North Little Rock Planning Commission
June 9, 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 May 12, 2026

V. Planning Commission Agenda Items

1. SD2026-31 Geo W Heilman Addition Replat, SPR located at 4125 Crystal Hill Rd
2. SD2026-33 McCain Mall Addition Replat Lot 3RR and SPR located in the McCain Mall Parking Lot behind 4221 & 4225 Warden Rd
3. SD2026-35 Richardson Commercial Lot 1 SPR located in the 4700 Block of McCain Blvd
4. SU2026-14 a Special Use to allow auto sales in a C3 zoning district located at 1201 Parkway Dr
5. RZ2026-06 a Rezoning from I2 to R6 and to amend the Land Use Plan from Light Industrial to Single Family @ 122 Steed Rd
6. RZ2026-07 a Rezoning from R4 to C6 @ 412 Division St
7. RZ2026-08 a Rezoning from R4 to C6 for the south 5-feet of the property @ 805 Magnolia St

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 July 14, 2026 @ 4 pm – Council Chambers, 300 Main Street, NLR, AR**

NLR PLANNING COMMISSION
MEETING PROCEDURES

PUBLIC HEARINGS: The regularly scheduled meeting is held on the second Tuesday of each month at 4:00 pm in the City Council Chambers, 300 Main Street, NLR, AR 72114. All Planning Commission meetings are open to the public. Typical meetings begin with Roll Call, Approval of the previous meeting Minutes, Old and New Business, Public Comment and Adjournment. The Commission considers Zoning Requests, Conditional and Special Use Requests as well as Development Review Items which are presented as summary recommendations of the Design Review Commisttee. 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 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 be shall 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
May 12, 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. Rollcall 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 April 14, 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. **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**

Mr. Norman Clifton 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. Clifton stated the request was to rezone the property from various residential zoning districts to I2 to allow the sale of the property to a warehouse user. He stated the site was a 33-acre tract of land located south of HWY 165. He stated the property was zoned Industrial previously. He stated a developer came to him requesting to rezone the property to various residential classifications. He stated the developer was unable to secure financing. He stated a second residential developer requested a rezoning of the property

to allow the development of a residential neighborhood. He stated the request did not pass Planning Commission and was not considered by City Council. He stated the property owner to the west of the larger area was considering purchasing the western portion of the property to develop a warehouse for his business. He stated it was 778 feet from the road to the residential homes located to the east. He stated the area from the road to the east would remain zoned residential. He stated the area to the west would be zoned industrial.

Commissioner Chambers stated he had met with Mr. Clifton concerning the rezoning request. He stated his opinion was they were zoning the property back to what it was zoned originally.

Mr. Steven Hart addressed the Commission in opposition of the request. He stated the community had been in place since 2007 and the community knew there was property around them that would be developed with non-residential uses. He stated the neighborhood was not a housing project but a community. He stated the residents wanted to keep the area as a community. He stated there were areas north of HWY 165 zoned industrial which would be ideal to develop as warehousing. He stated the community wanted neighborhoods to come into the area and be something the residents would be proud to move into and call North Little Rock home and to keep the area up. He stated the previous development was not a quality development. He stated a family with kids could not live in the units as previously proposed. He stated the units were to small and there was no outdoor yard area. He stated he was aware that something would be built there but wanted it to be quality development. He stated the area along E Broadway had an excessive number of small car lots, tire change businesses, detail shops or something dealing with cars. He stated the community did not want this to happen to their area. He stated this was the only location the City of North Little Rock could grow. He stated it was important to get quality development and development that would be an asset to the community and the City. He requested the Commission let the property stay zoned as currently zoned and let a developer who cared about the area to come in and develop the property. He stated the current proposal was just a quick exchange. He stated the neighborhood was not contacted concerning the request. He stated the neighborhood was willing to talk with the developer but no one had contacted them to discuss any options.

Chairman White requested all opposed to stand up and be recognized. Several in the audience did so. He also requested those in support to stand. There were few.

Mr. Eric Rasberry addressed the Commission stating he was a 100% disabled veteran. He stated he suffered from three separate disabilities and the peace and quiet he found in Cypress Crossing had stabilized his anxiety. He stated the community wanted something that was peaceful and would add value to their property.

Mr. Ed Williams stated there was an active bald eagle nest within 650 feet of the property. He stated Game and Fish was aware of the nest. He stated he felt the site should not be developed until the eagles nest had been addressed.

Mr. Samuel Utak addressed the Commission stating he had lived in the area since 2010. He stated Cypress Crossing was a model community. He stated this developer only wanted to make money and was not concerned with protecting the community.

There was a general discussion concerning the type of warehouse that would be built. Mr. Clifton stated the warehouse would not be a manufacturing warehouse and dry box warehouse.

Commissioner Foster questioned the property located between the property proposed for zoning and the neighborhood which was zoned I2. Mr. Clifton stated the eastern property abutting the neighborhood was owned by a Church and their plans were to build a new church and school.

Commissioner Chambers questioned if the appropriate zoning would be I1 with Conditional Use. Mr. Clifton stated the financing institutions were not as willing to finance property which had zoning stipulations in place.

Mr. Hart stated the I2 zoned property was planned as a Church and school. He stated these plans had been put on hold until the Church found out what was going to happen with this property. He stated they did not want to build a church and school in an area that was going to be industrialized. He stated the R1 buffer would never sell as R1 if all the area around it was industrial then the buffer would never sell as a residential neighborhood and would eventually be rezoned too industrial as well.

There was a general discussion concerning the activities that would take place on the property and the number of trucks which would be turning into and out of the site. Mr. Clifton stated there were discussions concerning the widening of HWY 165 by the Highway Department.

Chairman White stated the discussion was concluded and requested staff call the role for the vote:

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

RZ2026-05 was approved with (5) affirmative votes, (4) no votes and (0) absent.

2. CU2026-05 @ 2401 HWY 161 a Conditional Use to allow the sale of tires in a C3 zoning district

Ms. Janet Romero was present representing the request. Chairman White called the item and requested the applicant come forward and address the Commission on the merits of the request. Ms. Romero stated the request was a Special Use to allow tire sales.

Chairman White questioned if there was anyone in the audience who 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**

CU2026-05 was approved with (9) affirmative votes, (0) no votes and (0) absent.

3. SU2026-13 @ 2001 E Broadway, a Special Use to allow auto sales in a C4 zoning district

Ms. Diamonds Thomas was present representing the request. Chairman White called the item and

requested the applicant come forward and address the Commission on the merits of the request. Ms. Thomas stated the request was a Special Use to allow automobile sales on E Broadway.

Commissioner Foster questioned if the allowance of 5 vehicles was for sale or if it included the employees and customer vehicles. Staff stated the number of vehicles included staff and customer vehicles as well as the vehicles for sale. Commissioner Foster questioned the applicant if limiting the number of vehicles to 5 was acceptable. The applicant requested the Commission allow 5 vehicles for sale and 2 additional vehicles.

Commissioner Foster made a motion to increase the number of vehicles allowed on the site to 7 vehicles which would include vehicles for sale, customer vehicles and employee vehicles. By voice vote the motion carried with 9 affirmative votes.

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**

SU2026-13 was approved with (9) affirmative votes, (0) no votes and (0) absent.

4. SD2026-24 MO Pacific Railroad SPR 800 Pike Avenue

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

1. Engineering requirements on detention:
   a. Storm water detention plan is not required as there is no increase 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.

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

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

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

1. Engineering requirements on detention:
   a. Storm water detention plan will be required during Site Plan Review process.
2. Engineering requirements before the plat will be signed:
   a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, 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.

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

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

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

1. Provide 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.

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

7. RZ2026-04 May Shale Hill Addition rezoning from C3 to R4 located at 6820 Crystal Hill Road

Mr. Thomas Pownall and Mr. Browning were 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 site was the Old Wild River County site. He stated the request was a rezoning to R4 to allow development of multi-family and townhomes.

Mr. Chales Henderson addressed the Commission stating he owned property on Crystal Hill Road and was neither for nor against. He questioned the type of buildings which would be built. Mr. Pownall stated the development would be a mixture of townhomes and apartments.

Ms. Tiffiney Motozo addressed the Commission stating the neighborhood was just here in February and she would not go into all the details that were discussed at the February meeting. She stated the new direction seemed to be the plan all along and was never an entertainment complex. She stated her request was for the Commission to consider a zoning other than R4. She stated the number of units being brought to the neighborhood was excessive. She stated a two-lane road, with no stop light to get out of the neighborhood and an area which experienced flooding issues was not a good fit for the proposed

development. She stated her preference was R3 or R2. She stated she would like to see a mixed-use development. She stated a small market, or grocery would be ideal for the area.

Ms. Terry Heirs addressed the Commission in opposition. She stated when she moved into the area there was an elementary school, not much of Northshore and Wild River Country. She stated a 2023 article stated 800 K loads of material had been removed from the site. She stated she would like to see something go in that would benefit the neighborhood. She stated the two-lane road could not support the additional traffic. She stated flooding was a concern. She stated Burns Park had lost a number of trees due to natural destruction. She stated this area had lost a great number of trees due to man made destruction.

Ms. Susie Witkowski addressed the Commission in opposition to the request. She stated her family owned property in the area and her home was also located in the area. She stated she was not against development but wanted the area to develop wisely. She stated we as a community and the city needed to be good stewards of development. She stated once the property was rezoned and developed, there is no longer the ability to develop wisely. She stated the River Trail and Burns Park were natural assets to the city and should be protected. She stated development should enhance what was already in place and not undermine it. She stated the developer was a novice developer. She questioned if a traffic study or an environmental study had been completed. She stated the site was located near the Arkansas River which would involve run-off. She questioned who would benefit from the rezoning. She requested the Commission consider the community and what would be of benefit to the residents and not just the developer. She stated this part of Crystal Hill was an area that could benefit greatly from quality development.

