

North Little Rock Planning Commission
May 12, 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 April 14, 2026

V. Planning Commission Agenda Items

1. RZ2026-05 a rezoning from RU, R4, R5 and R1 to I2 located South of HWY 165 (10024 – 11044 Blocks) and East of South Fiber Optic Drive (Private Drive) and to amend the Land Use Plan from Single Family to Light Industrial
2. CU2026-05 @ 2401 HWY 161 a Conditional Use to allow the sale of tires in a C3 zoning district
3. SU2026-13 @ 2001 E Broadway, a Special Use to allow auto sales in a C4 zoning district
4. SD2026-24 MO Pacific Rail Road SPR @ 800 Pike Avenue
5. SD2026-27 Riverbend on the Arkansas Replat Lot 7RRR and 8RR @ 11574 Crystal Bay Circle
6. SD2026-28 Pike Plaza Shopping Center Replat and SPR for Church's Chicken @ 2619 Pike Avenue
7. RZ2026-04 May Shale Hill Addition rezoning from C3 to R4 located at 6820 Crystal Hill Road
8. SD2026-29 May Shale Hill Addition Pre Plat and SPR for Multi-family @ 6820 Crystal Hill Rd
9. SD2026-30 Calvary Baptist Church Replat No. 3 Lots 1 & 2 @ 5025 Lynch Drive

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 June 9, 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
April 14, 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

Members Absent:

All members present

Staff Present:

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

Approval of Minutes: Commissioner Chambers made a motion to approve the March 10, 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, (9/0/0).

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

- 1. SU2026-07 an amendment to a previously approved Special Use to allow the outdoor storage of pipe in a C4 zoning district along Maumelle Blvd and along Cock of the Walk Lane @ 10504 Maumelle Blvd**

Mr. Timothy Ballard 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. Ballard stated the request was to amend the previously approved Special Use to allow the outdoor display of pipe along Maumelle Blvd.

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
Robinson	Yes	Wallace	Yes	White	Yes

SU2026-07 was approved with (9) affirmative votes, (0) no votes and (0) absent.

2. SU2026-08 a Special Use to allow the use of the property as a residence and an office and allow the owner to store his personal vehicles on the property in an R3 zoning district @ 2001 Parker St

Mr. Anthony Pettigrew was present representing the request. Chairman White called the item requesting the applicant come forward and address the Commission on the merits of his request. Mr. Pettigrew stated the request was to allow an office in his home and to allow customers to come to his home. He stated his business was a process server and a notary. He stated the nature of the notary business required persons to come to his address for the service.

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	No	Belasco	Yes	Chambers	No
Foster	No	Phillips	Yes	Pierce	No
Robinson	Yes	Wallace	Yes	White	Yes

SU2026-08 was approved with (5) affirmative votes, (4) no votes and (0) absent.

3. SU2026-09 a Special Use to allow a Youth Summer Program transiting to a year round daycare center in an R4 zoning district @ 1120 Bishop Lindsey Ave

Ms. Tiffany Taggart was present representing the request. White called the item requesting the applicant come forward and address the Commission on the merits of her request. She stated the desire was to operate a pilot program for youth. She stated the hope was for the program to become a permanent program and offer an alternative to the youth.

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
Robinson	Yes	Wallace	Yes	White	Yes

SU2026-09 was approved with (9) affirmative votes, (0) no votes and (0) absent.

4. SU2026-10 a Special Use to allow a liquor store in a C2 zoning district @ 4706 JFK Blvd

Ms. Amber Weinzimer was present representing the request. White called the item requesting the applicant come forward and address the Commission on the merits of his request. Ms. Weinzimer stated the desire was to open a liquor store at this location on JFK Blvd. She stated the first step in obtaining the ABC license was the zoning. She stated once the zoning was approved she would then seek approval from ABC. She stated this would be a transfer from her existing location on HWY 161.

The Commission questioned the location with regard to the nearby church. Staff stated the location meet the spacing requirements outlined the zoning ordinance.

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
Robinson	No	Wallace	Yes	White	Yes

SU2026-10 was approved with (8) affirmative votes, (1) no votes and (0) absent.

5. SU2026-11 a Special Use to allow a vape shop in a C3 zoning district @ 13120 Crystal Hill Rd

Mr. Thomas Pownall was present representing the request. 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 to allow a vape shop in a commercial shopping center.

The Commission questioned lighting. Mr. Pownall stated there would not be bright lights and there would not be neon lighting. He stated there would be an "Open" sign which would have lighting.

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
Robinson	Yes	Wallace	Yes	White	Yes

SU2026-11 was approved with (9) affirmative votes, (0) no votes and (0) absent.

6. SU2026-12 a Special Use to allow outdoor placement of trailers, landscape materials and recreational vehicles within the Lowes Parking Lot @ 4330 E McCain Blvd

Mr. KK Yeow of Lowes was present representing the request. Chairman White called the item and requested Mr. Yeow come forward and address the Commission on the merits of the request. He stated the request was to allow the outdoor placement of seasonal products, trailers and storage building display. He stated Lowes also had ATV's and UTV's for sale at some of the store location and was requesting the allowance of this activity at this location.

The Commission questioned if this activity was currently taking place. Staff stated the site did have areas of outdoor display. Staff stated the request to allow the ATV's and UTV's was new and staff suggested

they clear up all the outdoor display activities with the new request.

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

SU2026-12 was approved with (8) affirmative votes, (1) no votes and (0) absent.

7. SD2026-16 Lot 1 Blk 0 Southern Farmers Add SPR @ 3860 River Rd

Mr. Doug Ford 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. 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.
 - h. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx"

file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

3. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Ensure there is a 40-foot building setback from the front property line.
 - c. Allow the gravel surfaces around the perimeter of the proposed welding shop.
 - d. Provide one ADA Parking Space adjacent to the proposed welding shop.
 - e. No fence is to be located from the front of the building to the front property line.
 - f. All exterior lighting shall be shielded and not encroach onto neighboring properties.
5. Meet the requirements of the Master Street Plan.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. 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 including:
 - i. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
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. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
10. Meet the requirements of NLR Wastewater, including:
 - a. A public main extension or connection to existing private sanitary sewer within the

parcel may be needed to serve the development.

- 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 (9/0/0).

8. SD2026-17 CAC Elementary School Pre Plat and SPR @ 1 Windsong Dr

Mr. Mark Rickett 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) or provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
2. Engineering requirements before the plat will be signed:
 - a. If applicable, show and label boundary of detention area as a drainage easement.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. 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 Floodplain Development Permit application to City Engineer.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same

unique identifier in the “SW Attribute Data Entry Template.xlsx” or GIS attribute table. Data for each attribute column in the “SW Attributed Data Entry Template.xlsx” file shall be chosen from the drop-down options of each cell, or chosen as “Other” (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

4. Meet the requirements of the City Engineer, including:
 - a. If applicable, meet the requirements of the hillside cut ordinance.
 - b. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - 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.
5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
6. Meet the requirements of the Master Street Plan.
7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City’s minimal landscape and buffer ordinance requirements.
 - c. 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. 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.
 - e. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
 - i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.

- f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
- g. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
- h. Landscape plans to be revised prior to the April 2026 Planning Commission Hearing
- 8. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. A Group E fire area exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4)
 - ii. Group E occupancies shall be equipped with a fire alarm system that includes an emergency voice/alarm communication system. (Volume 1 Section 907.2.3)
 - iii. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - v. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. I will allow an exception to this provided the fire apparatus access road extends the full length of the front of the building and access is provided thru the building lobby to the rear of the building. (Volume 1 Section 503.1.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
- 10. Meet the requirements of CAW, including:
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - d. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - e. Execution of Customer Owned Line Agreement is required.
 - f. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified

Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

- g. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

11. Meet the requirements of NLR Wastewater, including:

- a. White Oak Connection Fee applies. Payment of this fee is required before connection to public sewer.
- b. Grease interceptor will be required for the proposed Elementary Building.
- c. Please state use of proposed Concession Building.
 - i. Grease interceptor will be required if food is prepared.
- d. Please add easements for all public sanitary sewer facilities within the parcel.
 - i. See attached map for reference of public sanitary sewer facilities.
- e. 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 (9/0/0).

9. RZ2026-02 a Rezoning from C3 to C4 @ 5117 ½ E Broadway St

Mr. Thomas Pownall was present representing the request. Chairman White called the item and requested the applicant come forward and address the Commission on the merits of the request. Mr. Pownall stated the request was a rezoning of a single lot and a conditional use to allow the owners of the existing trucking company to repair their own vehicles. He stated the trucking company had been in business at this location for a very long time. He stated the owners were requesting the allowance for repair of their vehicles which required a rezoning to C4 and approval of the Conditional Use also being requested.

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
Robinson	Yes	Wallace	Yes	White	Yes

RZ2026-02 was approved with (9) affirmative votes, (0) no votes and (0) absent.

10. CU2026-04 a Conditional Use to allow large vehicle repair in a C4 zoning district @ 5117 ½ E Broadway St

Mr. Thomas Pownall was present representing the request. The Chairman called the item and requested Mr. Pownall come forward and address the Commission. Mr. Pownall stated the conditional use was the companion item to the previously discussed rezoning case. He stated in addition to the C4 zoning the repair aspect also required approval of a conditional use.

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
Robinson	Yes	Wallace	Yes	White	Yes

CU2026-04 was approved with (9) affirmative votes, (0) no votes and (0) absent.

11. SD2026-18 McConnell Add Lots 1 - 10 Pre Plat 5117 – 5207 E Broadway and Lot 1 SPR 5117 ½ E Broadway St

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

1. Allow the existing residential uses to continue as non-conforming with the approval of the rezoning to C3.
2. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
3. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
4. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, 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 copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - h. 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. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
6. 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.
7. Meet the requirements of the Master Street Plan.
8. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
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. Buildings over 12,000 square feet generally require an automatic fire sprinkler system. (Volume 2 Section 903.2)
 - ii. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - iii. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
 - iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - v. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - 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)
11. Meet the requirements of CAW, including:
- a. A main extension may be required to serve the proposed property, if a main extension is required that will be paid for by the developer.
 - 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. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - d. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
12. Meet the requirements of NLR Wastewater, including:
- a. Please center 15" Sewer Easement on all public mains within property boundaries.
 - i. See attached map
 - b. The proposed building on Lot 1 will be required to connect to public sewer within the parcel boundaries.
 - c. Sand/Oil Separator will be required.
 - 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 (9/0/0).

12. SD2026-19 BARTONS ADDITION LOT 4 BLK 48 SPR @ 810 N Magnolia St

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

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

- c. 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 CNLR Floodplain Development Permit application to City Engineer.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. 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. Provide half of the required 60 foot right-of-way.
- o. 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.
- 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. A minimum landscape strip of 4-feet is required adjacent to the paved areas.
- 7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Emergency lighting. (Volume 1 Section 1008)
 - ii. Approved exit signs. (Volume 1 Section 1013)
 - iii. Two emergency exits (Volume 1 Section 1006)
 - b. A main electrical disconnect shall be installed outside of every building (Municipal Code Chapter 4, Article 3, Sec. 1)
- 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. Will the Townhomes have separate owners?
 - b. If so, will an entity such as an HOA be solely responsible for maintaining the private sewer service line?
 - c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

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

13. SD2026-20 Barton's Add Lot A Blk 48 SPR @ 801 N Olive St

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

1. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. 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. Provide CNLR Floodplain Development Permit application to City Engineer.
 - f. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - 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. 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. Provide half of the required 60 foot right-of-way.
- o. 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.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Landscape plan as submitted is acceptable.
- 7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. (Volume 2 Section 903.2.8)
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)

- iii. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
9. Meet the requirements of CAW, including:
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - f. Execution of Customer Owned Line Agreement is required.
 - g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - h. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
10. Meet the requirements of NLR Wastewater, including:
- a. Please provide flow projections for the proposed development. NLRW will analyze projected flow and determine whether sewer improvements will be needed for the receiving system.
 - b. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

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

14. SD2026-21 BARTONS ADDITION LOT 2 BLK 48 SPR @ 818 N Magnolia St

Mr. Thomas Pownall of Thomas Engineering was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to

the conditions, and the Committee recommended approval conditioned upon:

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for 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. 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. 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.
 - h. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
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. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
- h. Provide half of the required 60 foot right-of-way.
- i. Street improvements must be approved by City Engineer and accepted by City Council.
4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide 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.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide a buffer/screening adjacent to the dissimilar land use to the east and south as defined by Section 7.2.4: Buffers between Dissimilar Uses.
 - i. The development of a C6 zoned property adjacent to the R4 zoned property to the east and west will require a full screen as defined by Section 7.3.1. Class Full Screens.
 - ii. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
 - iii. Trees from Section 7.5, Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
 - iv. An eight (8) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. No fence, wall and/or site grading is required with evergreen trees from Table E. The opaque screen must be opaque within 4 seasons.
 - d. Landscape plans to be revised prior to the April 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. Emergency lighting. (Volume 1 Section 1008)
 - ii. Approved exit signs. (Volume 1 Section 1013)
 - iii. Two emergency exits (Volume 1 Section 1006)
 - b. A main electrical disconnect shall be installed outside of every building (Municipal Code Chapter 4, Article 3, Sec. 1)
9. Meet the requirements of CAW, including:
 - a. All Central Arkansas Water requirements in effect at the time of request for water service

must be met.

