclosure must be an opaque material.
 - 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.
5. Meet the requirements of the Master Street Plan.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
8. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - ii. Fire Apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (Volume 1 Section 503.2.1)
 - iii. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - iv. Where there is a divided entrance each lane shall be a minimum of 15 feet clear. (Volume 1 Section 503.2.1.1)
 - v. 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)

- vi. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5).
 - b. Place required warning information at each fuel pump. (Volume 1 Section 2304.3.5 & 2305.6)
 - c. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
 - d. An approved emergency disconnect switch shall be provided at an approved location, if on the exterior it shall be within 100 feet but not less than 20 feet from the fuel dispensers. (Volume 1 Section 2303.2)
 - e. 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)
9. Meet the requirements of CAW, including:
- 1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - 2. 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.
 - 3. 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.
 - 4. 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.
 - 5. 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. Gravity Sewer is not available to property.
 - b. Development will be required to connect to Force Main located on property.
 - c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

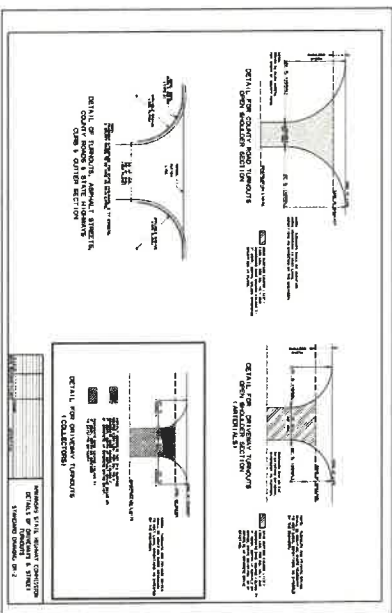
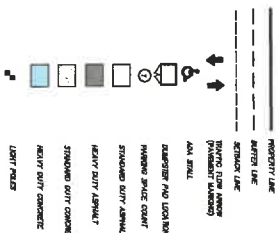


UNIT: 1:1
 SHEET: 1 OF 1
 DATE: 01/28/2016
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES

SITE NOTES

1. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-100, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-101, AS AMENDED.
2. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-102, AS AMENDED.
3. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-103, AS AMENDED.
4. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-104, AS AMENDED.
5. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-105, AS AMENDED.
6. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-106, AS AMENDED.
7. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-107, AS AMENDED.
8. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-108, AS AMENDED.
9. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-109, AS AMENDED.
10. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-110, AS AMENDED.
11. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-111, AS AMENDED.
12. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-112, AS AMENDED.
13. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-113, AS AMENDED.
14. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-114, AS AMENDED.
15. THE SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, AR, ORDINANCE 100-115, AS AMENDED.

SITE LEGEND



SITE SUMMARY	
PROJECT NAME	NEW RETAIL/CONVENIENCE STORE WITH FUEL PUMPS
CLIENT	ALLIANCE DEVELOPMENT PARTNERS, LLC
DESIGNER	J. J. JONES & ASSOCIATES, INC.
DATE	01/28/2016
PROJECT LOCATION	440 NORTH LITTLE ROCK, AR 72117
PROJECT AREA	1.5 AC (APPROX.)
PROJECT TYPE	RETAIL/CONVENIENCE STORE WITH FUEL PUMPS
PROJECT STATUS	PRELIMINARY
PROJECT BUDGET	\$1,000,000 (APPROX.)
PROJECT RISK	LOW
PROJECT TEAM	J. J. JONES & ASSOCIATES, INC.
PROJECT CONTACT	J. J. JONES
PROJECT PHONE	(501) 488-8888
PROJECT FAX	(501) 488-8889
PROJECT EMAIL	j.j.jones@jjj.com
PROJECT WEBSITE	www.jjj.com

Item #4

SD2026-14 Lippincotts Subdivision Lot B-RRR Replat @ 5401 MacArthur Drive

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. 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 100 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with erosion control plan in accordance with CNLR Best Management Practices (BMP) Manual.
 - d. If applicable, provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - e. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
4. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - e. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - f. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - g. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - h. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - i. All driveways are to be concrete within the ROW.
5. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. No fence is to be located from the front of the building to the front property line.
- c. 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-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.
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 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.
 - d. Landscape plan as submitted is acceptable.
8. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
9. Meet the requirements of the Fire Marshal.
10. Meet the requirements of CAW, including:
 - a. No objection; All Central Arkansas Water requirements in effect at the time of request for water service must be met.
11. Meet the requirements of NLR Wastewater, including:
 - a. No objection to replat.