There was a general discussion by the Commission concerning the development, the impact of the development and the benefits of traffic and environmental study. Commissioner Chambers stated he felt a traffic study was necessary to determine the impact of the number of units and the impact on Crystal Hill Road.

Chairman White stated he felt the item should be tabled until more information was provided of the impact the development would have on the area. He stated an environmental assessment and a traffic study would both be beneficial in reviewing the impact the development would have on the area. Staff stated a traffic study was completed with the proposed recreational request. Staff stated there was a need to update the traffic analysis based

There was a discussion concerning the environmental impact study and if the city could require an environmental study. Staff stated if the study was completed, they would question if there would be anyone of staff who could interrupt the findings of the report.

There was a discussion concerning Crystal Hill and whether the Highway Department had plans to extend the roadway. Commissioner Banks stated the widening would involve the relocation of several utilities which would be costly. He stated the moving of the utilities was one of the reasons the roadway had not been widened. He stated the widening ultimately would come down to funding for the project.

The Commission questioned if the erosion issues had been abated. Mr. Pownall stated the erosion had not been completely abated but there had been progress. Mr. Browning stated the run-off had been

significantly addressed. He stated the majority of the water was now being captured and taken to the detention pond. He stated there had also been grade changes which directed the water to the detention pond.

Councilmember Harris addressed the Commission stating Crystal Hill had to be widened. He stated it was imperative to get all the parties together and move forward. He stated this side of North Little Rock was growing and there was a need for the road to be widened. Both for safety and traffic flow.

Commissioner Chambers questioned Chairman White on his thoughts of the need for tabling the item. Chairman White stated the need to table was for an update of the traffic study and an environmental assessment. He stated just because an environmental assessments of other projects had not been conducted in the past this was not a reason to not require one at this point for this project. Commissioner Chambers made a motion to table the item pending an updated traffic study and an environmental assessment to determine the effects on the area. Commissioner Blasco provided a second to the motion.

There was a discussion concerning the study area. Mr. Pownall stated the study area for drainage would be White Oak Bayou and not the Arkansas River. There was additional discussion concerning what was to be included in the environmental study. Mr. Pownall stated there was a study of drainage and a study of the effects a development would have on the area with regard to the community.

Commissioner Chambers amened his motion to require an updated traffic study and the community to write down and the developer to write down the items which should be considered in the environmental study all to be provided to the Commission within 60 days. Commissioner Blasco provided the second once again.

Councilmember Baxter questioned if the neighborhood wanted to submit their own traffic study, would the city consider this study as well. Staff stated if the person hired to conduct the study was qualified to conduct the study the city would accept and review the report.

Chairman White requested staff call the roll for a vote to table the item for 60 days:

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.

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

Mr. Thomas Pownall was present representing the request. Mr. Pownall stated based on the previous discussion he was requesting a postponement of the Subdivision request to allow the rezoning and site plan to be considered at the same meeting.

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

Mr. Jim Bagwell 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 (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 5:25 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, June 9, 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
SD2026-31 Geo W Heilman Addition Replat, SPR, located at 4125 Crystal Hill Road

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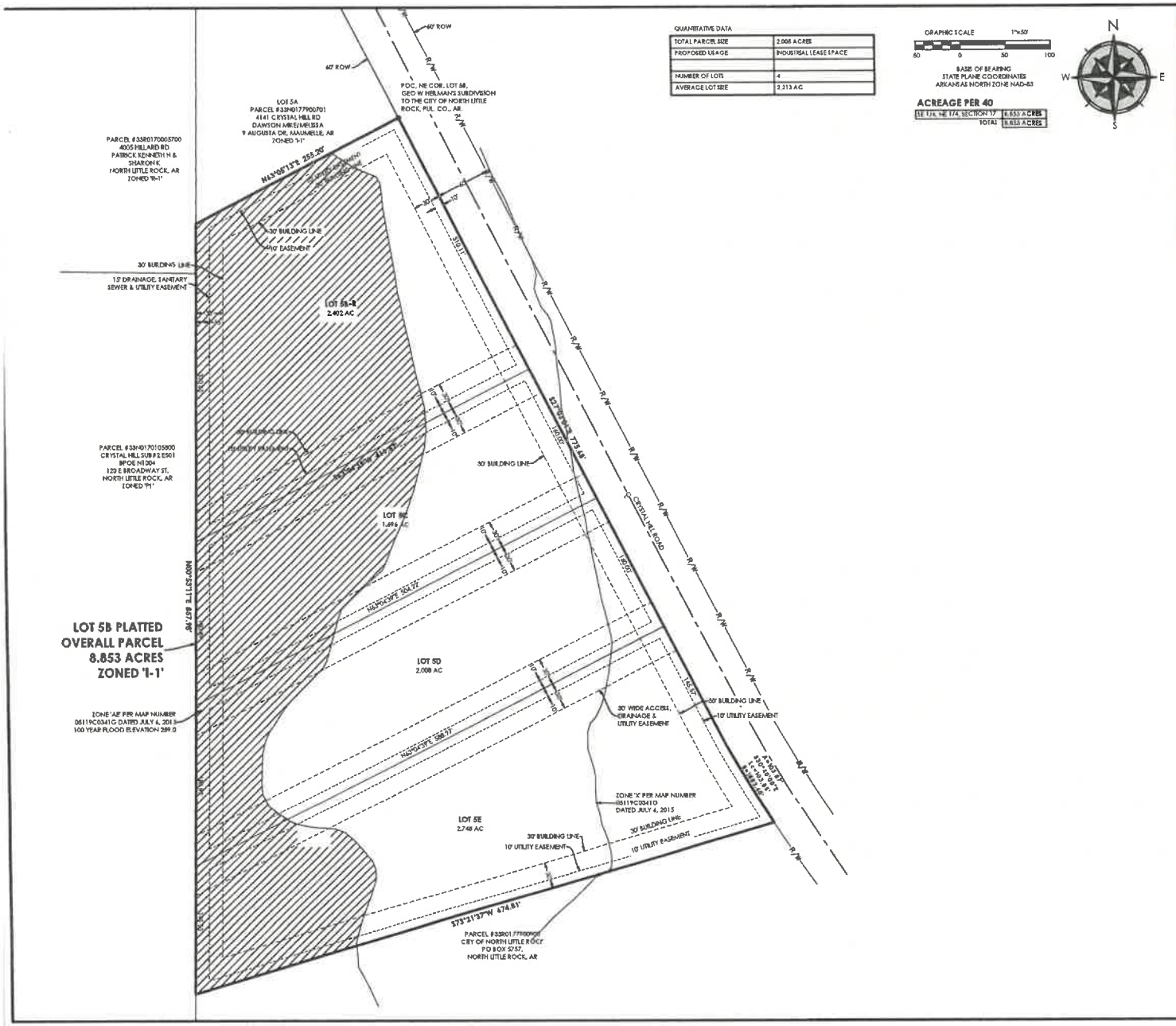
1. Engineering requirements on detention:
   a. Pay the drainage in-lieu fee of $5000/acre for the increase of impervious surfaces. (roof tops/parking)
2. Engineering requirements before the plat will be signed:
   a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
   b. Provide half of the required 60 foot right-of-way.
   c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Permit requirements/approvals submitted before a building permit will be issued:
   a. A signed and recorded plat must be on file with the Planning Department.
   b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
      i. Proposed pipe material specifications.
      ii. Proposed trench and bedding details, materials and specifications.
   c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
   d. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
   e. 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.
4. Meet the requirements of the City Engineer, including:

a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
b. Repair or replace existing sidewalk and curb to City Engineer's standards.
c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
e. 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.

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 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.
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. Planting plan as submitted is acceptable.
   d. With the exception of tree caliper specification. To meet the minimum code requirements revise all trees to meet the minimum caliper of 2.5 inches.
   e. Landscape plan to be revised prior to the June 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.
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. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense
c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer
e. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
f. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

11. Meet the requirements of NLR Wastewater, including:
    a. The replat indicates that 4135 and 4125 Crystal Hill Road will be located on a single parcel. Should this land be subdivided into two separate parcels in the future, each new lot must have its own independent sewer service that is within property boundaries. According to North Little Rock Wastewater (NLRW) regulations, private sewer lines are prohibited from crossing property boundaries; therefore, each parcel will be responsible for its respective service line.
    b. Public sewer main extension will be required to serve Lot 5C, 5D and Lot 5E.
    c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.



QUANTITATIVE DATA

TOTAL PARCEL SIZE	2.008 ACRES
PROPOSED USAGE	INDUSTRIAL LEASE SPACE
NUMBER OF LOTS	4
AVERAGE LOT SIZE	2.213 AC

GRAPHIC SCALE 1"=50'

50 0 50 100

BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE NAD-83

ACREAGE PER 40

SE 1/4, NE 1/4, SECTION 17	8.853 ACRES
TOTAL	8.853 ACRES

N W E S

REPLAT OF LOT 5B TO LOTS 5B-R, 5C, 5D, AND 5E OF THE GEO W. HEILMAN'S SUBDIVISION

NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

4/21/26

ZONED 'I-1'

LEGAL DESCRIPTION:

Part of the Northwest Quarter of the Northeast Quarter of Section 17, Township 2 North, Range 12 West, in the City of North Little Rock, Pulaski County, Arkansas also known as Lot 5B of the Geo W Heilman's Subdivision filed for record as Instrument #2016009672 records of Pulaski County, Arkansas.