- b. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - f. Execution of Customer Owned Line Agreement is required.
 - g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - h. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
10. Meet the requirements of NLR Wastewater, including:
- a. Will the Townhomes have separate owners?
 - b. If so, will an entity such as an HOA be solely responsible for maintaining the private sewer service line?
 - c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

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

15. SD2026-22 ARGENTA LOT B BLK 43 SPR @ 701 N Olive St

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

1. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
2. Permit requirements/approvals submitted before a building permit will be issued:

- a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. 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 CNLR Floodplain Development Permit application to City Engineer.
 - 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. 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. Provide half of the required 60 foot right-of-way.
- o. 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.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Landscape plan as submitted is acceptable.
- 7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. (Volume 2 Section 903.2.8)
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iii. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
- 9. Meet the requirements of CAW, including:
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas

Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

- d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - f. Execution of Customer Owned Line Agreement is required.
 - g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - h. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
10. Meet the requirements of NLR Wastewater, including:
- a. Please provide flow projections for the proposed development. NLRW will analyze projected flow and determine whether sewer improvements will be needed for the receiving system.
 - b. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

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

16. SD2026-23 North Little Rock School Addition Lot 1R New Metal Canopy for the Existing Band Bleachers @ 201 W 22nd St

Mr. Bram Keahey of Taggart Architects 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. Meet Engineering requirements for detention.
2. Meet the requirements of the City Engineer.
3. Meet the requirements of Community Planning:
 - a. Provide the standard requirements of Zoning and Development Regulations.
4. Meet the requirements of the Screening and Landscaping ordinance.
5. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.

6. Meet the requirements of the Fire Marshal.
7. Meet the requirements of CAW.
8. Meet the requirements of NLR Wastewater.

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

17. SD2026-24 Grace Calvary Hill Missionary Baptist Church Addition Replat of Lot A into Lots 1 – 4 located in the 4820 Block of Coral St

Mr. Nick Tucker was present representing the request. Commissioner Chambers stated the applicant had met with staff and the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

- 1. Engineering requirements on detention:**
 - a. Storm water detention plan will be required during Site Plan Review process.
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 50 foot right-of-way from existing centerline of the ROW.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
- 3. 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.
- 4. 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.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Tree plantings shall be required for all new Single-family and Two-family dwellings.
 - c. One (1) tree shall be required for each lot and to be located within 10' of the front property line.
 - d. Trees shall be 2.5" caliper or greater at time of planting. Caliper shall be measured 3' above the ground surface.
 - e. Trees must be installed prior to receiving the certificate of completion for the home.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal.**
- 8. Meet the requirements of CAW, including:**
 - a. The fire department will need to evaluate this plat for if fire hydrants are required. If the fire department determines fire hydrants are required an 8" main extension with a fire hydrant will be required at the expense of the developer.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

- c. If a main extension is required please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

9. Meet the requirements of NLR Wastewater, including:

- a. Public sanitary sewer main extension is required to serve the property.
 - i. Please have a licensed engineer make formal submittal of plans to provide sewer service for the development.
- 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 (9/0/0).

18. SD2026-25 Shorter College Addition Lot 1R SPR for the addition of student housing @ 715 N Pine St

Dr. Charles Prince of Shorter College was present representing the request. Commissioner Chambers stated the applicant had met with staff and the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

1. Meet the requirements of the PUD zoning approval.

- a. Meet the requirements of Site Plan Review (SPR).
- b. Provide screening between modules 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.
- c. 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.
- d. All modules shall be placed on a permanent foundation.
- e. The orientation of the modules shall be compatible with the placement of adjacent structures.
- f. The site shall be limited to the placement of six modules.
- g. The exterior of the modules shall be finished with efis/dryvit and stone compatible with the existing dorm to the west.
- h. Maximum height shall be limited to two modules plus slanted/pitched roof.
- i. 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.
- j. There shall be a minimum separation distance from all buildings of 10-feet.
- k. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.

2. Engineering requirements on detention:

- a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)

3. Permit requirements/approvals submitted before a building permit will be issued:

- a. A signed and recorded plat must be on file with the Planning Department.
- b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
- c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
- d. Provide CNLR Stormwater Permit application to City Engineer with 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. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
- h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

4. Meet the requirements of the City Engineer, including:

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Repair or replace existing sidewalk and curb to City Engineer's standards.
- c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- d. 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.

- j. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
- k. Street improvements must be approved by City Engineer and accepted by City Council.
- 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. Plantings are to be installed as per the approved PUD zoning.
 - 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.
 - e. 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.
 - i. A minimum of 5 trees will be required adjacent to the Pine St right-of-way.
 - ii. A minimum of 5 trees will be required adjacent to the Locust St right-of-way.
 - f. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
 - g. 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.
 - h. 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.
 - i. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - j. 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.
 - k. 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.
 - l. Landscape plans to be revised prior to building permit.
- 8. Meet the following requirements concerning signage:**

- a. All signs require a permit and separate review.

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

- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
Or
 - ii. 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.
 - iii. Exterior walls and eaves shall be five feet or more from the property line or an imaginary line between buildings or shall be fire rated. (Volume 3 Table R302.1(1))

10. Meet the requirements of CAW, including:

- a. An existing 12" main runs from N. Pine St to N. Locust St. Please provide a 10' utility easement for this main and buildings will not be permitted to be built within 15' of this existing main.
- 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.

11. 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 (9/0/0).

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 (9/0/0), the meeting was adjourned at 4:45 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, May 12, 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
Rezone 2026-05

Request: a rezoning from RU, R4, R5 and R1 to I2 and to amend the Land Use Plan from Single Family to Light Industrial

Location of the Request: located South of HWY 165 (10024 – 11044 Blocks) and East of South Fiber Optic Drive (Private Drive)

Applicant/Owner: Clifton Family LLLP

Legal Description: A TRACT OF LAND IN SPANISH GRANT 2417 AND IN SECTIONS 11 AND 12, TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT 1, SPANISH LAND GRANT COMMERCIAL DISTRICT (SLGCD); THENCE ALONG THE SOUTHERLY LINE OF SLGCD S 76° 44' 03" E FOR 487.61 FEET TO A 1/2" PIPE; THENCE ALONG THE EAST LINE OF TRACT 3 OF SLGCD S 13° 15' 57" W FOR 25.70 FEET TO A 1/2" REBAR; THENCE ALONG THE SOUTHERLY LINE OF SLGCD S 76° 44' 03" E FOR 590.64 FEET TO A 5/8" REBAR; THENCE ALONG THE EAST LINE OF TRACT 5 SLGCD N 13° 16' 57" E FOR 33.37 FEET TO A 5/8" REBAR; THENCE S 77° 06' 20" E FOR 49.64 FEET TO A 1/2" REBAR; THENCE S 13° 18' 51" W FOR 1320.04 FEET TO A POINT ON THE NORMAL ORDINARY HIGH WATER LINE OF THE NORTH BANK OF THE ARKANSAS RIVER; THENCE ALONG THE MEANDER OF SAID NORMAL ORDINARY HIGH WATERLINE OF THE NORTH BANK OF THE ARKANSAS RIVER N 44° 45' 00" W FOR 1144.78 FEET; THENCE N 00° 49' 00" E FOR 722.67 FEET TO THE POINT OF BEGINNING;

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

Land Use Plan: Single Family – request includes an amendment to the Plan from Single Family to Light Industrial

Master Street Plan: HWY 165 is classified on the Master Street Plan as a Principal Arterial. There are no dedicated bikeways located in the area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2	Undeveloped
South	NA	Arkansas River Relief
East	I2	Undeveloped
West	I2	Warehouse

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

The Commission reviewed a request to rezone the site from R1, RU and R4 to R5 to allow construction of a new single family subdivision (RZ2025-22) at their September 14, 2025 meeting. The Commission did not recommend approval of the request. The applicant did not pursue taking the request on to City Council.

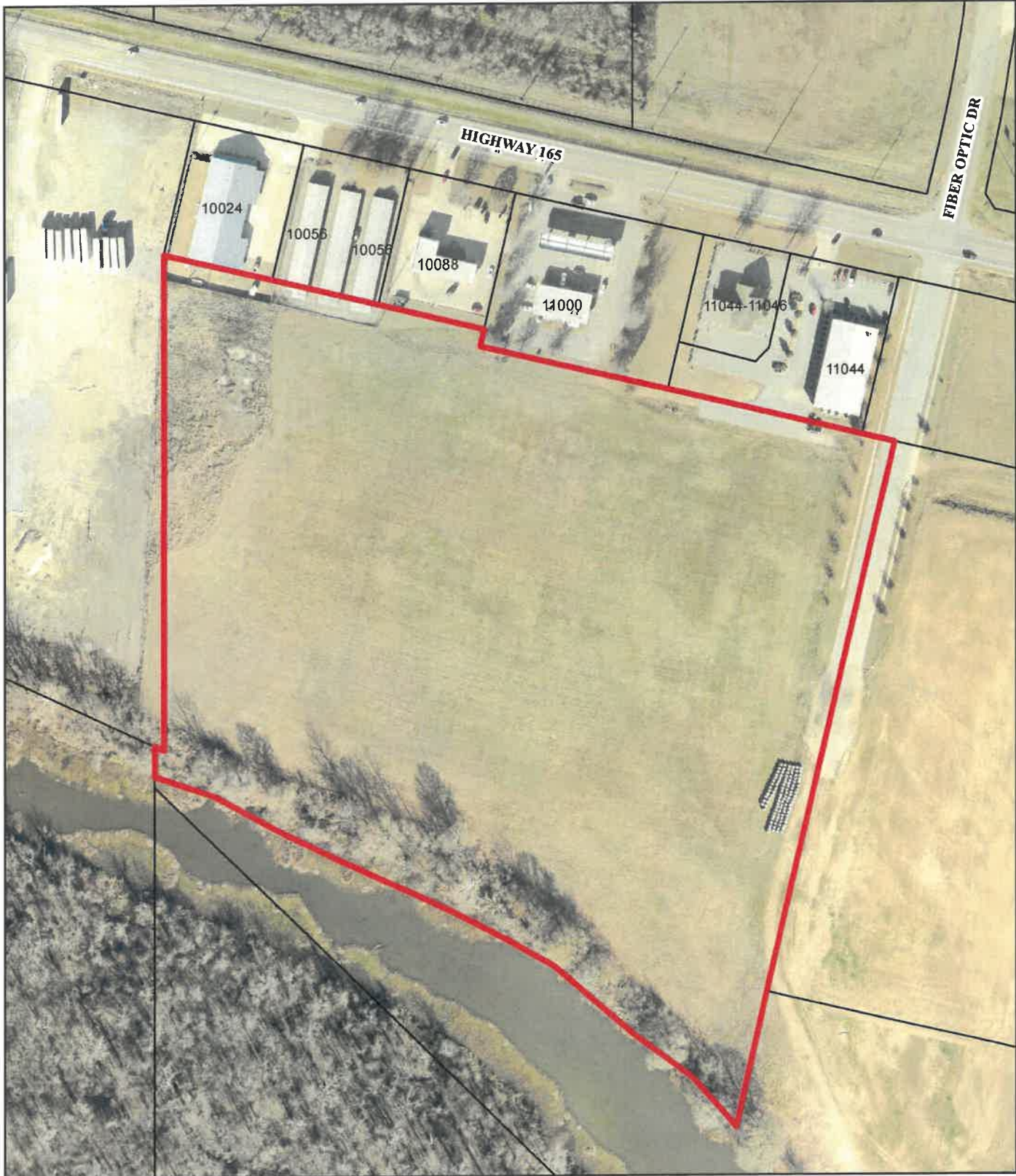
General Information:

1. **Compatible with previous actions?** The property was previously zoned I2.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal effect on the adjacent properties. The residential homes are located to the east of the proposed rezoning area with the area abutting the residential subdivision remaining zoned R1.
6. **Is the site of adequate size for the development?** The site is adequate for development.
7. **Will this set a precedent for future rezoning?** The property was previously zoned I2 and was rezoned to the residential zoning classifications to allow development of a residential development. The development did not pan out and the applicant is seeking to reinstate the industrial zoning on a portion of the previously rezoned site.
8. **Should a different zoning classification be requested?** To allow the development as proposed, warehouse, is permitted in an I2 zoning district.