CERTIFICATE OF SURVEYING ACCURACY:

ARLON K. LORBERSON, HOLLEY CENTER THAT THIS MAY
CORRECTLY IDENTIFY A BOUNDARY SURVEY MADE BY ME AND
ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR
LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE _____

AARON B. ROBINSON,

REGISTERED LAND SURVEYOR
NO. 1649 ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY:

ALAN R. ROBBINSON, VICE PRESIDENT, THAT THIS PLAY CORRECTLY REPRESENTS A PLAY MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE NORTH LITTLE ROCK WORKMATION CODE HAVE BEEN COMPLIED WITH.

DATE _____

AARON E. ROBINSON,
REGISTERED PROFESSIONAL ENGINEER

NO. 11258 ARKANTAS

CERTIFICATE OF FINAL PLAT APPROVAL:

SUBJUNCT TO THE NORTH LITTLE ROCK DIVISION AND
DEVELOPMENT CODE. THIS DOCUMENT WAS GIVEN APPROVAL BY THE
NORTH LITTLE ROCK PLANNING BOARD. ALL OF THE CONDITIONS OF
APPROVAL HAVE BEEN COMPLETED. THIS DOCUMENT IS HEREBY
ACCEPTED. THIS DOCUMENT IS HEREBY ACCEPTED AND THE
EXPLICATION EXCERPTED UNDER THE AUTHORITY OF SAID CODE.

DATE OF EXECUTION	MONTH LITTLE ROCK
1968	1968
1969	1969
1970	1970
1971	1971
1972	1972
1973	1973
1974	1974
1975	1975
1976	1976
1977	1977
1978	1978
1979	1979
1980	1980
1981	1981
1982	1982
1983	1983
1984	1984
1985	1985
1986	1986
1987	1987
1988	1988
1989	1989
1990	1990
1991	1991
1992	1992
1993	1993
1994	1994
1995	1995
1996	1996
1997	1997
1998	1998
1999	1999
2000	2000
2001	2001
2002	2002
2003	2003
2004	2004
2005	2005
2006	2006
2007	2007
2008	2008
2009	2009
2010	2010
2011	2011
2012	2012
2013	2013
2014	2014
2015	2015
2016	2016
2017	2017
2018	2018
2019	2019
2020	2020
2021	2021
2022	2022
2023	2023
2024	2024
2025	2025
2026	2026
2027	2027
2028	2028
2029	2029
2030	2030
2031	2031
2032	2032
2033	2033
2034	2034
2035	2035
2036	2036
2037	2037
2038	2038
2039	2039
2040	2040
2041	2041
2042	2042
2043	2043
2044	2044
2045	2045
2046	2046
2047	2047
2048	2048
2049	2049
2050	2050
2051	2051
2052	2052
2053	2053
2054	2054
2055	2055
2056	2056
2057	2057
2058	2058
2059	2059
2060	2060
2061	2061
2062	2062
2063	2063
2064	2064
2065	2065
2066	2066
2067	2067
2068	2068
2069	2069
2070	2070
2071	2071
2072	2072
2073	2073
2074	2074
2075	2075
2076	2076
2077	2077
2078	2078
2079	2079
2080	2080
2081	2081
2082	2082
2083	2083
2084	2084
2085	2085
2086	2086
2087	2087
2088	2088
2089	2089
2090	2090
2091	2091
2092	2092
2093	2093
2094	2094
2095	2095
2096	2096
2097	2097
2098	2098
2099	2099
2100	2100

FLUORESCENCE CORRELATION SPECTROSCOPY

CERTIFICATE OF OWNERS:

THE UNDESIGNED OVERSIGHT OF THE REAL ESTATE SHOWMAN AND DOUBTER DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE AND REAL ESTATE AS APPEAR ON MAPS BEHIND THIS WALL.