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

4/21/26
DATE

J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803, AR

CERTIFICATE OF OWNER/DEVELOPER

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

DATE

J & K OFFICE WAREHOUSE AND STORAGE LLC
PO BOX 13802
MAUMELLE, AR 72113-0802

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, J. ERIC HOLLOWAY HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

4/21/26
DATE

J. ERIC HOLLOWAY
PROFESSIONAL ENGINEER
AR NO. 10898

GENERAL NOTES:

1. ALL FRONT BUILDING SETBACKS ARE 30', ALL REAR YARD SETBACKS ARE 30' UNLESS OTHERWISE NOTED. ALL SIDE YARD SETBACKS ARE 30' UNLESS OTHERWISE NOTED.
2. ALL LOTS HAVE A 10' DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONT & A 5' DRAINAGE AND UTILITY EASEMENT ALONG THE SIDES UNLESS OTHERWISE NOTED.
2. 'I-1' PROPERTY USED FOR COMMERCIAL/INDUSTRIAL LEASING.
3. WATER IS SUPPLIED BY CENTRAL ARKANSAS WATER.
4. WASTEWATER DISPOSAL IS SUPPLIED BY NORTH LITTLE ROCK WASTEWATER.
5. ALL STRUCTURES HAVE A FINISHED FLOOR ELEVATION AT LEAST 1' 0" ABOVE NATURAL GROUND.

FLOOD STATEMENT:

PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN ZONE 'AE' AND IN ZONE 'X', AS PER FLOOD INSURANCE RATE MAPS NO. 05119C0341G, DATED JULY 06, 2015.

Holloway Engineering, Surveying & Civil Design
200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

REV.	DATE	DESCRIPTION	BY

GEO HEILMAN'S ADDITION
NORTH LITTLE ROCK, PULASKI CO., AR
FOR: J & K

REPLAT

DRAFT

This document is preliminary and is not to be signed and sealed document.

4/21/26

Holloway Engineering, Surveying & Civil Design, PLLC #1879

JOB NO.: 2026-036
DATE: 4/21/26
SHEET NUMBER:

C0.02

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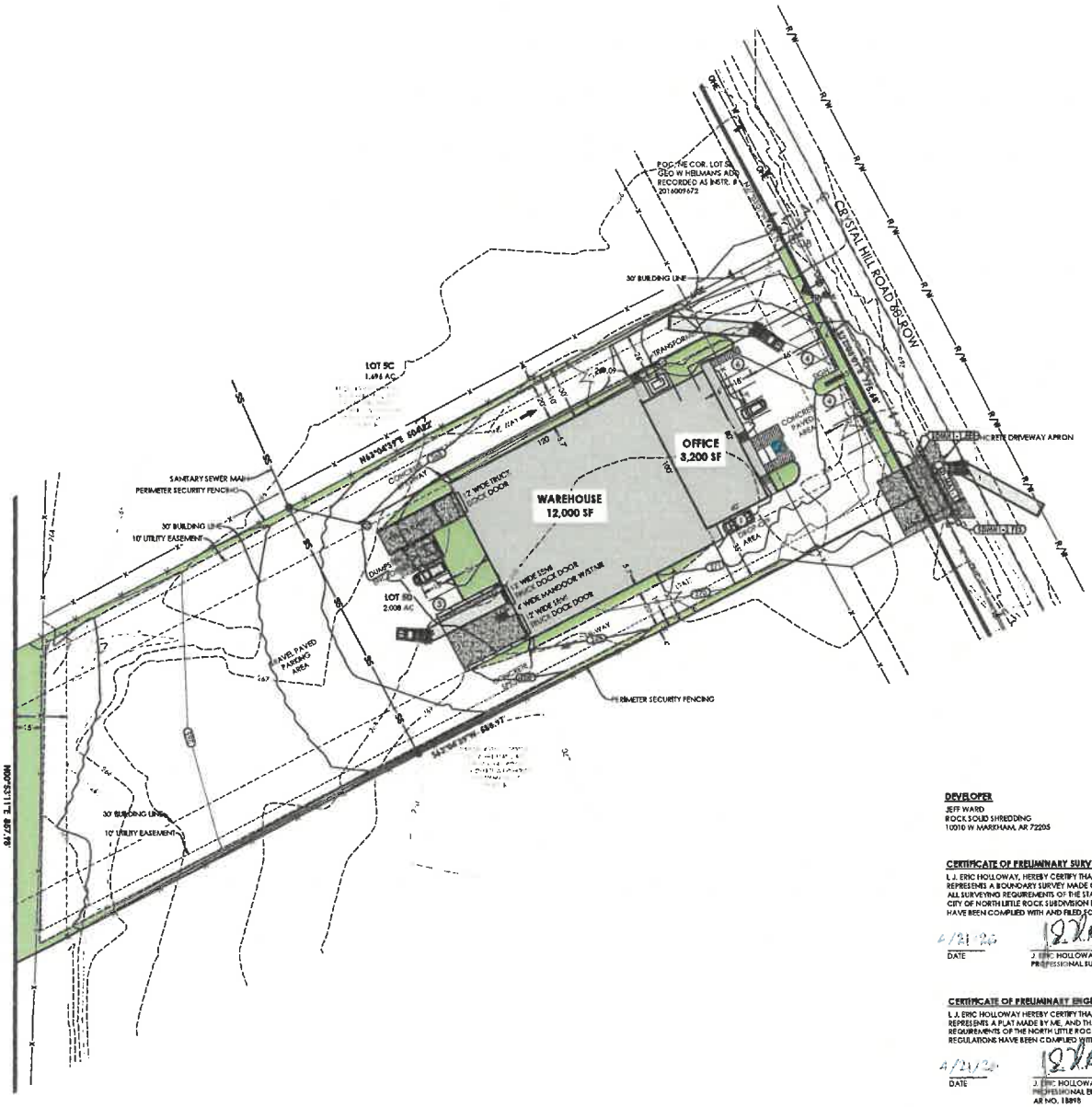

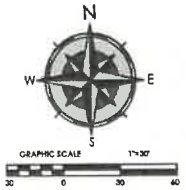

BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE NAD-83

ACREAGE PER 40

SE1/4, NE1/4, SECTION 17	2.008 ACRES
TOTAL	2.008 ACRES

VICINITY MAP

SITE PLAN OF
LOT 5D OF THE GEO W. HEILMAN'S SUBDIVISION
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS
4/21/26
ZONED 'I-1'

LEGAL DESCRIPTION:

Part of the Northwest 1/4 of the Northeast 1/4, Section 17, Township 2 North, Range 12 West, Pulaski County, Arkansas also being part of Lot 5B of the Geo W Heilman's Subdivision to the City of North Little Rock, Pulaski County, Arkansas being more particularly described as follows:
Commencing at the northeast corner of Lot 5B, of said Geo W Heilman's Subdivision; thence South 27 degrees 03 minutes 01 seconds East 470.11 feet to the point of beginning which is also on the south right of way of Crystal Hill Road; thence continue along said right of way line South 27 degrees 03 minutes 01 seconds East 160.00 feet, thence leaving said right of way South 63 degrees 04 minutes 39 seconds West 588.97 feet; thence North 01 degrees 25 minutes 11 seconds East 180.89 feet; thence North 63 degrees 04 minutes 39 seconds East 504.22 feet to the point of beginning containing 2.008 acres more or less

DEVELOPER
JEFF WARD
ROCK SOLID SHREDDING
10010 W WAREHAM, AR 72205

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

4/21/26
DATE

J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803, AR

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, J. ERIC HOLLOWAY HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

4/21/26
DATE

J. ERIC HOLLOWAY
PROFESSIONAL ENGINEER
AR NO. 18815

QUANTITATIVE DATA

TOTAL PARCEL SIZE	2.008 ACRES
PROPOSED USAGE	INDUSTRIAL OFFICE/WAREHOUSE
TOTAL PARKING SPACES	18
ADA SPACES	1

GENERAL NOTES:

1. FRONT BUILDING SETBACK IS 30', ALL REAR YARD SETBACK IS 30', SIDE YARD SETBACK IS 30'
2. LOT HAS A 10' DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONT & A 5' DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE.
2. 5-1 PROPERTY USED FOR COMMERCIAL/INDUSTRIAL LEASING.
3. WATER IS SUPPLIED BY CENTRAL ARKANSAS WATER.
4. WASTEWATER DISPOSAL IS SUPPLIED BY NORTH LITTLE ROCK WASTEWATER.
5. ALL STRUCTURES HAVE A FINISHED FLOOR ELEVATION AT LEAST 1.0' ABOVE NATURAL GROUND.

FLOOD STATEMENT:

PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN ZONE 'AE' AND IN ZONE 'X', AS PER FLOOD INSURANCE RATE MAPS NO. 05119C0341G, DATED JULY 06, 2015

Holloway Engineering, Surveying & Civil Design
200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

REV	DATE	DESCRIPTION	BY

GEO HEILMAN'S ADDITION
NORTH LITTLE ROCK, PULASKI CO., AR
FOR: J & K

SITE PLAN

STATE OF ARKANSAS
J. ERIC HOLLOWAY
18815
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
4/21/26

Holloway Engineering, Surveying & Civil Design, LLC
#1879

JOB NO.: 2026-036
DATE: 4/21/26
SHEET NUMBER:

C1.00

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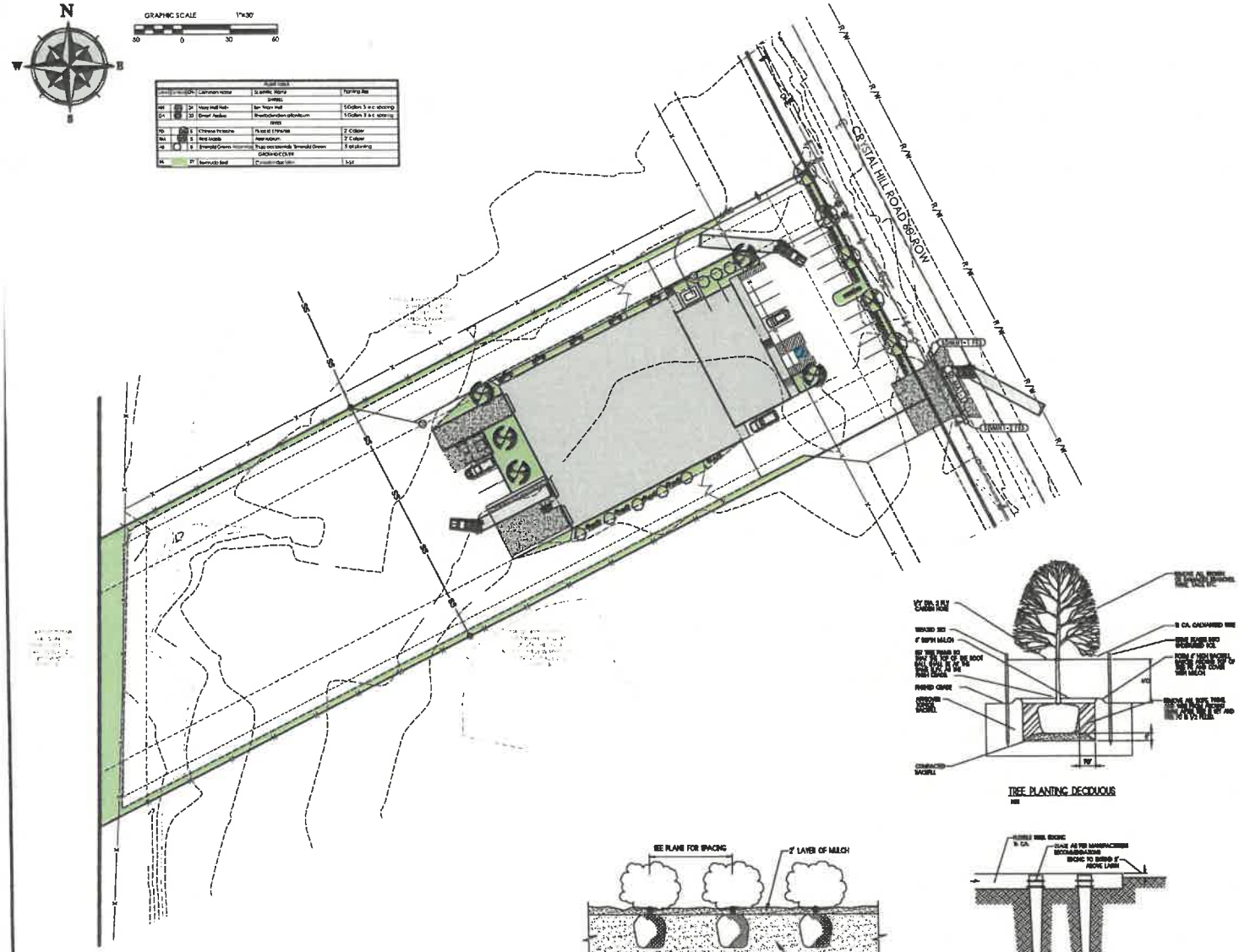
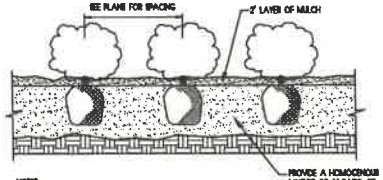
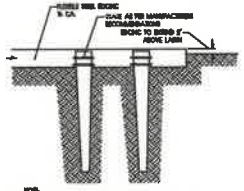


TREE PLANTING DECIDUOUS
NTS



NOTES:
APPLY APPLICATION OF BALAN OR APPROVED EQUAL PRE-EMERGENT FOR WEED CONTROL.

SHRUB PLANTING DETAIL
NTS



NOTE:
AREAS OF GROUNDCOVER OR SHRUB MASS PLANTINGS SHALL HAVE EDGING. SAME EDGING TO BE FLUSH WITH FINISHED GRADE ADJACENT TO PAVING OR CURB.

STEEL EDGING DETAIL
NTS

SODDING OF DISTURBED AREAS

AREAS & LIMITS OF SODDING AREA INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. ALSO EXCAVATE & REMOVE ANY REMAINING TURF & SOIL TO A 4" MINIMUM DEPTH WITHIN NEW SOD AREAS WHERE NECESSARY. HAND EXCAVATION REQUIRED WITHIN DRIP LINES OF TREE AREAS. DO NOT DAMAGE EXISTING ROOTS.

IRRIGATION NOTES:

CONTRACTOR SHALL IRRIGATE ALL LANDSCAPE AREAS. TREES AND SHRUBS SHALL BE IRRIGATED WITH DRIP IRRIGATION SYSTEM AND LAWN AREAS AS SHOWN ON THE PLAN. INSTALL IRRIGATION PER MANUFACTURES RECOMMENDATIONS. COORDINATE W/ OWNER - PROVIDE AS-BUILT IRRIGATION PLAN, AND SHOW HOW TO OPERATE NEW SPRINKLER SYSTEM. PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT IRRIGATION LAYOUT PLAN TO ENGINEER FOR APPROVAL.

IRRIGATION SLEEVE NOTES:

IRRIGATION SLEEVING TO BE PROVIDED BY THE GENERAL CONTRACTOR. SLEEVES SHOWN ARE FOR THE LANDSCAPE IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. ALL SLEEVES SHALL BE SCH 40 PVC, BURIED 18 INCHES BELOW FINISHED GRADE, AND EXTENDING 12 INCHES BEHIND PAVING EDGES. INSTALL PULL CHORDS AND TIE OFF W/ METAL PINS AT EACH END.

MAINTENANCE & WARRANTY:

CONTRACTOR SHALL PROVIDE FULL MAINTENANCE OF INSTALLED LANDSCAPE AND IRRIGATION UNTIL DATE OF FINAL ACCEPTANCE. ALSO, CONTRACTOR SHALL PROVIDE ONE YEAR WARRANTY FOR ALL LANDSCAPE AND IRRIGATION WORK FROM THE DATE OF FINAL ACCEPTANCE.

LANDSCAPE NOTES

1) CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO INITIATING WORK ON THE SITE.

2) CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8000 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.

3) CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OR UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY COORDINATION PLAN AND VERIFY PLANT EXCAVATIONS WITH UTILITY PLANS AND INSTALLED PILED ** LOCATIONS OF NEW UTILITIES.

4) CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.

5) CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.

6) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, ETC. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.

7) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITION FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.

8) CONTRACTOR SHALL PROVIDE SOIL SAMPLES, A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE ENGINEER. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS, RECOMMENDATIONS FOR TOPSOIL PREPARATION, SOIL AMENDMENTS, AND BACK FILL MIX. SUBMIT SOILS ANALYSES TO ENGINEER FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THE PROJECT INCLUDING IMPORT SOILS AND ON SITE SOILS.

9) TOPSOIL SHALL BE FREE OF STONES, ROOTS AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH. REF. SPECS.

10) LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.

11) IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING ACCEPTANCE.

12) REPORT ANY DISCREPANCIES FOUND IN THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.

13) THE NUMBER OF PLANTS OR INTENDED COVERAGE AREAS SHOWN SHALL SUPERSEDE NOTED QUANTITIES. TREE LOCATIONS AREA DIAGRAMMATIC.

14) CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREE LOCATIONS IN FIELD USING COLORED FLAGS FOR EACH DIFFERENT TREE SPECIES FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.

15) ALL PLANT MATERIALS MUST BE APPROVED PRIOR TO INSTALLATIONS. SUBSTITUTIONS OF SIZE OR TYPE OF MATERIAL ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL, PRIOR TO DELIVERY OR INSTALLATION.

16) ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED PRIOR TO FINAL ACCEPTANCE.

17) COORDINATE ALL INSTALLATION ACTIVITIES WITH IRRIGATION WORK AND IMMEDIATELY REPAIR DAMAGES TO FINISH GRADES, SOD, AND PLANT MATERIALS UNTIL FINAL ACCEPTANCE OF THE WORK.

Holloway Engineering, Surveying & Civil Design
200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

REV.	DATE	DESCRIPTION	BY

GEO HEILMANS ADDITION
NORTH LITTLE ROCK, PULASKI CO., AR
FOR: J & K

LANDSCAPE PLAN

NOT FOR CONSTRUCTION
4/21/26

JOB NO.: 2026-036
DATE: 4/21/26
SHEET NUMBER:

C5.00

L:\2026\2026-036 - Lot 3C, Geo W. Heilman Add - Jeff Work\Drawings\Sheets\C5.00 LANDSCAPE.dwg

Item #2
SD2026-33 McCain Mall Addition Replat Lot 3RR and SPR, located in the McCain Mall Parking Lot behind 4221 & 4225 Warden Road