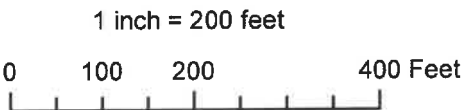
Staff Summary:

The applicant is seeking approval of a rezoning of a portion of the previously rezoned residential area to I2 to allow the development of a warehouse on the eastern portion of the property. Access to the site is proposed from 2 access points from HWY 165. The future development of the site will be reviewed by the Planning Commission via site plan review and potentially preliminary platting.

Rezone Case #2026-05



Ortho Map



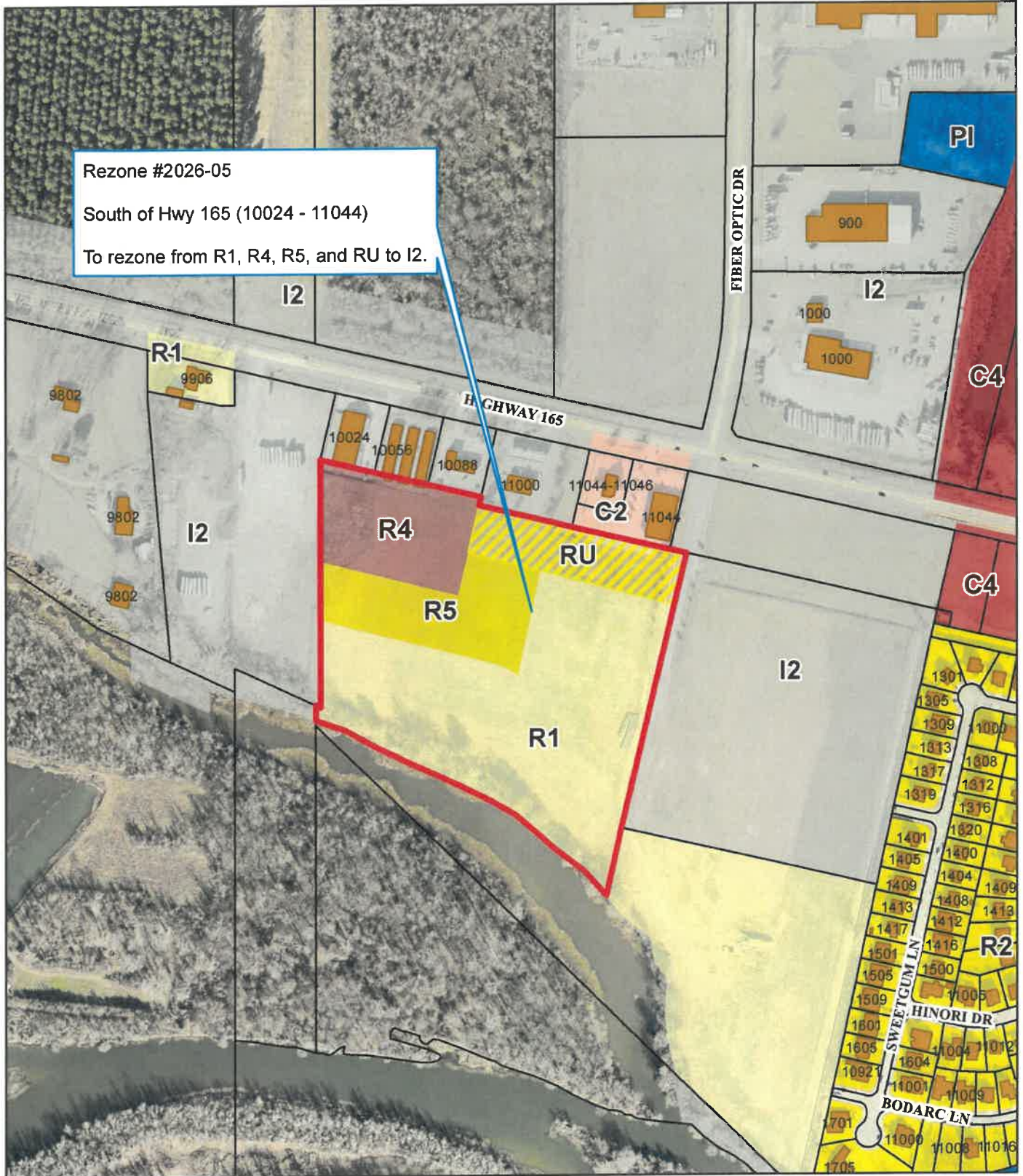
Date: 4/23/2026

Rezone Case #2026-05

Rezone #2026-05

South of Hwy 165 (10024 - 11044)

To rezone from R1, R4, R5, and RU to I2.



Zoning Map

1 inch = 400 feet

0 200 400 800 Feet

Date: 4/23/2026





MEMBER NATIONAL SOCIETY
OF PROFESSIONAL ENGINEERS

THOMAS ENGINEERING COMPANY

3810 LOCK ROAD
NORTH JACK, ARKANSAS 72116
TEL. NO. 801-758-4463

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



DATE: 4/13/26
SCALE: 1" = 200'

PREPARED BY THOMAS ENGINEERING CO.

DEVELOPMENT PLAN



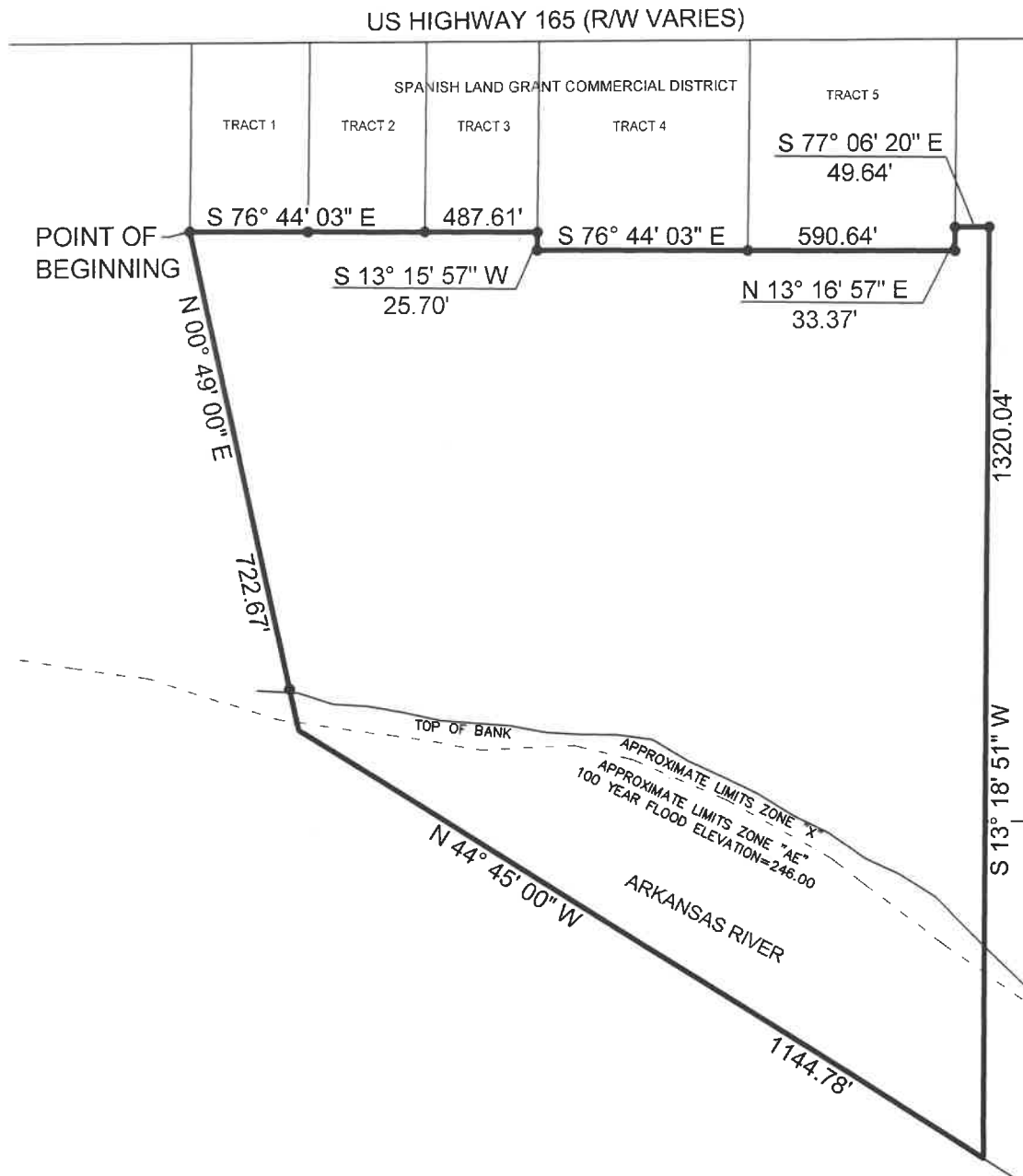
MEMBER NATIONAL SOCIETY
PROFESSIONAL ENGINEERS

THOMAS ENGINEERING COMPANY

3810 LOOKOUT ROAD
NORTH LITTLE ROCK, ARKANSAS 72116
TELE. No. 501-753-4483 FAX. 501-753-6814

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

EXHIBIT A



LEGAL DESCRIPTION:

A TRACT OF LAND IN SPANISH GRANT 2417 AND IN SECTIONS 11 AND 12, TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 1, SPANISH LAND GRANT COMMERCIAL DISTRICT (SLGCD);
THENCE ALONG THE SOUTHERLY LINE OF SLGCD S 76° 44' 03" E FOR 487.61 FEET TO A 1/2" PIPE;
THENCE ALONG THE EAST LINE OF TRACT 3 OF SLGCD S 13° 15' 57" W FOR 25.70 FEET TO A 1/2" REBAR;
THENCE ALONG THE SOUTHERLY LINE OF SLGCD S 76° 44' 03" E FOR 590.64 FEET TO A 5/8" REBAR;
THENCE ALONG THE EAST LINE OF TRACT 5 SLGCD N 13° 16' 57" E FOR 33.37 FEET TO A 5/8" REBAR;
THENCE S 77° 06' 20" E FOR 49.64 FEET TO A 1/2" REBAR;
THENCE S 13° 18' 51" W FOR 1320.04 FEET TO A POINT ON THE NORMAL ORDINARY HIGH WATER LINE OF THE NORTH BANK OF THE ARKANSAS RIVER;
THENCE ALONG THE MEANDER OF SAID NORMAL ORDINARY HIGH WATERLINE OF THE NORTH BANK OF THE ARKANSAS RIVER N 44° 45' 00" W FOR 1144.78 FEET;
THENCE N 00° 49' 00" E FOR 722.67 FEET TO THE POINT OF BEGINNING;

Item #2
Conditional Use # 2026-05

Request: a Conditional Use to allow the sale of tires

Location of the Request: @ 2401 HWY 161

Legal Description: Part of the NE ¼ of Section 29, T-2-N, R-11-W Pulaski County, AR beginning at a point 622.05 feet East 401.28 North of the center of Section 29, then East 1530 feet to a point, then East 414 feet to the West right of way line of Jacksonville Pike HWY US 67; thence Northwesterly along the West right of way line 121.03 feet to a point, thence West 372 feet to a point thence South 94.05 feet to the point of beginning.

Applicant: Janet Romero

Owner: Clifton Family LLLP

Site Characteristics: The site contains a building which is being used for the sale and installation of tire accessories plus tires and rims. There is a mixture of uses in the area including restaurants, retail and lodging.

Master Street Plan: US HWY 161 is classified on the Master Street Plan as an arterial. There are no dedicated bikeways located in the area.

Land Use: Community Shopping

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Warehouse
South	C3 & C4	Industrial Equipment Rental, Sales, Repair
East	C3	McDonalds – Dollar General
West	I2	Mobile storage container rental

General Information:

1. **Compatible with previous actions?** Tire sales have been approved in C4 zoning districts 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 so the Special Use to allow tire sales.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** If managed appropriately there should be no effect on the 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?** A Conditional Use is the appropriate avenue to allow tire sales in a C4 zoning district.
8. **Should a different zoning classification be requested?** A Conditional Use is the appropriate request to allow a tire shop in a C4 zoning district.