DATE OF EXECUTION

BY: ANTHONY W. THOMAS

S&T LEASING, LLC
4810 LOCONE CIRCLE

LITTLE ROCK, AR 72229

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATIONS
500 5TH AVENUE
NEW YORK 10017

78746666447692697152 **COM INFORMATION**

CERTIFICATE OF RECORDING:



BOUNDARY LINE
BUILDING LINE
EASEMENT LINE
STREET CENTERLINE
BOUNDARY FOUND
BROWN PIN AS DESCRIBED
CITY OF LOS ANGELES

GENERAL NOTES:

3. ZONE PMS (PWS) TO BE SET AT ALL LOT CORNERS.
4. BUILDINGS UNDER SHALL BE AS SHOWN AND MEASURED FROM THE STREET FRONT OF WAY
5. CALCULATED INDICATED HEREIN SHALL BE USED FOR DRAINAGE AND/OR UTILITY.
6. THIS PROPERTY IS ZONED "C-4"
7. CURVE OR ORIGIN MEASURED ALONG CHORD.
8. NAME OF BUILDINGS, STATE PLATE COORDINATES NORTH ZONE
9. NO CHANGES IN THIS PLAN ARE PERMITTED WITHOUT APPROVAL OF NORTH UTTLE RIVER PLANNING COMMISSION.

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

FLOOD STATEMENT:

Item #5

SD2026-15 Barton Addition to Argenta Lot 5, Blk 48, SPR @ 806 N Magnolia St

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 Floodplain Development Permit application 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. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any commercial building is to be 1' above the 100-Year Base Flood Elevation and any residential development is to be 2' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - h. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - i. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - j. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - k. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - l. All driveways are to be concrete within the ROW.

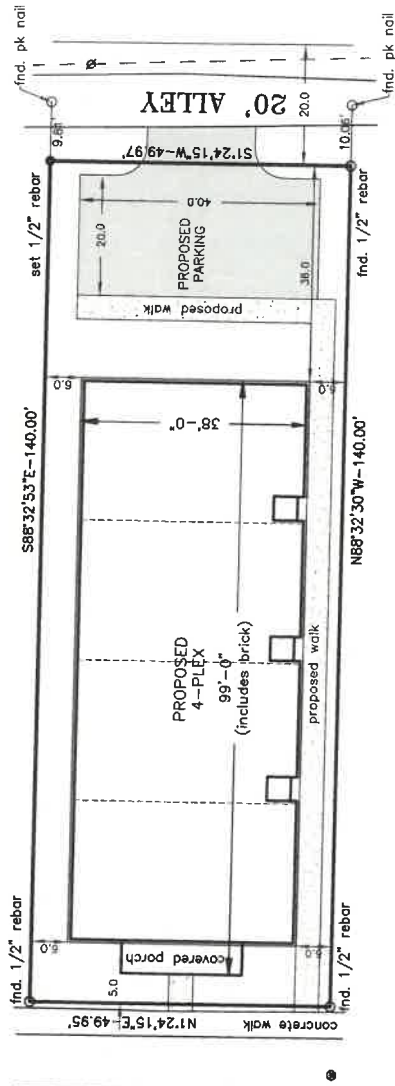
- m. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
- n. Street improvements must be approved by City Engineer and accepted by City Council.
- 4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide 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.
- 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.
 - i. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system
 - d. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - ii. A minimum of 2 trees will be required adjacent to the Magnolia St right-of-way.
 - e. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
 - i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - iii. A minimum of 1 tree will be required for the parking area.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - ii. A minimum of 7 shrubs are required along each of the north and south boundaries of the parking area

- 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 March 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 be five feet or more from the property line or shall be fire rated. (Volume 3 Table R302.1(1))
- 9. Meet the requirements of CAW, including:
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer
 - e. 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.
- 10. Meet the requirements of NLR Wastewater, including:
 - a. Each quadplex (building) will be required to have a private sanitary sewer service

- line with the development having one single connection point at the city main.
- b. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

CURRENT ZONING: R4
PROPOSED ZONING: C6

N. MAGNOLIA STREET



LEGEND

⊠	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. 05118C03446, EFFECTIVE DATE JULY 6, 2015. THE BASE FLOOD ELEVATION FOR THIS PROPERTY IS 254 FEET.

FOR USE & BENEFIT OF:

TANFIELD HOLDINGS, LLC

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
23 FAULRING CIRCLE, JONESBORO, ARKANSAS 72223
PHONE: (501) 214-9141

DATE: 1-27-26 SCALE: 1" = 20'

PROJECT NUMBER: 26-007D

LOT 5, BLOCK 48
BARTON ADDITION TO ARGENTA

North Little Rock, Pulaski County, Arkansas