---

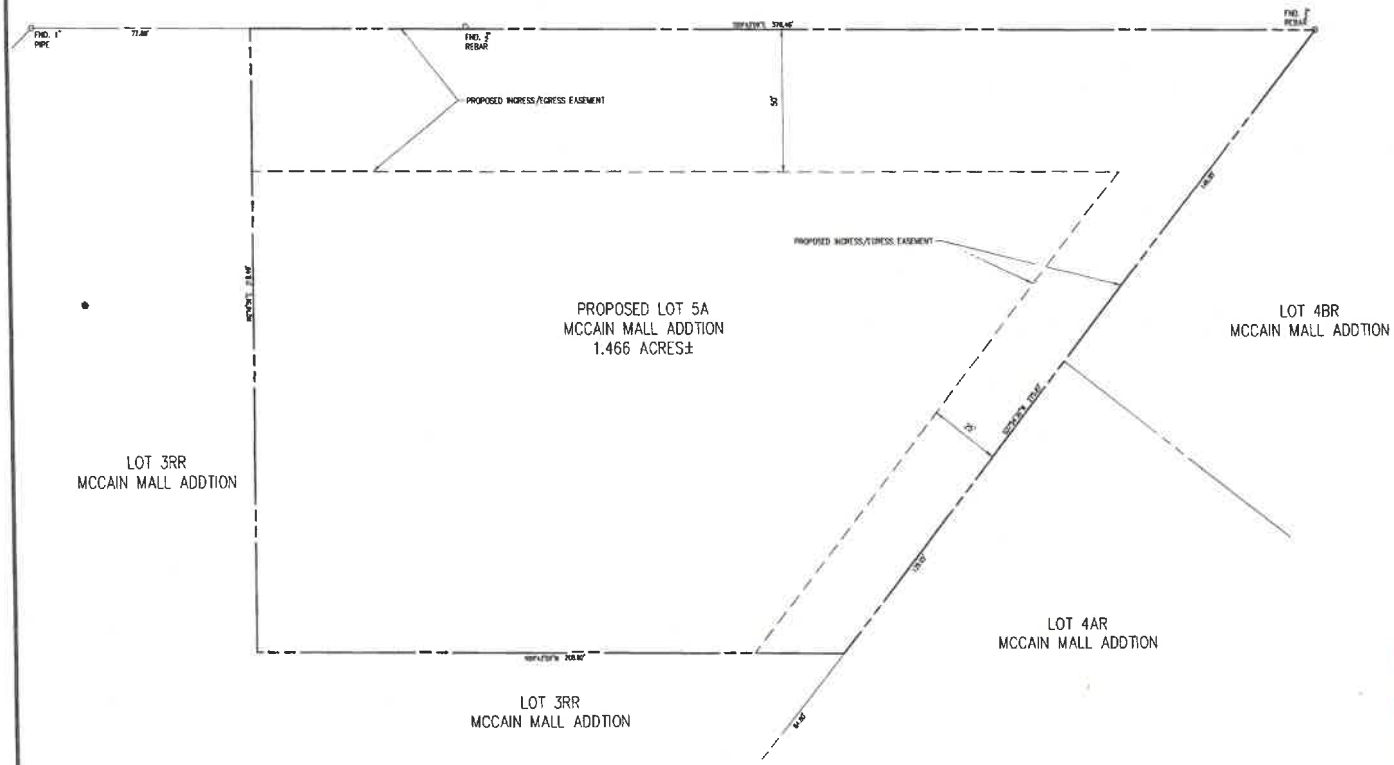
1. Article 9, Section 9.1 Every lot shall abut upon a public or private street. The lot as proposed does not appear to abut a public or private street.
2. Article 11. Section 11.5 Pipe-stem lots are expressly prohibited in commercial/office subdivision. The minimum lot width must meet the width requirement for the C3 zoning district (100-feet).
3. Engineering requirements on detention:
   a. Storm water detention plan not required as there is no increase of or a reduction of impervious surface.
4. Engineering requirements before the plat will be signed:
   a. None.
5. Permit requirements/approvals submitted before a building permit will be issued:
   a. A signed and recorded plat must be on file with the Planning Department.
   b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
   c. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
   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.
6. 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 labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
   d. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
   e. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
   f. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
   g. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
   h. All driveways are to be concrete within the ROW.
7. 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.

8. Meet the requirements of the Master Street Plan.
9. Meet the requirements of the Screening and Landscaping ordinance, including:
   a. All disturbed areas are to be sodded, fertilized, watered and mulched.
   b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
   c. Provide a scaled landscape plan, graphically indicating the plant material and locations, plant material legend graphically indicating the different plant materials, plant material list and specifications noting the minimum plant material size at installation.
   d. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
      a. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
   e. 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.
   f. 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.
      a. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
   g. 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.
   h. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
   i. Landscape plans to be revised prior to the June 2026 Planning Commission Hearing
10. Meet the following requirements concerning signage:
    a. All signs require a permit and separate review.
11. Meet the requirements of the Fire Marshal, including:
    a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including
       i. Construction documents shall be prepared by a design professional for Group A occupancies with an occupant load over 50 and buildings 5000 square feet or more in area. (Volume 2 Section 107.1)
       ii. A coversheet shall be provided including the information required by Volume 2 Section 107.2.12 including occupancy classification, floor area and occupant load. (Volume 2 Section 107.2.12)
       iii. Provide a fire safety and evacuation plan (Volume 1 Section 403, 404)
       iv. 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)
       v. Type A-2 occupancies with an occupant load of 100 or more require a sprinkler system. (Volume 1 Section 903.2.1.2)
       vi. Type A-2 occupancies exceeding 5000 square feet require a sprinkler system. (Volume 1 Section 903.2.1.2)
12. 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. 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.

13. Meet the requirements of NLR Wastewater, including:
    a. Grease interceptor with sampling manhole will be required.
        i. Please provide plumbing plans including the fixture units for sizing calculations for grease interceptor.
    b. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

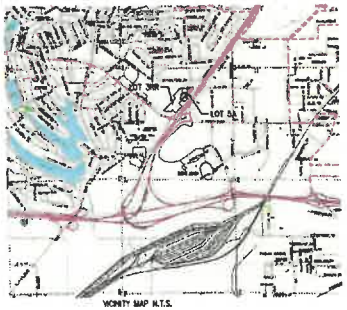


LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	
PRIMARY CONTROL/BLT MONUMENT	
FOUND MONUMENT/IRON	CURB
AIR CONDITIONER	INTERMEDIATE CONTOUR
AIR RELEASE VALVE	INDEX CONTOUR
ELECTRIC BOX/PEDESTAL	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
ELECTRIC JUNCTION BOX	GAS LINE
ELECTRIC METER	WATER LINE (SPECIFY SIZE & TYPE)
ELECTRIC TRANSFORMER	UNDERGROUND TELEPHONE
FIRE DEPARTMENT CONNECTION	UNDERGROUND ELECTRIC
FIRE HYDRANT	OVERHEAD ELECTRIC
GAS METER	UNDERGROUND TELEVISION
GAS VALVE	OVERHEAD TELEVISION
GUARD POST	CHAIN LINK FENCE
LIGHT POLE	WOOD FENCE
POWER POLE	BARBED WIRE FENCE
SANITARY MANHOLE	FIBER OPTIC
SANITARY SEWER CLEANOUT	RIGHT OF WAY
SIGN	ROAD CENTERLINE
SPRINKLER HEAD	
TELEPHONE PEDESTAL	
TV PEDESTAL	
WATER FAUCET	
WATER METER	
WATER VALVE	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	
DROP/CURB INLET	GRAVEL MULCH
TREE	TREE TO BE REMOVED

PROPERTY INFORMATION

1. OWNER/DEVELOPER:
   JTJ RESTAURANTS, LLC
   10301 N ROONEY PARHAM, SUITE 1
   LITTLE ROCK, AR 72227
2. ENGINEER/ SURVEYOR:
   CRAFTON TULL
   10825 FINANCIAL CENTRE PARKWAY,
   SUITE 300
   LITTLE ROCK, AR 72211
   PH. (501)664-3245
3. SITE AREA =1.466 ACRES±
4. ZONED C-3



VICINITY MAP N.T.S.

LEGAL DESCRIPTION

A PROPOSED REPLAT OF LOT 3RR OF MCCAIN MALL ADDITION TO THE CITY OF NORTH LITTLE ROCK

PROPOSED LOT 5A, MCCAIN MALL ADDITION
BEING A PART OF LOT 3RR, MCCAIN MALL ADDITION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 4BR, MCCAIN MALL ADDITION; THENCE S 37°54'36" W A DISTANCE OF 275.87 FEET; THENCE N 89°43'08" W A DISTANCE OF 208.02 FEET; THENCE N 00°16'51" E A DISTANCE OF 210.40 FEET TO A POIN TON THE NORTH LINE OF LOT 3RR, MCCAIN MALL ADDITION; THENCE ALONG SAID NORTH LINE S 89°43'08" E A DISTANCE OF 376.46 FEET TO THE POINT OF BEGINNING, CONTAINING 1.466 ACRES MORE OR LESS.

FLOOD PLAIN STATEMENT
NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 05119C0361G, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED JULY 6, 2015.

GRAPHIC SCALE IN FEET
20' 0 20'

BASE OF BEARING: GRID NORTH ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0301).
DETERMINED BY GPS OBSERVATIONS. APPROXIMATE CONVERGENCE ANGLE IS -02°07'48.71393"
DISTANCES ARE STATE PLANE GRID DISTANCES
COMBINED ADJUSTMENT FACTOR = 1.00003404

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No.19931
TYLER D. FEEMSTER

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO. 1867
JASON H. GRAYHAM
SIGNATURE

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION — JASON H. GRAYHAM, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1867, ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY

I, TYLER D. FEEMSTER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

DATE OF EXECUTION — TYLER D. FEEMSTER, REGISTERED PROFESSIONAL ENGINEER NO. 19931, ARKANSAS

CERTIFICATE OF FINAL APPROVAL

Pursuant to the North Little Rock Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted.
This certificate is hereby executed under the authority of said Rules and Regulations.

Date of Execution — North Little Rock Planning Commission

CERTIFICATE OF RECORDING

This document, number _____ filed for record _____, 20__, in Plat Book _____, Page _____

(Signed) _____

CERTIFICATE OF OWNER

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

Date of Execution — Name _____ Address _____

Instrument No. _____

CERTIFICATE OF OWNER

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

Date of Execution — Name _____ Address _____

Instrument No. _____

10825 Financial Centre Parkway, Suite 300
Little Rock, Arkansas 72211
Crafton Tull
501.664.3245 | 501.664.7047
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CRAFTON TULL & ASSOCIATES INC
Eng. 109
EXPIRES: MAY 31, 2017

PROPOSED LOT 5A, MCCAIN MALL ADDITION TO THE CITY OF NORTH LITTLE ROCK, BEING A REPLAT OF LOT 3RR MCCAIN MALL ADDITION TO THE CITY OF NORTH LITTLE ROCK,

NORTH LITTLE ROCK, ARKANSAS

Key Plan

No.	Description	Date

The document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc. and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO 34801.000
DATE APRIL 9/2016
DRAWN BY JGRAYHAM
SCALE 1"=20'
JOB TYPE PRELIMINARY
JOB DATE 4-1-16