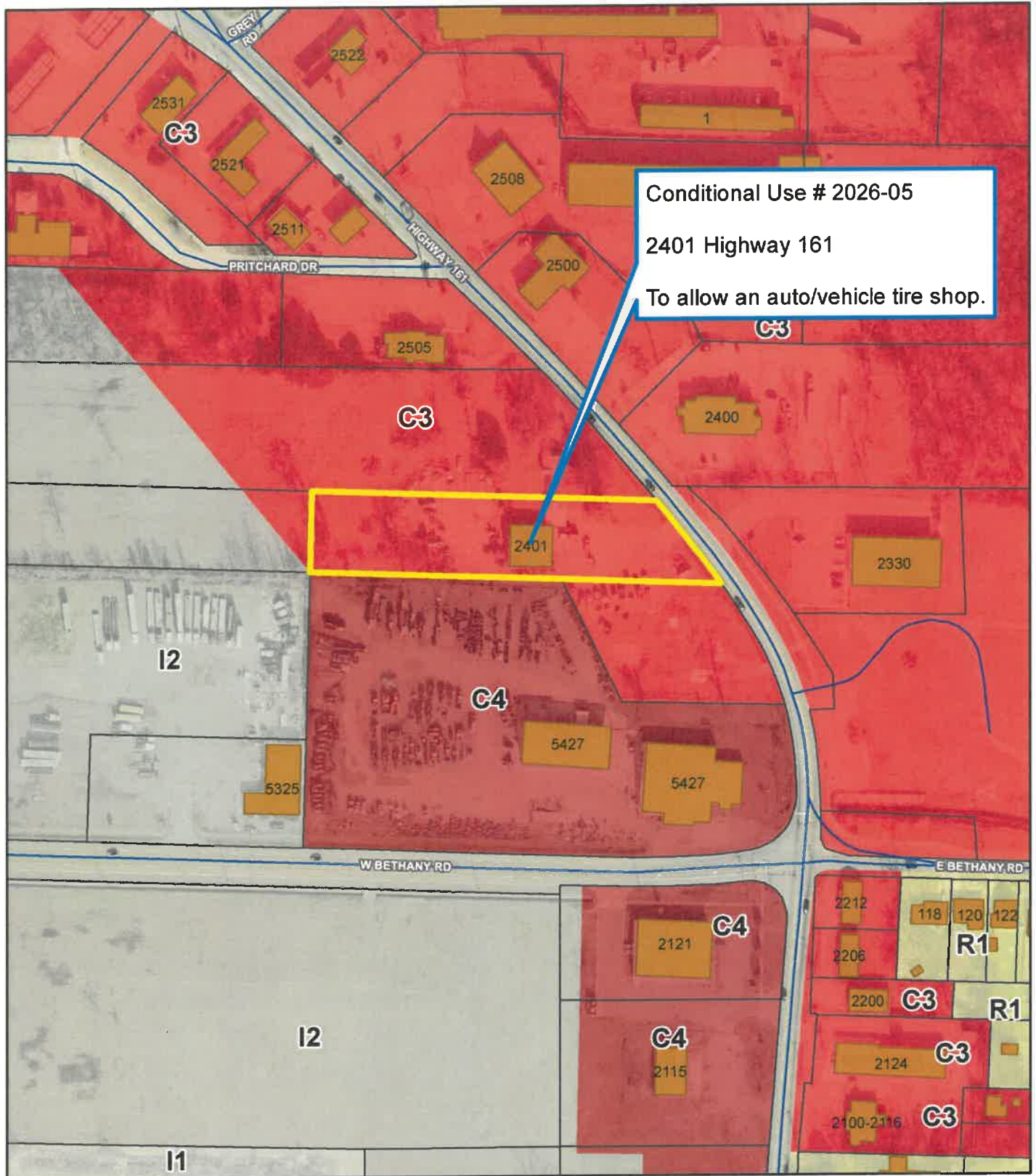
Staff Summary:

The applicant is requesting a conditional use for tires sales in a C4 zoning district. The site was formerly an auto repair shop. The applicant states at the time they applied for the business license they were unaware tire sales was not an accessory item and felt the sale of tires was complimentary to their business model. Staff feels provided the conditions below are followed the use as tire sales is appropriate from this location.

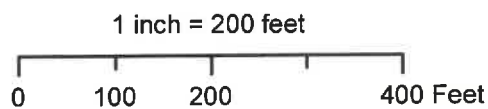
Conditions to Consider:

1. Hours of operation 7 am to 7 pm seven days per week.
2. Store tires in a dry securable area of the primary structure. No outside open-air storage of tires.
3. Up to 30 tires for sale may be displayed outside under a non-permeable cover during business hours. This is considered temporary tire storage. Tires shall be kept neat and organized, preferably in metal racks. Temporary outside displayed tires for sale shall be kept a maximum of 10 feet from the primary structure.
4. Isolate tires from other stored materials that may create hazardous products if there is a fire, including, but not limited to, lead acid batteries, fuel tanks, solvent barrels, and pesticide containers.
5. Store no more than 100 tires per 1,500 square feet of inside storage space.
6. Tire retailers should schedule regular pick-up of tires by a licensed carrier to avoid excessive amounts of tires stored on the property.
7. Tire replacement is only to take place inside the building.
8. No auto repair other than those associated with removal/replacement of tires is permitted.
9. No outdoor PA/music permitted.
10. Applicant must meet all applicable Federal, State, County and City requirements.
11. Business license to be issued after Planning Staff confirmation of requirements.
12. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Conditional Use # 2026-05



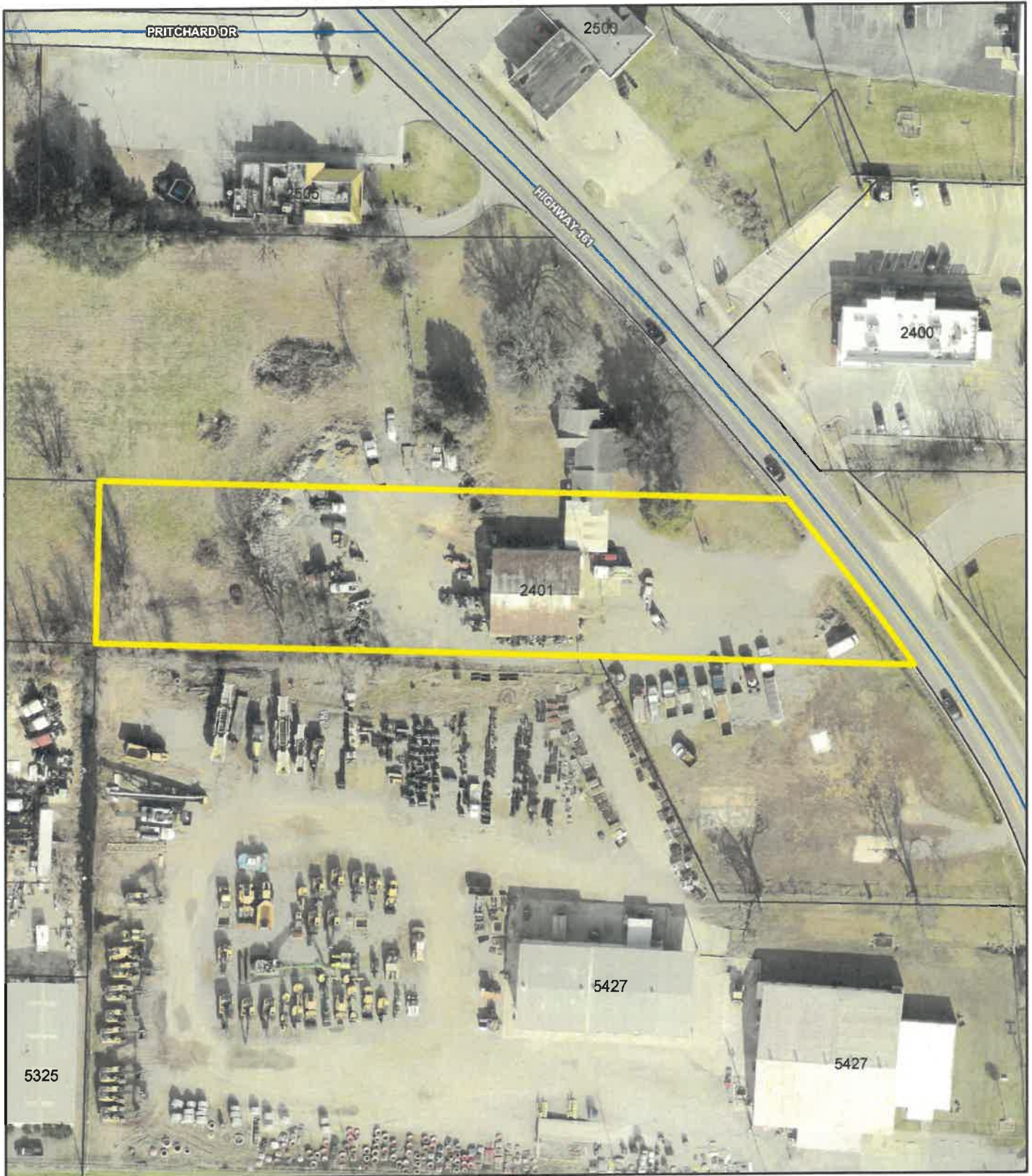
Zoning Map



Date: 4/23/2026

Map is not to survey accuracy

Conditional Use # 2026-05



Ortho Map

1 inch = 100 feet

0 50 100 200 Feet



Date: 4/23/2026

Map is not to survey accuracy

Clifton Warehouse Leasing, LLC
Office: 3908 E. Broadway
North Little Rock, AR 72114
Fax 501-791-9543
Mailing: 1000 Cherry Hill Drive
NLR, AR. 72116
Bobby 501-960-9086 Norman 501-681-9816

April 15, 2026

RE: 2401 Hwy. 161 NLR AR 72117

To whom it may concern:

I, Norman Clifton, Operating Manager, of the Clifton Warehouse Leasing LLC authorize Janet Romero of Woody's Wheels & Accessories to apply for a rezoning/special use or conditional use permit to operate her business at the above stated location.

Thank you



Norman E. Clifton



4-15-26

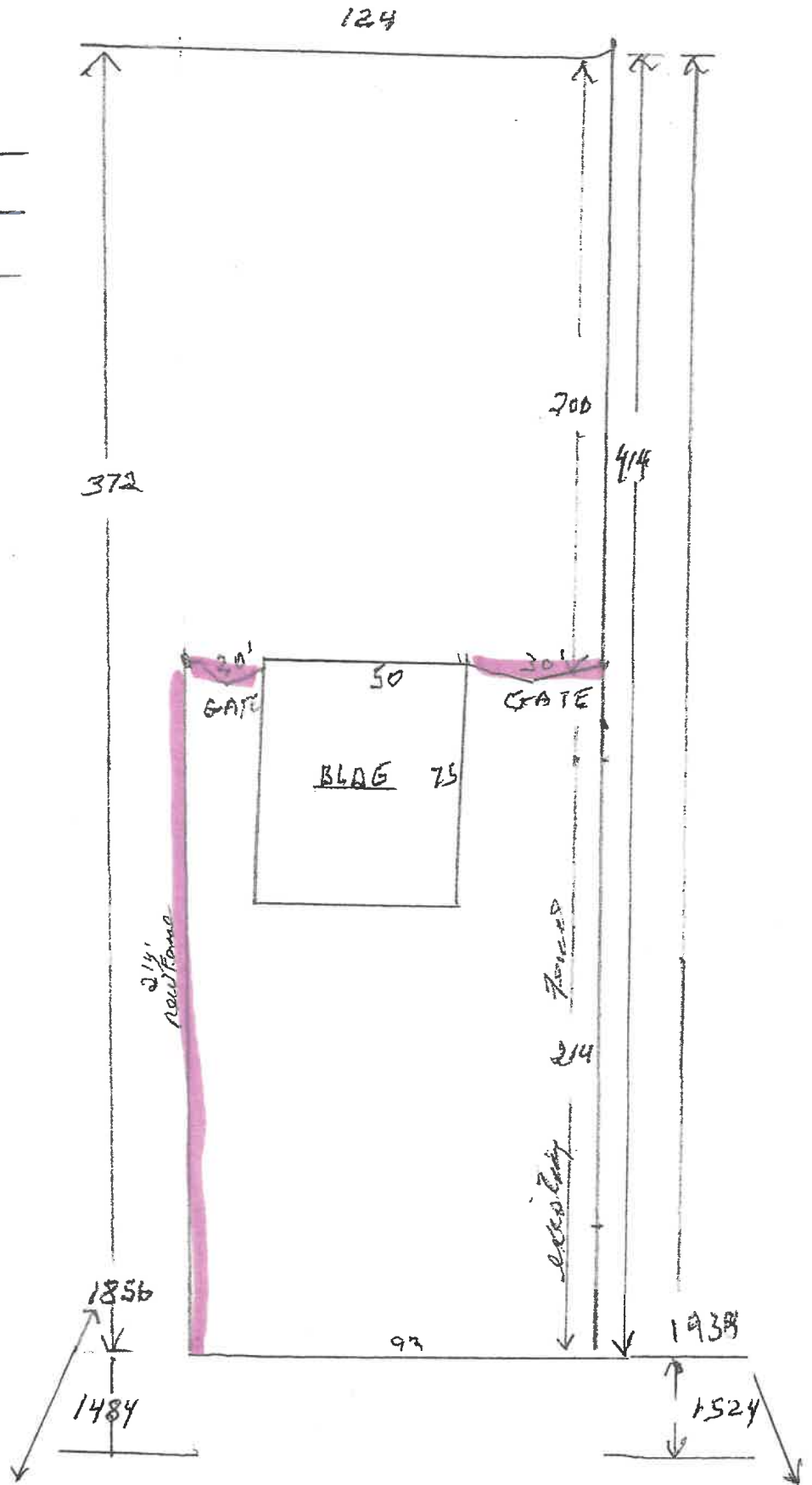
2401 HWAY 161

$\frac{1}{2}'' = 20'$

Lot 4 Block D

D.E. WATSON S/D

City of NLR



NLR Zoning and Landuse

Data Current as of 12/17/2025

Legend

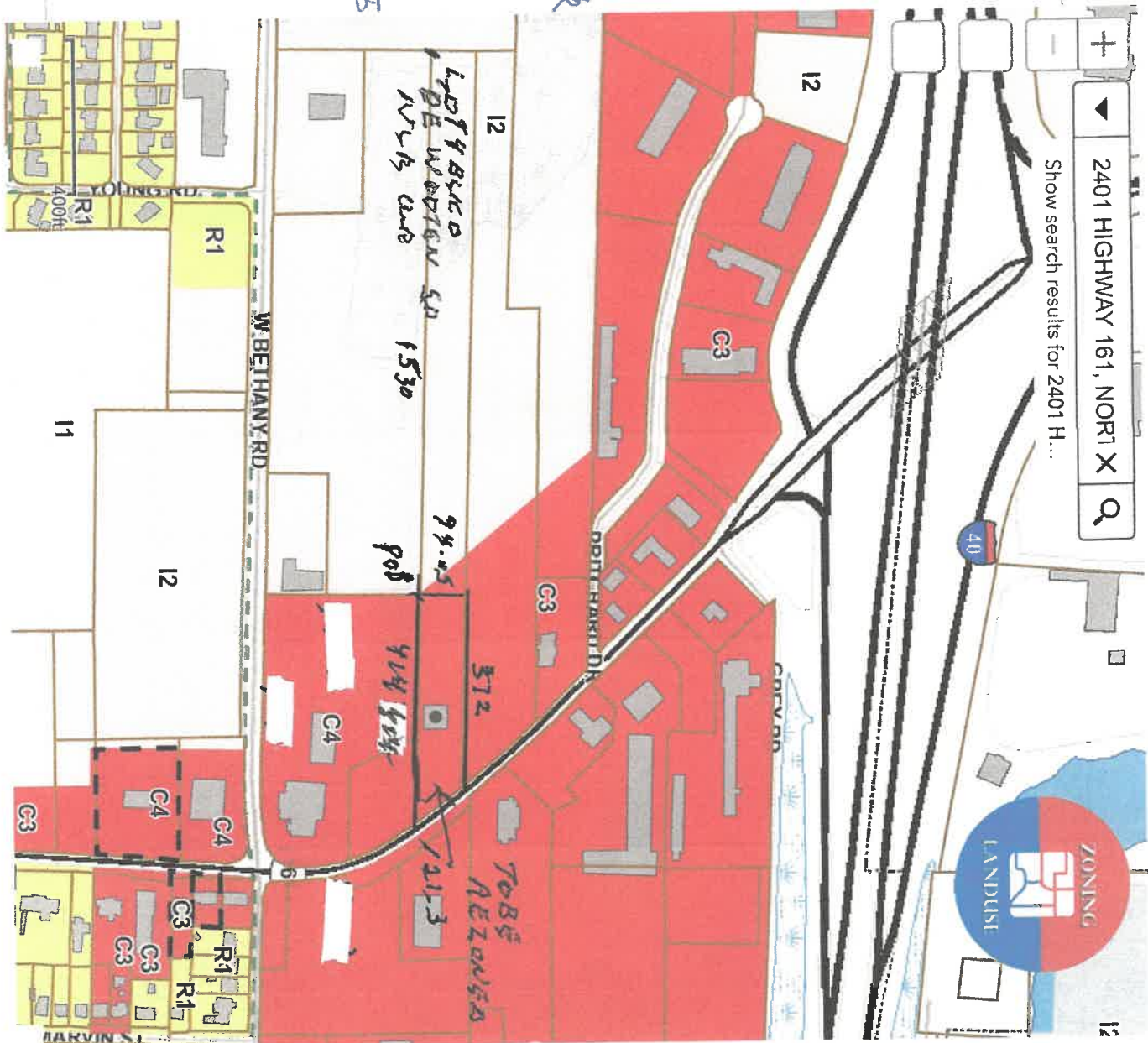
CU Property

17

Operational layers - Parcels

NLRZoning - Zoning

R0 Part of the NE $\frac{1}{4}$ of
R1 Section 29 T-2-N/R-11-W ^{Black}
Beginning at a point 122.05 ft. ^{center}
R2 East 461.28 North of the
R3 Center of Section 29, then
R4 East 1530 ft to a point, then
R5 East 414 ft. to the West Row line
R6 of Jackson Hills Hwy. 15 67';
PUD Thence Northwesterly along the
Rt1 West Row line 121.03 ft to
C1 A point, thence West 372 ft to
C2 A point, thence South 94.05 ft to
C3 the point of beginning.



Item #3
Special Use # 2026-13

Request: a Special Use to allow auto sales in a C4 zoning district

Location of the Request: @ 2001 E Broadway, NLR, AR

Applicant: Diamonds Thomas

Owner: Keystone LLC

Legal Description: Lot 7 Block 12 Washington Avenue Addition to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The site is a 6,000 square foot lot with a small building to be used as an office. The lot proposed for vehicle sales is unpaved.

Land Use: Trade Fair

Master Street Plan: E Broadway is classified 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	Testing Laboratory
South	C4	Auto Sales
East	C4	Auto Repair
West	C4	Vacant Commercial Building

General Information:

1. **Compatible with previous actions?** The site was previously approved for auto sales by City Council. There are a number of vehicle sales lots on E. Broadway St.
2. **Neighborhood Position/Comment?** None at time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities with the approval of auto sales at this site.
4. **Legal Consideration/Reasonableness?** Request is reasonable
5. **Will the approval have a stabilizing effect on surrounding properties?** Minimal. The surrounding area already consists of several currently being used for auto sales.
6. **Is the site of adequate size for the development?** The lot is very small for a commercial use. Only 5 automobiles for sale would be allowed on the site at one time.
7. **Will this set a precedent for future rezoning?** There are presently several Conditional Use request which have been approved for auto sales along E. Broadway.
8. **Should a different zoning classification be requested?** A Conditional Use is the appropriate request to allow auto sales in a C4 zoning district.

Background: In 2017, Planning Commission recommended approval for a Conditional Use request for auto sales. The applicant did not received a City Council sponsor so the request did not move forward. Ordinance No. 9285 adopted by the North Little Rock City Council on September 14, 2020 approved a Conditional Use to allow auto sales at this location. The Ordinance was later repealed by Ordinance 9476, adopted June 13, 2022, due to the applicant's failure to obtaining a business license from the City within one-year from the date of approval of the ordinance granting the Conditional Use as required by Ordinance.

Staff Summary:

The applicant is requesting a Special Use to allow auto sales in a C4 zoning district. The site is small and the areas proposed for vehicle display is not currently paved. There are a number of vehicle sales businesses located along E. Broadway and in the surrounding area.

Conditions to Consider:

1. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. Based on the current open area a maximum of 5 vehicles are allowed.
2. A six (6) foot opaque privacy fence or a solid masonry wall shall be required when automobile/vehicle outdoor sales or leasing lot abuts a residential use or zoning district. Fences or walls shall not extend beyond the front building line of the abutting residential use or zoning district.
3. Fences shall not be allowed in the front yard of an automobile/vehicle outdoor sales or leasing lot, except as otherwise required by separate regulation.
4. Existing fences located in the front yard of an automobile/vehicle outdoor sales or leasing lot shall be removed, unless required when adjacent to residential use.
5. Automobile/vehicle outdoor sales or leasing lots shall not utilize barbed wire or razor wire. Any existing barbed wire or razor wire shall be removed.
6. All exterior automobile/vehicle outdoor sales or leasing lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential use or zoning district.
7. Sales or lease vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the Standards of Article 6 and approved by the City Engineer. Sale or lease vehicles shall not be displayed on grass or gravel surfaces.
8. Automobile/vehicle outdoor sales or leasing lots and any structures located on the lot shall meet all applicable City, County, State and Federal requirements and codes.
9. All signage shall meet the requirements of Article 14, Signs of the Zoning Ordinance.
10. Sale vehicles shall be secured after business hours and shall not be used as storage.
11. No inoperable or wrecked vehicles shall be stored or sold from the sales lot nor any vehicle parts as are defined under the Chapter 8 of the North Little Rock Code, Property Maintenance and Nuisance Abatement Code.
12. Vehicle sales lot shall be maintained at all times.
13. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.

14. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Special Use and/or removal of electric power meter.

Special Use #2026-13



Ortho Map

Date: 4/23/2026

1 inch = 30 feet

0 15 30 60 Feet



Not an actual survey

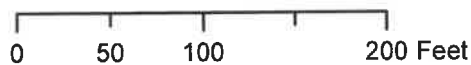
Special Use #2026-13



Zoning Map

Date: 4/23/2026

1 inch = 100 feet



Not an actual survey

Monday - 8:00 - 6:00

Tuesday - 8:00 - 6:00

Wednesday - 8:00 - 6:00

Thursday - 8:00 - 6:00

Friday - 8:00 - 6:00

Saturday - 9:00 - 6:00

Sunday - Closed

- I will have 25-30 cars
at my lot

- I currently don't have no
employees, but in the future
I will.

- Diamonds Thomas

* property line

Family's
Auto



entrance

Car Lot

N Hemlock St

office
door
entrance

N Buckeye St

Property
line

E Broadway St

Pierre Grimes
501-777-2145

Eric James
501-626-4184

Item #4**SD2026-24 MO Pacific Rail Road SPR @ 800 Pike Avenue**

1. Engineering requirements on detention:

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

2. Permit requirements/approvals submitted before a building permit will be issued:

- a. A signed and recorded plat must be on file with the Planning Department.
- b. 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. Provide CNLR Stormwater Permit application to City Engineer with erosion control plan in accordance with CNLR Best Management Practices (BMP) Manual.
- d. 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.
- e. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- f. 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.

4. 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.
- 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.
 - b. 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. 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 including:
 - i. A Group F-1 fire area exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. Buildings exceeding 24,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4)
- 9. Meet the requirements of CAW, including:**
 - a. The existing 8" waterline under the proposed addition will need to be relocated. Relocation will require CAW and ADH approval.
 - 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. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - g. Execution of Customer Owned Line Agreement is required
 - h. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water

(CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

- i. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

10. Meet the requirements of NLR Wastewater, including:

- a. Please state intended use of proposed addition.
- b. Proposed addition will be required to connect to existing private sanitary sewer service line within the property boundaries.
- c. Any expansion of UPRR must fall within the parameters of their existing pretreatment permit. If they are unable to meet the current parameters with the expansion, they must complete a new wastewater survey as well as a new permit application to have their permit re-evaluated and, if warranted, reissued. Please submit new discharge flow diagrams to John Noel, North Little Rock Wastewater Pretreatment Department at jnoel@nlrwu.com
- d. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

Item #5

SD2026-27 Riverbend on the Arkansas Replat Lot 7RRR and 8RR @ 11574 Crystal Bay Circle

- 1. Engineering requirements on detention:**
 - a. Storm water detention plan will be required during Site Plan Review process.
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 40 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
- 3. 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.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Crystal Bay Circle is indicated as a private access and utility easement. Private streets are to be constructed to public street standard.
 - b. Repair or replace any broken curb, gutter or sidewalk located in the public right of way with the development of the site.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Tree plantings shall be required for all new Single-family and Two-family dwellings.
 - c. One (1) tree shall be required for each lot and to be located within 10' of the front property line.
 - d. Trees shall be 2.5" caliper or greater at time of planting. Caliper shall be measured 3' above the ground surface.
 - e. Trees must be installed prior to receiving the certificate of completion for the home.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal.**
- 8. Meet the requirements of CAW, including:**
 - a. NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.



VICINITY MAP

CERTIFICATE OF FINAL PLAT APPROVAL:

PURSUANT TO THE NORTH LITTLE ROCK SUBDIVISION AND DEVELOPMENT CODE, THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE NORTH LITTLE ROCK PLANNING BOARD, ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN MET. THIS CERTIFICATION IS HEREBY ACCEPTED AND THIS CERTIFICATION EXECUTED UNDER THE AUTHORITY OF SAID CODE.