ISSUED FOR REVIEW

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

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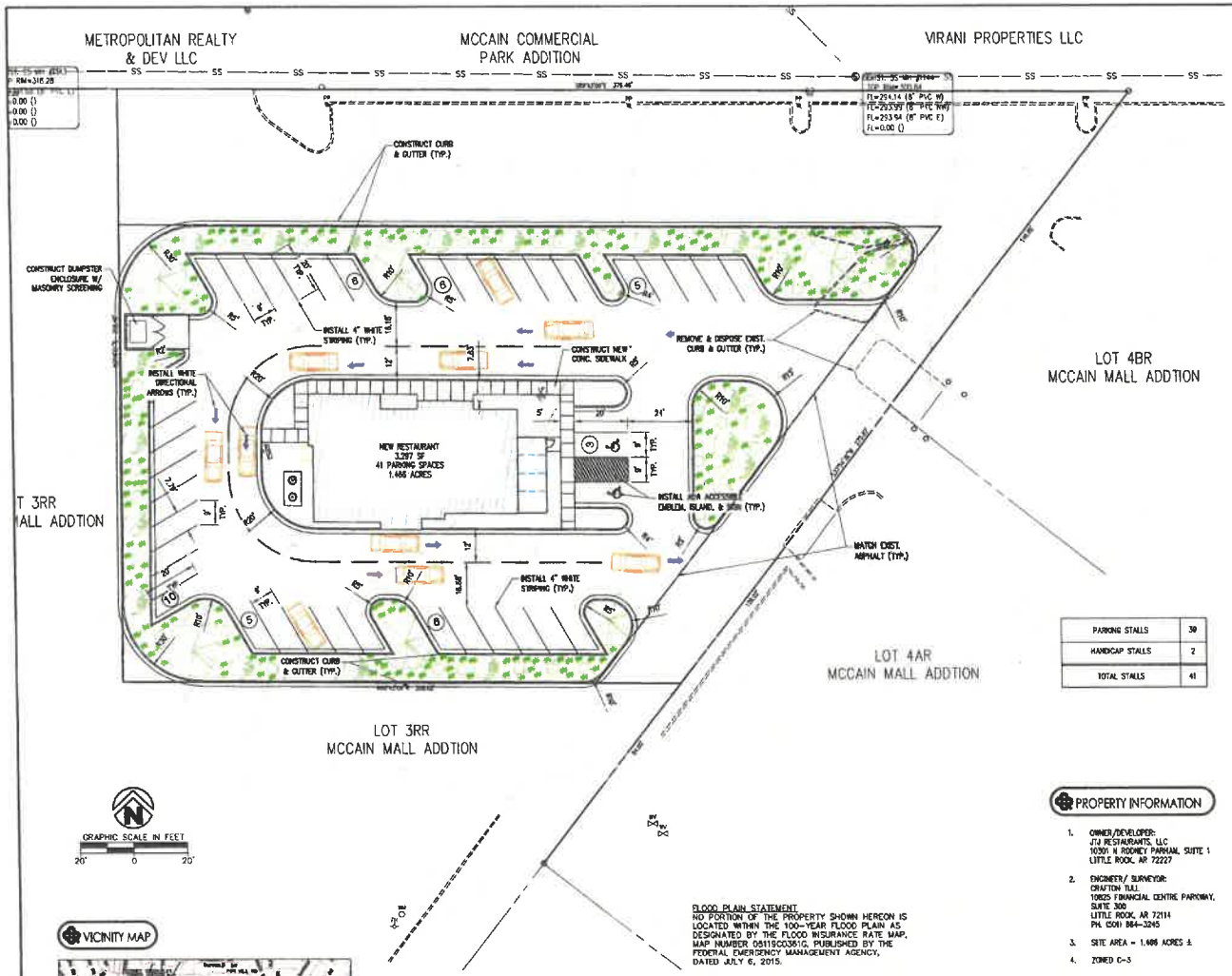

PARKING STALLS	39
HANDICAP STALLS	2
TOTAL STALLS	41

VICINITY MAP

PROPERTY DESCRIPTION

A PROPOSED REPLAT OF LOT 3RR OF MCCAIN MALL ADDITION TO THE CITY OF NORTH LITTLE ROCK

PROPOSED LOT 5A, MCCAIN MALL ADDITION
BEING A PART OF LOT 3RR, MCCAIN MALL ADDITION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 4BR, MCCAIN MALL ADDITION; THENCE S 37°54'36" W A DISTANCE OF 275.87 FEET; THENCE N 89°43'08" W A DISTANCE OF 208.02 FEET; THENCE N 00°18'51" E A DISTANCE OF 218.46 FEET TO A POIN TON THE NORTH LINE OF LOT 3RR, MCCAIN MALL ADDITION; THENCE ALONG SAID NORTH LINE S 89°43'08" E A DISTANCE OF 376.48 FEET TO THE POINT OF BEGINNING, CONTAINING 1.466 ACRES MORE OR LESS.

FLOOD PLAIN STATEMENT

NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 05119C0351G, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED JULY 6, 2015.

PROPERTY INFORMATION

1. OWNER/DEVELOPER:
   JTJ RESTAURANTS, LLC
   10301 N RODNEY PARHAM, SUITE 1
   LITTLE ROCK, AR 72227
2. ENGINEER/ SURVEYOR:
   CRAFTON TULL
   10825 FINANCIAL CENTRE PARKWAY, SUITE 300
   LITTLE ROCK, AR 72211
   PH. (501) 664-3245
3. SITE AREA = 1.466 ACRES ±
4. ZONED C-3

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	INTERMEDIATE CONTOUR
FOUND MONUMENT/ROW	INDEX CONTOUR
AIR CONDITIONER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
AIR RELEASE VALVE	GAS LINE
ELECTRIC BOX/PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
ELECTRIC JUNCTION BOX	UNDERGROUND TELEPHONE
ELECTRIC METER	UNDERGROUND ELECTRIC
ELECTRIC TRANSFORMER	OVERHEAD ELECTRIC
FIRE DEPARTMENT CONNECTION	UNDERGROUND TELEVISION
FIRE HYDRANT	OVERHEAD TELEVISION
GAS METER	CHAIN LINK FENCE
GAS VALVE	WOOD FENCE
GUARD POST	BARBED WIRE FENCE
LIGHT POLE	FIBER OPTIC
POWER POLE	RIGHT OF WAY
SANITARY MANHOLE	ROAD CENTERLINE
SANITARY SEWER CLEANOUT	
SIGN	
SPRINKLER HEAD	
TELEPHONE PEDESTAL	
TV PEDESTAL	
WATER FAUCET	
WATER METER	
WATER VALVE	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	
DROP/CURB INLET	GRATED INLET
TREE	TREE TO BE REMOVED

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY (TEE, VALVE & FIRE HYDRANT)	CHAIN LINK FENCE
FIRE HYDRANT	WOOD FENCE
AIR RELEASE VALVE	BARBED WIRE FENCE
FIRE DEPARTMENT CONNECTION	BUILDING SET BACK
WATER METER	RIGHT OF WAY
BACK FLOW PREVENTER	PROPERTY LINE
REDUCER	ROAD CENTERLINE
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

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Little Rock, Arkansas 72211
Crafton Tull
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501.664.3245 | 501.664.4704
www.craftontull.com

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19981
TYLER D. FEEBACK

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109

ROARK PERKINS PERRY YELVINGTON
ARCHITECTURE · INTERIOR DESIGN
713 W. SECOND STREET · LITTLE ROCK, AR 72201-2207
(501) 372-5427 WWW.RPPYARCHITECTS.COM

TAZIKI'S MEDITERRANEAN CAFE

NORTH LITTLE ROCK, AR

PROPOSED LOT 5A, MCCAIN MALL ADDITION TO THE CITY OF NORTH LITTLE ROCK, BEING A REPLAT OF LOT 3RR MCCAIN MALL ADDITION TO THE CITY OF NORTH LITTLE ROCK.
NORTH LITTLE ROCK, ARKANSAS

REVISIONS	DATE

DATE	JOB NO.
4/28/26	1759B
SITE PLAN REVIEW	-
SHEET	OF

Item #3
SD2026-35 Richardson Commercial Lot 1 SPR, located in the 4700 Block of McCain Blvd

---

1. The preliminary plat for the subdivision has been approved by the Planning Commission (SD2024-43). Prior to the issuance of a building permit a final recorded plat shall be required.
2. Engineering requirements on detention:
   a. Option to pay the drainage in-lieu of fee of $5000/acre instead of providing onsite detention.
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. Provide CNLR Grading Permit application to City Engineer with grading plans.
   d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
   e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
   f. Provide 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.
4. Meet the requirements of the City Engineer, including:
   a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.

b. Repair or replace existing sidewalk and curb to City Engineer's standards.
c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
e. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any commercial building is to be 1' above the 100-Year Base Flood Elevation and any residential development is to be 2' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
h. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
i. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
j. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
k. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
l. All driveways are to be concrete within the ROW.
m. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
n. Street improvements must be approved by City Engineer and accepted by City Council.

5. Meet the requirements of Community Planning, including:
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. No fence is to be located from the front of the building to the front property line.
   c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
6. Meet the requirements of the Master Street Plan, including:
   a. Provide 5-foot sidewalk and ramps with a minimum of 5-foot of green space between the sidewalk and curb to ADA and City standards.
   b. Provide ½ street improvements. Repair or replace any broken curb, gutter or sidewalk located in the public right of way with the development of the site.
   c. Provide ROW dedication to meet the Master Street Plan.
7. Meet the requirements of the Screening and Landscaping ordinance, including:
   a. All disturbed areas are to be sodded, fertilized, watered and mulched.
   b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
   c. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
   d. 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.
   e. A minimum of 10 trees are required to be located within the parking lot area.