DATE OF EXECUTION

SHAWN BRENCER
NORTH LITTLE ROCK PLANNING DIRECTOR

CERTIFICATE OF OWNERS:

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION

BOB OSBOURNE
HERITAGE PARK CIRCLE
NORTH LITTLE ROCK, AR 72118

SOURCE OF TITLE: D.R.

PAGE
INSTRUMENT NO. 2023 022486

CERTIFICATE OF SURVEYING ACCURACY:

I, T.R. BOND, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE

T.R. BOND
REGISTERED LAND SURVEYOR
NO. 28 ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY:

I, THOMAS R. BOND, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION CODE HAVE BEEN COMPLIED WITH.

DATE

THOMAS R. BOND
REGISTERED PROFESSIONAL ENGINEER
NO. 2219 ARKANSAS

LOTS 7RRR & 8RR A REPLAT OF LOT 7RR

RIVERBEND ON THE ARKANSAS

NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

SCALE

1" = 40'

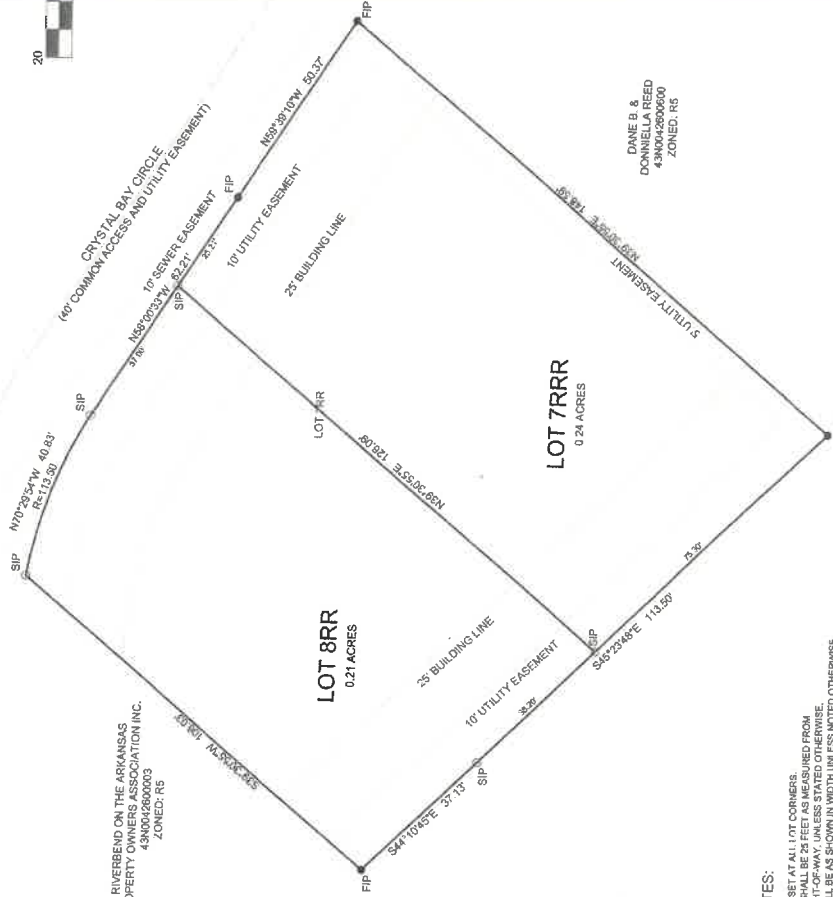
DATE: MAY 17, 2024

SHEET

1 OF 1



NORTH



RIVERBEND ON THE ARKANSAS
PROPERTY OWNERS ASSOCIATION INC.
4000 WILSON ROAD
ZONED: RS

DANIE B. &
DONNELLA REED
4000 WILSON ROAD
ZONED: RS

LEGAL DESCRIPTION:

REPLAT OF LOT 7RR, RIVERBEND ON THE ARKANSAS, NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AS RECORDED AS DOCUMENT NO. 2023 022486 IN THE RECORDS OF THE PULASKI COUNTY CLERK'S OFFICE.

BASIS OF BEARINGS: PREVIOUS SURVEY

FLOOD STATEMENT:

FIRM FLOOD INSURANCE RATE MAP PANEL 15014S 0206 D (EFFECTIVE DATE: JULY 6, 2015) INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- STREET CENTERLINE
- FOUND IRON PIN
- SET IRON PIN

CERTIFICATE OF RECORDING:

GENERAL NOTES:

- 1.) IRON PINS TO BE SET AT ALL LOT CORNERS.
- 2.) DIMENSIONS SHALL BE 25 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY UNLESS NOTED OTHERWISE.
- 3.) EASEMENTS SHALL BE AS SHOWN IN NOTES UNLESS NOTED OTHERWISE.
- 4.) WATER SERVICE SUPPLIED BY CENTRAL ARKANSAS WATER AND SEWER SERVICE.
- 5.) THIS PLAT IS THE PROPERTY OF THE NORTH LITTLE ROCK PLANNING BOARD.
- 6.) NO CHANGES IN THIS PLAT ARE PERMITTED WITHOUT APPROVAL OF NORTH LITTLE ROCK PLANNING COMMISSION.

IRON PINS SET = 1/2" REBAR

JOB NO. 8844

DRAWN BY: TB

FILE NO.

BOND CONSULTING ENGINEERS, INC.

2801 T. P. White Drive
Little Rock, AR 72205
Phone: (501) 581-1341 Fax: (501) 581-1348
www.bondconsulting.com

Prepared For:

Bob Osborne
11511 Crystal Bay Circle
North Little Rock, AR 72113

Item #6

SD2026-28 Pike Plaza Shopping Center Replat and SPR for Church's Chicken @ 2619 Pike Avenue

- 1. Provide a plat drawing indicating both of the proposed lots along with any dedicated easements.**
- 2. Engineering requirements on detention:**
 - a. Storm water detention plan not required as there is no increase of or a reduction of impervious surface.
- 3. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 80 foot right-of-way on Pike Avenue.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR 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. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS

or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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.

6. 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.

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. 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 minimal landscape and buffer ordinance requirements.
- c. **Planting plan as submitted is acceptable.**
 - i. **Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.**
- d. **Landscape plan to be revised prior to the May 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. Provide a fire safety and evacuation plan (Volume 1 Section 403, 404)
 - ii. Type A-2 occupancies with an occupant load of 100 or more require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - iii. Shall have 20' wide Fire Apparatus access road to within 150' of any portion of the building that will support 85,000 lbs. (Volume 1 Section 503.1.1, NLR Ordinance 9267)
 - iv. Fire Apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (Volume 1 Section 503.2.1)
 - v. Where there is a divided entrance each lane shall be a minimum of 15 feet clear. (Volume 1 Section 503.2.1.1)

- 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)

11. Meet the requirements of CAW, including:

- a. Provide a 10' utility easement along Pike Avenue for the existing 8" water main along Pike Avenue.
- 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. 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 sanitary sewer main extension is required to serve the property.
- b. Grease interceptor will be required for development.
 - i. Please submit plumbing plans including fixture units for calculation of grease interceptor.
- c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.



GRAPHIC SCALE IN FEET

WINGSCAPE NOTES:

- [illegible]

of North & Little Rock - Code of Ordinances

Child's Chlamydia - Zoned: C-3 - Commercial Sampling District

[illegible]

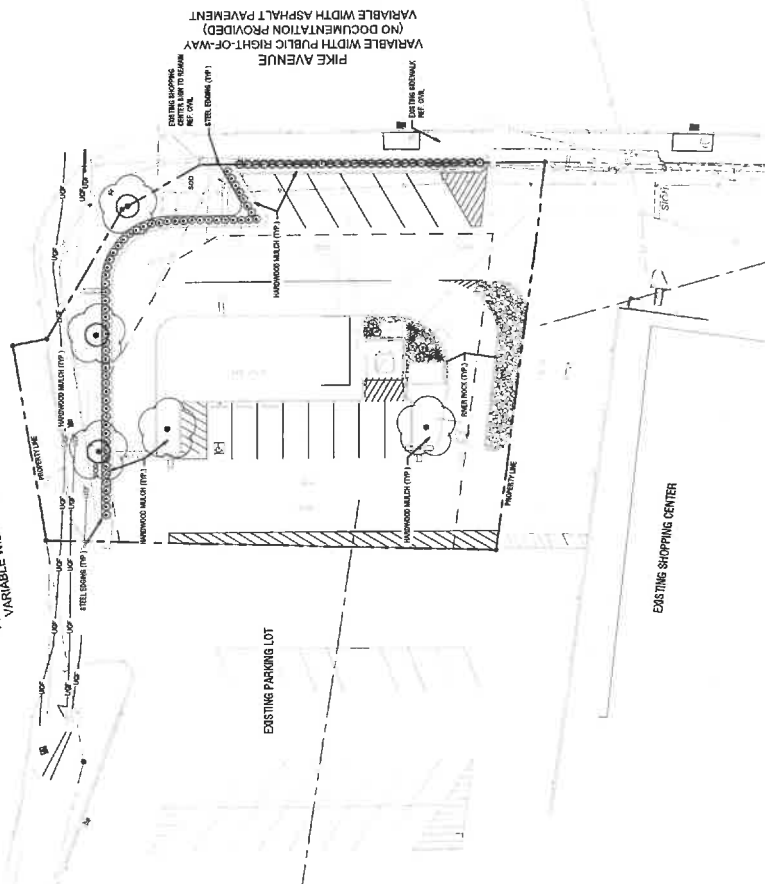
● **RESEARCH** | 101

- TBMM SETNAB IN CONCRETE
 NORTHING 132657.24
 EASTING 1226410.22
 ELEV. = 264.48'

811

811 Know what's below. Call before you dig.

if you don't know me



SYMBOL		CODE	QTY	BOTANICAL / COMMON NAME		ROOT	CAL	SIZE	REMARKS
TREES									
		OC	5	QUERCUS COCCINEA / SCARLET OAK		8-10	3" CAL	15 - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
SYMBOL		CODE	QTY	BOTANICAL / COMMON NAME		ROOT	SIZE	SPACING	REMARKS
SHRUBS									
		IN	10	RUBUS VICTORIANUS / NAUJA / THINER / NAUJA		CONT.	18" HT	20" D.C.	FULL AND MATCHING
		U	20	RUBUS CRISTATUS / THIN / PINEAPPLE / JAPANESE / RUBY		CONT.	18" HT.	18" D.C.	FULL AND MATCHING
		AK	4	HEDERA GLOIOSA / GOLDENROD / VANDERBORG / JAPANESE		CONT	15-18" HT	20" D.C.	FULL AND MATCHING
		HP	8	HEDERA GLOIOSA / PINEAPPLE / GOLDENROD / VANDERBORG		CONT	15-18" HT	20" D.C.	FULL AND MATCHING
SYMBOL		CODE	QTY	BOTANICAL / COMMON NAME		ROOT	SIZE	SPACING	REMARKS
AGGREGATE									
		IR	750 BF	RUBUS NAUJA / NAUJA / NAUJA / NAUJA		NAUJA	NAUJA	NAUJA	7' X 7' COBBLE SIZE, LOCALLY SOURCED
TURFGRASSES									
		3000	1,500 BF	TURFGRASS / TURFGRASS / TURFGRASS / TURFGRASS		NAUJA	NAUJA	NAUJA	NAUJA / NAUJA / NAUJA / NAUJA

Item #7
Rezone 2026-04

Request: May Shale Hill Addition rezoning from C3 to R4 and to amend the Land Use Plan from Commercial to Residential

Location of the Request: located @ 6820 Crystal Hill Road

Applicant: Thomas Pownall, Thomas Engineering

Owner: Maly Shale Hill LLC

Legal Description: Proposed Lots 1 - 4 Maly Shale Hill Addition to the City of North Little Rock, Pulaski CO, AR

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

Land Use: Community Shopping

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

Surrounding Zoning and Uses

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

Background:

The Commission reviewed a request for a Special Use to allow the continuation of grading of the site for future development at their February 10, 2026 public hearing. The item was not forwarded to City Council for a final hearing. The site development plan was originally approved by the Planning Commission on November 8, 2022 (SD2022-69). Approval of a Conditional Use (CU2022-12) for a large scale recreational facility was also provided by NLR City Council on December 12, 2022 with the adoption of Ordinance No. 9526.

The site has been graded over the past several years with the original intention of constructing a large-scale recreation center. The material excavated from the site was sold as fill material to other construction projects being developed in the area. Due to market changes, the recreation center construction has not and will not begin. The February 2026 proposal was for the applicant, with approval of a Special Use, to continue grading the site for future development. The plans included stabilization of areas of previous cuts and fills. The site plan included projected building areas and projected parking areas as justification for the proposed grading. Portions of the storm drainage were previously installed and a detention basin is currently in use.

General Information:

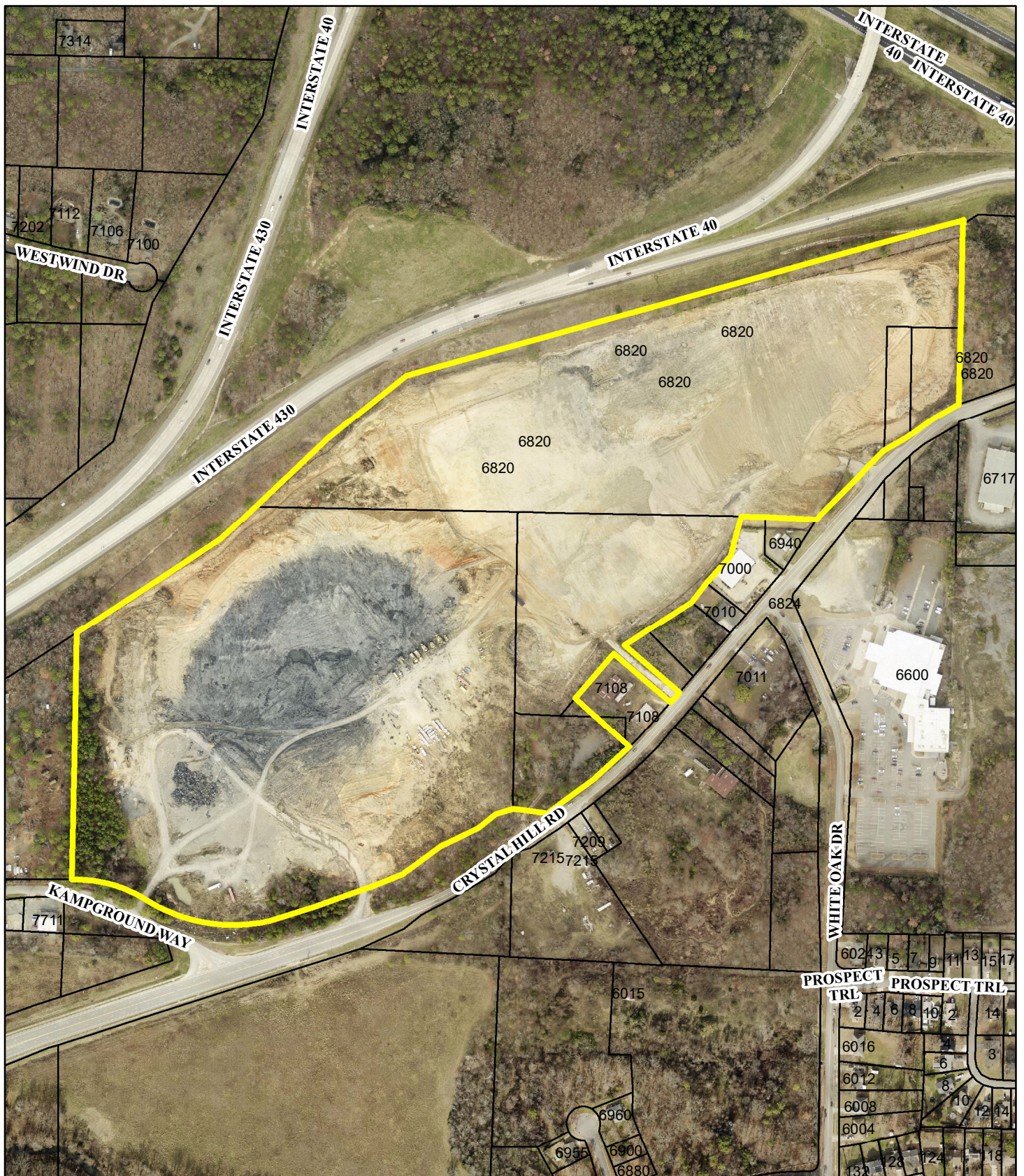
1. **Compatible with previous actions?** The area is primarily a commercial and industrial area.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** The effect on public service and utilities has not been determined.
4. **Legal Consideration/Reasonableness?** The request to allow this density of multi-family is a concern of staff.
5. **Will the approval have a stabilizing effect on surrounding properties?** To allow the site to develop entirely as multi-family may have a negative effect on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is adequate for development but may be more appropriately developed with a mixed use development and not with four lots of intense multi-family housing.
7. **Will this set a precedent for future rezoning?** There is a potential for setting a precedent for future rezoning requests.
8. **Should a different zoning classification be requested?** To allow the development as proposed requires a rezoning to R4.

Staff Summary:

The applicant is seeking approval to rezone the site from the current C3 zoning district to R4. The applicant is requesting via a separate application a preliminary plat, Lots 1 – 4, and site plan review to allow the development of 2 of the proposed 4 lots with multi-family. Lot 2 is proposed with 21 townhomes and Lot 4 with 4 buildings of multi-family, each building containing 96 units. The notes indicate the future development of Lot 1 will be with 4 buildings each containing 96 units and Lot 3 with 4 buildings each containing 96 units. (a total of 1,557 units – 64.77 acres – 24 units per acre)

The request is also to amend the Land Use Plan from Commercial to Residential. The site is currently indicated as Community Shopping on the Plan. The applicant is seeking to change the classification to Multi Family.

Rezone Case #2026-04



Ortho Map

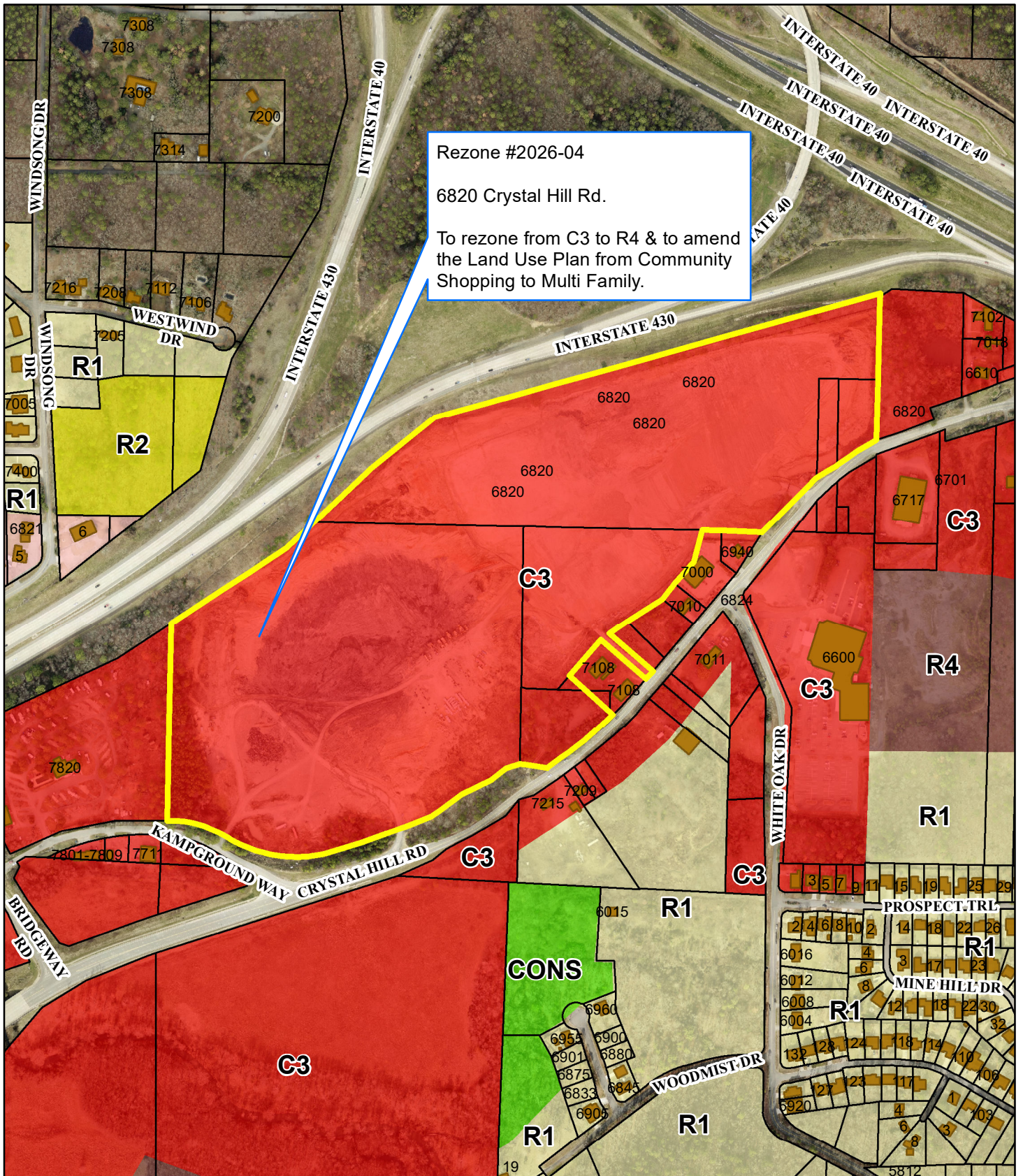
1 inch = 400 feet

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Date: 5/4/2026

Rezone Case #2026-04



Zoning Map

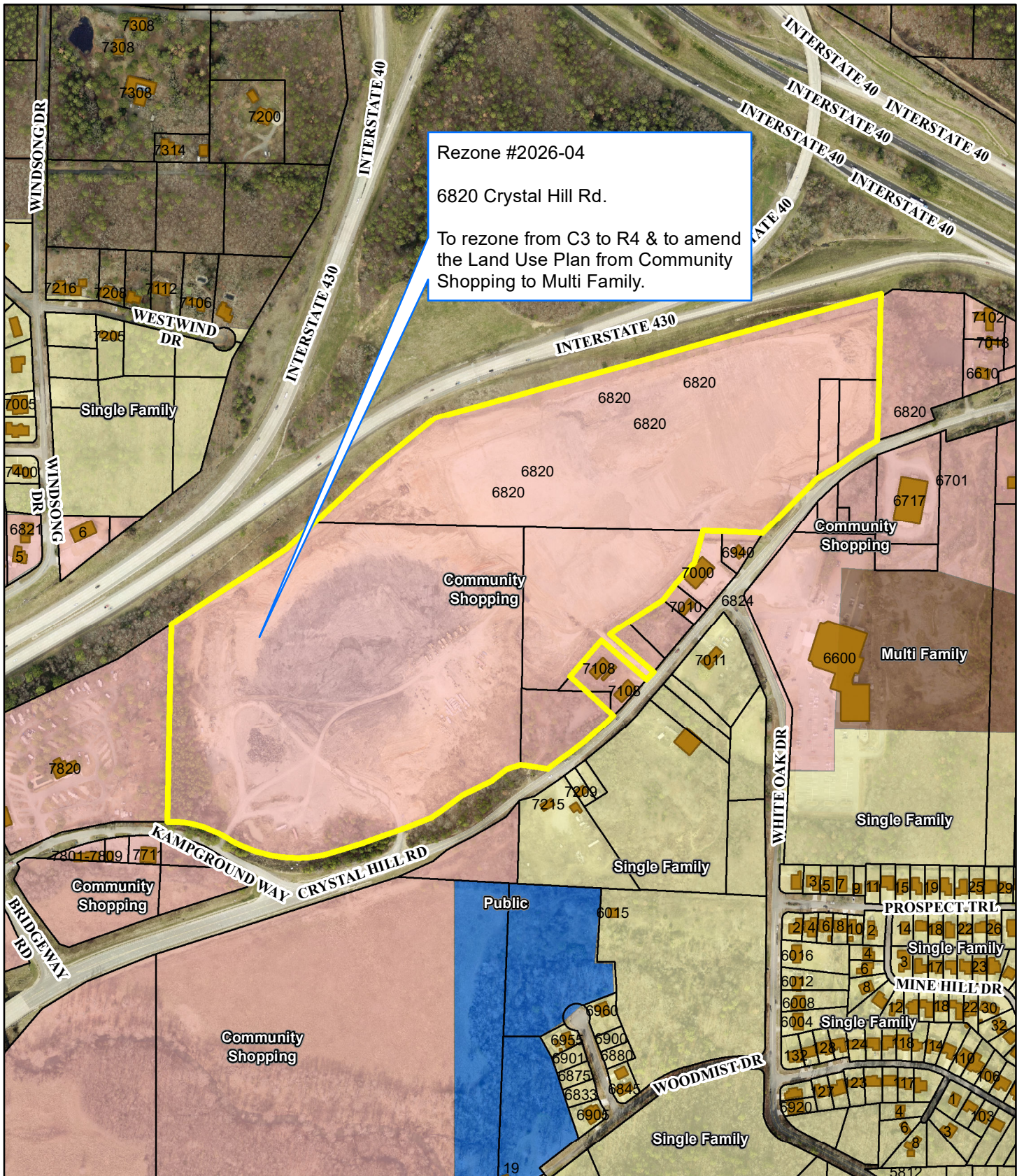
1 inch = 500 feet

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Date: 5/4/2026



Rezone Case #2026-04



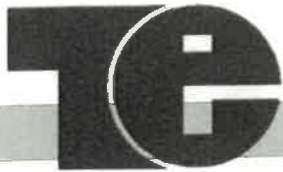
Land Use Map

1 inch = 500 feet

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Date: 5/4/2026





THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

(501)753-4463

March 31, 2026

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

RE: Lots 1-4,
Maly Shale Hill Addition
Preliminary Plat, Site Plan Review and Rezoning
6820 Crystal Hill Road, North Little Rock, AR 72118

Dear Mrs. James:

Please accept this letter to serve as our application for the above reference submittal. We wish to be placed on May 12th, 2026 Planning Commission Meeting Agenda. This site was originally approved by the Planning Commission on November 8th, 2022 (SD2022-69). The site has been graded over the past years with the original intention of constructing a large-scale recreation center. Due to market changes, the owner decided to develop the lot differently than the previous submission. As part of the previous submission, a Hillside Cut Permit was granted. We request this Hillside Cut Permit continue with this property.