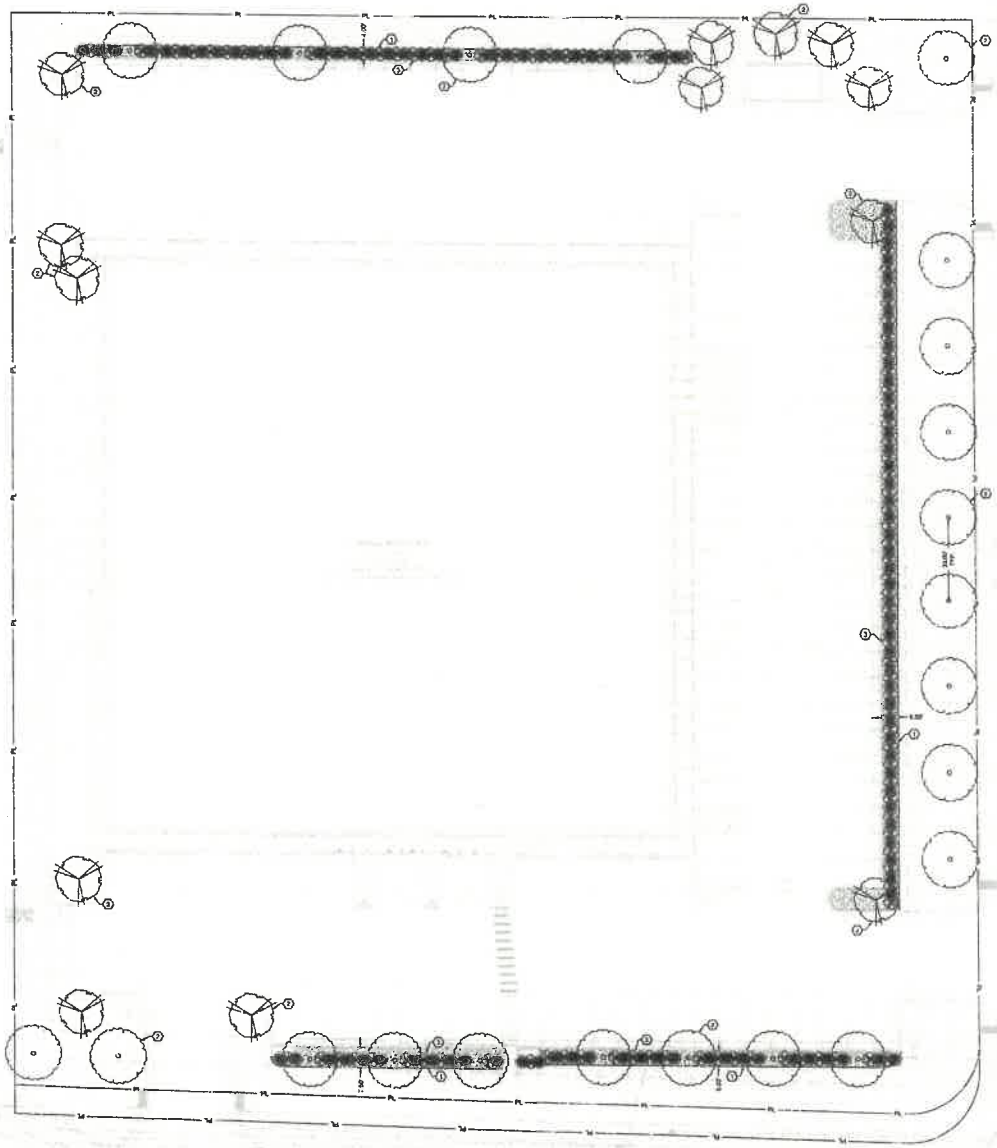
f. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
g. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
h. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system
i. Landscape plan to be revised prior to the May 2026 Planning Commission Hearing.

8. Meet the following requirements concerning signage:
   a. All signs require a permit and separate review.
   b. The site is located in the East McCain Sign Overlay District.
9. Meet the requirements of the Fire Marshal, including:
   a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including
      i. A coversheet shall be provided including the information required by Volume 2 Section 107.2.12 including occupancy classification, floor area and occupant load. (Volume 2 Section 107.2.12)
   b. 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)
      iv. -A main electrical disconnect shall be installed outside of every building (Municipal Code Chapter 4, Article 3, Sec. 1)
      v. 1) - There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.
      vi. - Buildings containing a mercantile occupancy with a fire area exceeding 12,000 square feet shall be provided throughout with an automatic fire sprinkler system. (Volume 1 Section 903.2.7)
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. 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. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
   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.

11. Meet the requirements of NLR Wastewater, including:
    a. Please verify all public sewer mains that are not within the Public Right-of-Way have sanitary sewer easement. (See Attached Map)
    b. Easement must be centered over public sewer mains.
    c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.



GENERAL LANDSCAPING NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS
2. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL
3. THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS
4. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED
5. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE
6. ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED
7. CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER MIXES
8. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN
9. BACKFILL TREE AND SHRUB PITS WITH A FERTILIZED PLANTING MIX AS FOLLOWS: U N D
   A. 2 PARTS BY VOLUME TOPSOIL
   B. 1 PART BY VOLUME BROWN RIVER SAND
   C. 1 PART BY VOLUME PEAT MOSS
   D. 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
10. ALL TREE PITS SHALL RECEIVE A MINIMUM OF 3# OF THE SPECIFIED PLANTING MIX
11. ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
12. ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING
13. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION
14. KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
15. REFER TO SITE GRADING PLAN FOR FINISH GRADES
16. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER
17. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE APPROVAL ALL STAKING PRIOR TO INSTALLATION
18. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
19. REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS
20. SEEDED AREAS SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS
21. SODDED AREAS SHALL BE INSTALLED PER SUPPLIER'S INSTALLATION INSTRUCTIONS
22. PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE WITHIN ONE OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE THE PERMANENT SEEDING SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEASON.
23. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS

PLANTING LIST

TYPE	COMMON NAME (INCLUDE FORM, IF NEEDED)	QUANTITY REQUIRED	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE (HT x SP)
	CANOPY TREES				HT x SP
RB	RED SUNSET MAPLE (ACER RUBRUM)	22	22	2 1/2" CAL. B&B	40'X30'
	NON-CANOPY TREES				
FD	FLOWERING DOGWOOD (CORNUS FLORIDA)	13	13	2 1/2" CAL. B&B	30'X15'
	SHRUBS				
NA	NANDINA (NANDINA DOMESTICA)	101	101	18" MIN.	30" MIN.
DY	DWARF YAUPON (ILEX VOMITORIA)	105	103	18" MIN.	30" MIN.

PLANTING KEY

- RB (RED SUNSET MAPLE)
- FD (FLOWERING DOGWOOD)
- NA (NANDINA)
- DY (DWARF YAUPON)

SYMBOL LEGEND:

- TURF GRASS SOD
  INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS. REFER TO DETAIL 1/L1.2
- AREA OF HYDRO MULCH OR SEED AND STRAW UNLESS NOTED OTHERWISE. ALL AREAS DISTURBED BY CONSTRUCTION ARE FIRST TO BE FINE GRADED AND THEN FOLLOWED BY HYDRO MULCH OR SEED AND STRAW OVER MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED. REFER TO DETAIL 3/L1.2.
- LANDSCAPE MULCH
  SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH. MATCH EXISTING COLOR. REFER TO DETAIL 3/L1.2.

KEY NOTES:

1. LANDSCAPE EDGING. REFER TO DETAIL 5/L1.2. PROVIDE AT ALL GROUND COVER TYPE TRANSITIONS
2. PROPOSED DECIDUOUS TREE. TYPICAL. REFER TO DETAIL 5/L1.2.
3. PROPOSED SHRUB. TYPICAL. REFER TO DETAIL 4/L1.2

PARKING LOT SHADING LANDSCAPING:

1 TREE PER 300 SQ PARKING SPACES = 141 / 6 = 24 TREES

LANDSCAPING STRIPS:

6 FEET WIDE ALONG PARKING FACING STREET / 4 FOOT WIDE ALONG PARKING NOT FACING STREET
CONTINUOUS SCREEN OF SHRUBS PLANTED 3 FT APART

STREET TREES:

TREES FROM TABLE B SPACED EVERY 30 FEET

SITE PLAN REVIEW
RICHARDSON COMMERCIAL ADDITION
NORTH LITTLE ROCK
PULASKI COUNTY
LOT 1

N

0 10 20
H SCALE 1" = 20'

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AIA architects & planners
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Springfield, Missouri 65804
417.862.6538
FAX: 417.862.9265
e-mail: estellar@estersch@sbcglobal.net

PROJECT:
NEW O'REILLY AUTO PARTS STORE
McCAIN AVE
NORTH LITTLE ROCK, AR #1

LANDSCAPING PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

CUMM #	4952
DATE:	4/23/20
REVISION DATE:	

L1.1

Special Use # 2026-14

Request: a Special Use to allow auto sales in a C3 zoning district

Location of the Request: 1201 Parkway Dr, NLR, AR

Applicant: Prestige Motorsports LLC

Owner: GRV Investments LLC

Legal Description: Lot 1 Graham Homer L Replat to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The site is a commercial site located in a residential area. The lot has a history of automobile oriented business operations, primarily automobile detailing.

Land Use: Single Family

Master Street Plan: The Master Street Plan indicates Parkway Drive as a Minor Arterial. A Bike Route with Proposed Sharrow is indicated on the Master Bike Plan along Parkway Drive.

Surrounding Zoning and Uses

Direction	Surrounding Zoning	Surrounding Uses
North	R3	Single Family
South	R3	Single Family
East	R3	Single Family
West	R3	Single Family

Background: The property was rezoned from R3 to C3 by the adoption of Ordinance #3608 adopted by City Council on June 26, 1962.

Ordinance #7355 adopted by NLR City Council on March 26, 2001, approved a Special Use to allow automobile sales in a C3 zoning district for Vance Broadway. The approval allowed the placement of a maximum of ten vehicles on the property at any one time, limited the hours of operation from 8 am to 7 pm Monday through Friday, required the owner to comply with the Screening Ordinances and stated no vehicles shall be stored on said property from which parts are sold.

Ordinance #8216 adopted by NLR City Council on November 23, 2009, approved a contractor's office, auto detail shop and auto repair at this location. The approval limited the hours of operation for the minor auto repair and detail shop to 8 am to 9 pm and limited the lighting placement and eliminated the use of an outside speaker system.