We are applying for replating these lots into Lot 1-4, Maly Share Hill Addition. We are also submitting a Site Plan Review showing a proposed development of 21 townhomes in Lot 2 and 4 multifamily residential buildings in lot 4. Lot 1 and Lot 3 are proposed for future development, and we will submit a separate site plan review for this future development.

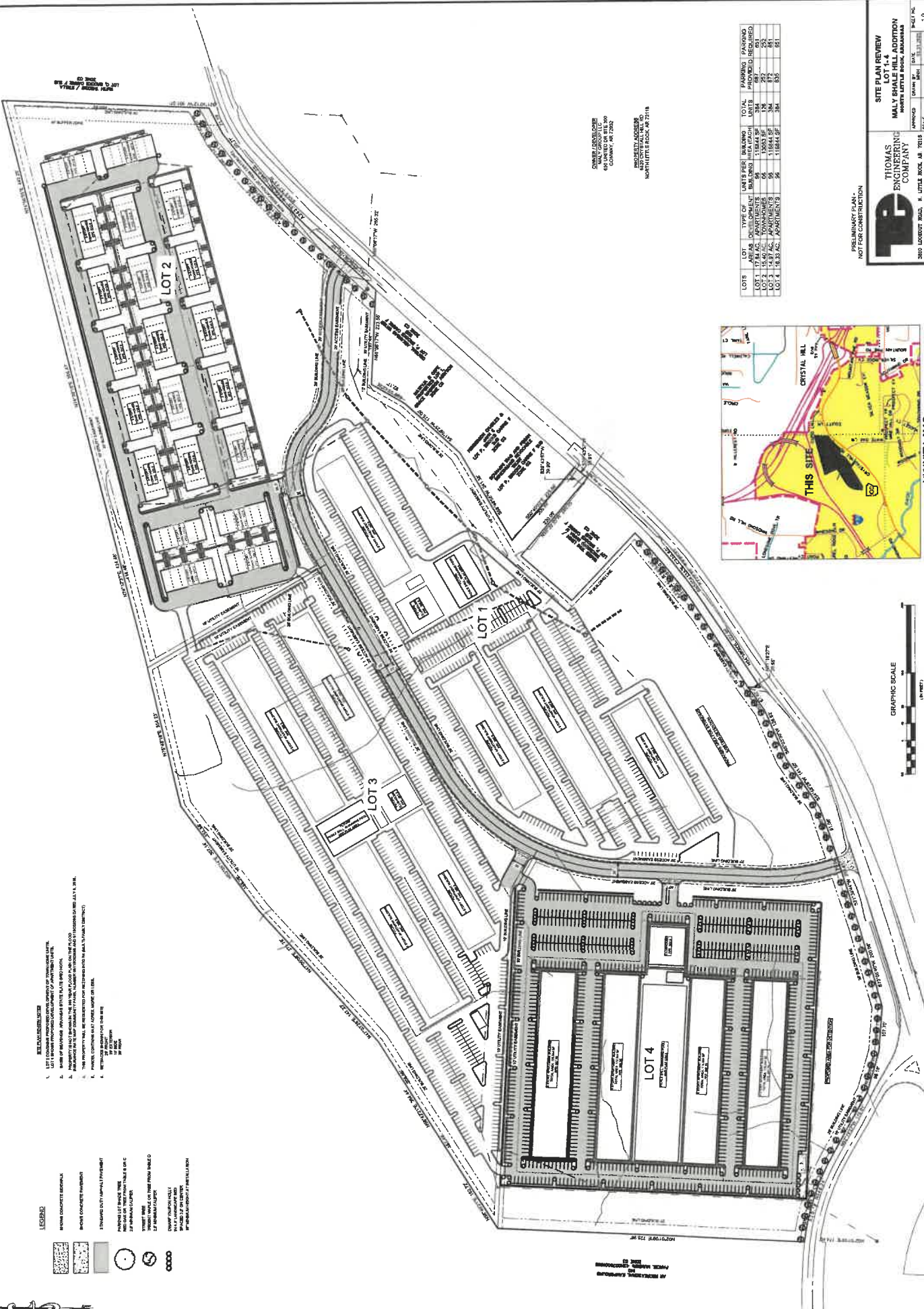
Because the current zoning is C4, we request to rezone the property to R4 to allow for multi-family development.

Enclosed please find a check for the review fee in the amount of \$670.00.

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

Sincerely,

Thomas R. Pownall, P.E.
Vice President



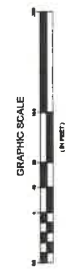
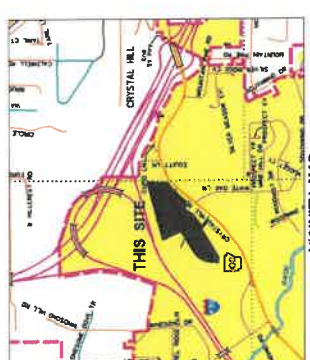
- NOTES:**
1. LOT 1 CONTAINS PROPOSED DEVELOPMENT OF APARTMENT BUILDING.
 2. LOT 2 CONTAINS PROPOSED DEVELOPMENT OF APARTMENT BUILDING.
 3. LOT 3 CONTAINS PROPOSED DEVELOPMENT OF APARTMENT BUILDING.
 4. LOT 4 CONTAINS PROPOSED DEVELOPMENT OF APARTMENT BUILDING.
 5. THE PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. THE ACTUAL PROPERTY LINES WILL BE DETERMINED BY A SURVEY.
 6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CITY OF ATLANTA.

- LEGEND:**
- 1. PROPOSED DEVELOPMENT
 - 2. EXISTING DEVELOPMENT
 - 3. EXISTING LOT LINES
 - 4. EXISTING LOT LINES
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LOT	AREA (AC)	APARTMENTS	TOTAL	PROPOSED	REQUIRED
LOT 1	1.74 AC	58	58	58	58
LOT 2	1.74 AC	58	58	58	58
LOT 3	1.74 AC	58	58	58	58
LOT 4	1.74 AC	58	58	58	58
TOTAL	6.96 AC	232	232	232	232

OWNER: JACOBSON
440 LINDSEY DR. SE
ATLANTA, GA 30316

DESIGNER: JACOBSON
440 LINDSEY DR. SE
ATLANTA, GA 30316



PRELIMINARY PLAN
NOT FOR CONSTRUCTION

THOMAS ENGINEERING COMPANY
3800 LINDSEY ROAD, N. LITTLE ROCK, AR 72118
TEL: 501-753-4400 FAX: 501-753-4814

SITE PLAN REVIEW
LOT 1-4 ADDITION
ATLANTA, GA

VICINITY MAP

Item #8

SD2026-29 Maly Shale Hill Addition Pre Plat and SPR for Multi-family @ 6820 Crystal Hill Rd

- 1. The Cover Letter indicates the development of 21 townhomes on Lot 2 and 4 multi-family residential buildings on Lot 4. The plat does not indicate the townhomes on individual lots.**
- 2. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention or provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
- 3. Engineering requirements before the plat will be signed:**
 - a. Provide half of the required 100 foot right-of-way on Crystal Hill Road.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. If applicable, provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - j. 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. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- d. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any commercial building is to be 1' above the 100-Year Base Flood Elevation and any residential development is to be 2' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
- e. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- f. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- g. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- h. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
- i. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- j. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- k. All driveways are to be concrete within the ROW.

6. 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 recyclables.
- 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.
- c. Repair or replace any broken curb, gutter or sidewalk located in the public right of way with the development of the site.
- d. Provide ROW dedication to meet the Master Street Plan.

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

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
- c. **Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system**
- d. Landscape plan as submitted is acceptable.

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. 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. (Volume 2 Chapter 2 Definitions)
 - ii. Apartments: An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. (Volume 2 Section 903.2.8)
 - iii. -Exterior walls and eaves shall be five feet or more from the property line or an imaginary line between buildings or shall be fire rated. (Volume 3 Table R302.1(1))
 - iv. Where there are houses, fire hydrants shall have an average spacing of 500 feet along streets. The maximum distance from any point on a street frontage to a hydrant shall be 250 feet. (Volume 1 Appendix C Table C102.1)
 - v. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - vi. Where the eave of a roof is 30 feet above grade plane, aerial fire apparatus roads shall be provided. These roads shall have an unobstructed width of 26 feet. These roads shall be not less than 15 feet and not more than 30 feet from the building. Overhead utilities shall not be located over the road or between the road and the building. (Volume 1 Appendix D105)
 - vii. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - viii. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
 - ix. Multiple family residential developments will have two access roads where there are more than 100 units unless they are all equipped with a fire sprinkler system. All developments having more than 200 dwelling units will have two separate access roads. (Volume 1 Appendix D106)
- b. Two fire apparatus access roads serving an area shall be remote from each other. They shall be not less than one half the diagonal distance of the area to be served. (Volume 1 Appendix D106.3)

- i. In a one or two family residential development, where the number of one or two family dwelling units exceeds 30 there shall be two separate fire apparatus access roads, or all dwelling units shall be equipped throughout with an approved automatic sprinkler system. These roads shall be sufficiently remote from each other. (Volume 1 Appendix D107)
- ii. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
- iii. Gates shall have an approved means of emergency operation. (Volume 1 Section 503.6)
- c. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)

11. Meet the requirements of CAW, including:

- a. Add a utility easement to the existing 40' Access easement instead of showing a 40' access easement alone.

12. Meet the requirements of NLR Wastewater, including:

- a. Please provide flow projections for the proposed development. NLRW will analyze projected flow and determine the sewer improvements required for the receiving system.
- b. White Oak Connection Fee applies. Payment of this fee is required before connecting to public sewer.
- c. Please verify all existing public sanitary sewer mains are within utility easements. See attached map.
- d. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

Item #9

SD2026-30 Calvary Baptist Church Replat No. 3 Lots 1 & 2 @ 5025 Lynch Drive

1. Meet Engineering requirements for detention.
2. Meet the requirements of the City Engineer.
3. Meet the requirements of Community Planning:
 - a. Provide the standard requirements of Zoning and Development Regulations.
4. Meet the requirements of the Screening and Landscaping ordinance.
5. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
6. Meet the requirements of the Fire Marshal.
7. Meet the requirements of CAW.
8. Meet the requirements of NLR Wastewater.



DATE _____ JOHNS R. POWNALL PALS 1218

DATE	NAME
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CERTIFICATE OF JUDICIAL PROPOSAL

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

DATE _____ NORTH LITTLE ROCK PLANNING COMMISSION

OWNER & SUBDIVIDER:
CALVARY BAPTIST CHURCH
5025 LYNCH DRIVE
NORTH LITTLE ROCK, AR 72117
501-231-6502



PLAT OF
LOTS 1 & 2, CALVARY BAPTIST CHURCH REPLAT NO. 3
(BEING A REPLAT OF PART OF CALVARY BAPTIST CHURCH REPLAT NO. 2)

THE CITY OF NORTH LITTLE ROCK
AND IN
SPANISH GRANT 2431
PULASKI COUNTY, ARKANSAS

JIM BACWELL
SURVEYING

24 DUNBAR ROAD, CONWAY A.F. 72032
TEL: 501-231-8502 jimbagnell@gmail.com

PLAT OF	REPLAT NO. 3	SHEET NO.
LOTS 1 & 2, CALVARY BAPTIST CHURCH	NORTH LITTLE ROCK,	1
PULASKI COUNTY, ARKANSAS	DATE	
APPROVED	4/6/2025	
FILED		
APR 30		