General Information:

1. **Compatible with previous actions?**

2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities with the approval of the Special Use to allow automobile sales.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** With proper maintenance and with limiting the outdoor noise the approval should not have a significant impact on the adjacent homes.
6. **Is the site of adequate size for the development?** The site is a developed site.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged. The Special Use will limit the availability for future transfer of the business to another automobile sales business owner.
8. **Should a different zoning classification be requested?** A Special Use is the appropriate request to allow the applicant to operate automobile sales from this location.

Staff Summary:

The applicant is seeking approval of a Special Use to allow automobile sales from this location. The applicant states the property will be primarily for the sale of used vehicles. No major mechanical repair work, body work or commercial automobile serve operations will be conducted on-site. Any mechanical activity will be limited strictly to minor maintenance of dealership owned vehicles, such as basic servicing and preparation for sale. The applicant states the two buildings will be utilized for office space and general business operations associated with vehicle sales. The rear-fenced parking area will be utilized as overflow vehicle storage and for vehicles undergoing reconditioning prior to be offered for sale. The applicant states this set-up helps maintain a clean and organized appearance along the public-facing portions of the property. The hours of operation are proposed from 9 am to 6 pm Monday through Saturday and Sunday by appointment only.

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, employees, and customer vehicles. Open lot area does not include any structures.
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 #2026-14

NLR PLANNING

Ortho Map

1 inch = 50 feet

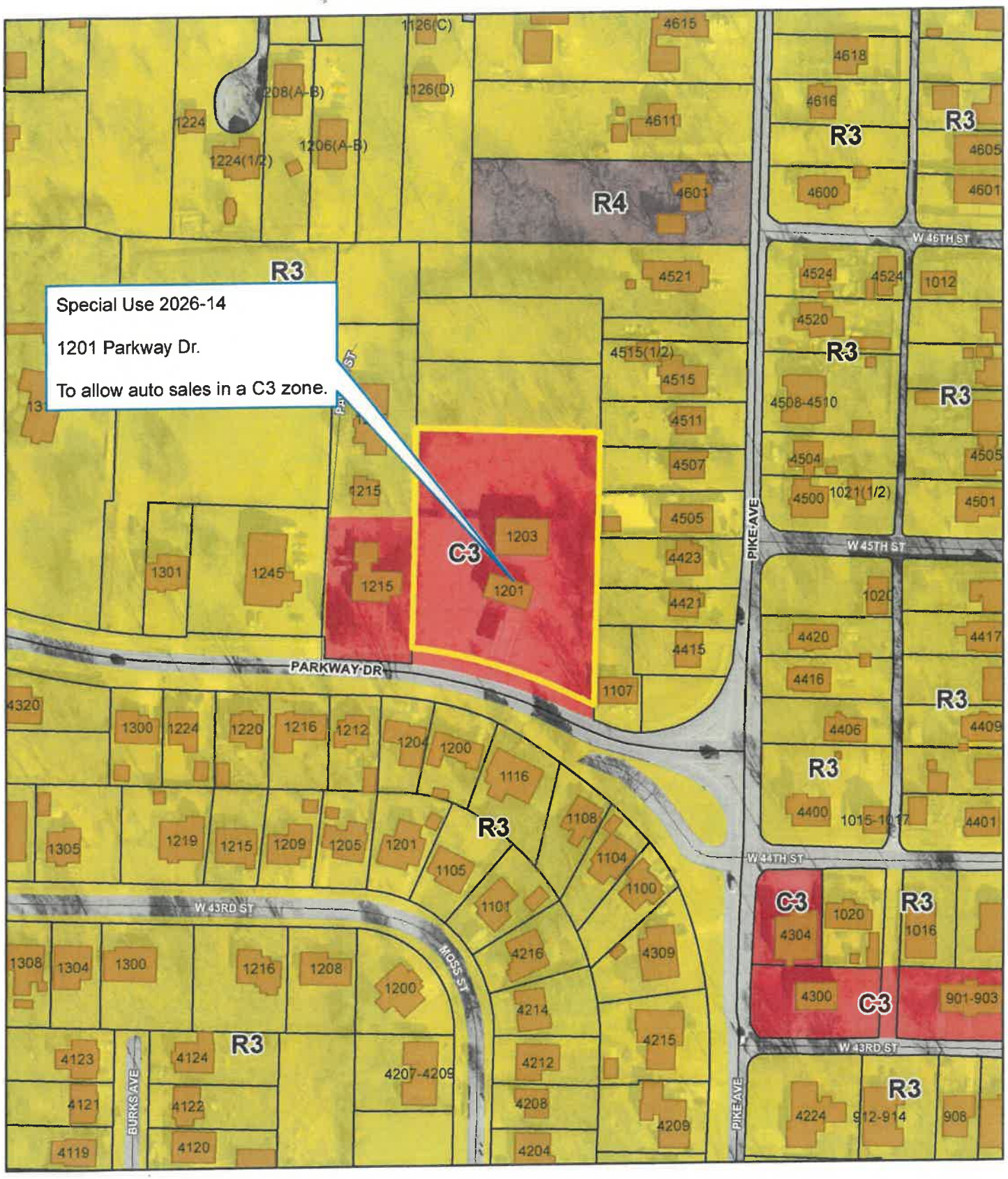
0 25 50 100 Feet

N W E S

Date: 5/21/2026

Not an actual survey

Special Use #2026-14



Zoning Map

1 inch = 150 feet

0 75 150 300 Feet

N W E S

Date: 5/21/2026

Not an actual survey

Prestige Motorsports LLC
Victor Pantoja
501-773-6310
Prestige Motorsports LLC
1201 Parkway Drive
North Little Rock, Arkansas

04/24/2026

City of North Little Rock
Planning Department
North Little Rock, Arkansas

RE: Request for Conditional Use Permit – Used Automobile Sales

To Whom It May Concern,

I am writing on behalf of **Prestige Motorsports LLC** to formally request approval for a Conditional Use Permit to operate a used automobile sales business at the above-referenced property in North Little Rock, Arkansas.

The proposed use of the property will be primarily for the sale of used vehicles. No major mechanical repair work, body work, or commercial automotive service operations will be conducted on-site. Any mechanical activity will be limited strictly to **minor maintenance of dealership-owned vehicles**, such as basic servicing and preparation for sale.

The subject property consists of approximately **46,540 square feet**, with a total perimeter of **865 feet**, and includes **two existing buildings**. These structures will be utilized for office space and general business operations associated with vehicle sales.

Additionally, the property includes a **rear fenced parking area** that is screened from public view. This area will be used for overflow vehicle storage and for vehicles undergoing reconditioning prior to being offered for sale. This setup helps maintain a clean and organized appearance along the public-facing portions of the property.

Business hours will be **Monday through Saturday, 9:00 AM to 6:00 PM**, with **occasional Sunday appointments by request only**. The operation is expected to generate minimal traffic and will not produce excessive noise or disturbances. There will be no loud equipment or disruptive activities conducted on the premises.

The property will be maintained in a clean, orderly, and professional manner at all times. Any exterior lighting will be appropriately directed to minimize impact on surrounding properties and ensure compliance with local regulations.

We believe this proposed use is compatible with the surrounding area and will contribute positively to the local business environment. Prestige Motorsports LLC is committed to operating responsibly and in full compliance with all applicable city ordinances and regulations.

We respectfully request your consideration and approval of this Conditional Use Permit. Please feel free to contact me if any additional information is needed.

Sincerely,

Victor Pantoja
Prestige Motorsports LLC

Address:
1201 Parkway Drive
North Little Rock, Arkansas 72118

Parcel Size:
46,540 SQ. FT. (1.07 Acres)

Perimeter:
865 FT.

1 Secondary Building
(Storage / Support)
Approx. 50' x 28'
(± 1,400 SQ. FT.)

2 Main Building
(Office / Sales)
Approx. 60' x 40'
(± 2,400 SQ. FT.)

- Used Auto Sales (Retail)
- Office / Sales
- Vehicle Display
- Light Maintenance for Dealership Vehicles Only
- Rear Fenced Area for Overflow and Reconditioning Vehicles (Not visible from public view)
- Business Hours: Monday – Saturday 9:00 AM – 6:00 PM Occasional Sunday Appointments by Request

Property Line
Fence (Rear Area)
Asphalt Surface
Vehicle Entrance
Vehicle Exit

Item #5
Rezone 2026-06

Request: a Rezoning from I2 to R6 and to amend the Land Use Plan from Light Industrial to Single Family

Location of the Request: 122 Steed, NLR, AR

Applicant/Owner: Kenia I Flores Moreno

Legal Description: A tract of land located in the West part of Spanish Grant {Private survey) No. 497, in Township 1 North, Range 11 West, Pulaski County, Aransas, more particularly described as follows: Commencing at the Northwest corner of said Grant. No. 497; thence run Southeast on the North Line of said Grant No. 497 a distance of 7.79 chains; thence run South 17 degrees 30 minutes West a distance of 1472.3 feet to a point on the South right-of-way line of State Highway No. 130 (formerly State Highway No. 30); thence run south 65 degrees 39 minutes East along the South right-of-way line of said State Highway No. 130 a distance of 607.5 feet; thence South 17 degrees 30 minutes West 500 feet to the point of beginning of this description; from the point of beginning thus established, run South 65 degrees 39 minutes East along a line which is 500 feet South of and parallel to the South right-of-way of said State Highway No. 130 for a distance of 150 feet thence South 17 degrees 30 minutes West 100 feet; thence North 65 degrees 39 minutes West 150 feet; thence North 17 degrees 30 minutes East 100 feet to the point of beginning.

Site Characteristics: The home is currently under construction as a residential remodel. Once staff determined the scope of the remodeling was not a rehab, but new construction staff placed a stop work on the permit and requested the applicant come before the city with a rezoning request. As a remodel the property could continue as a non-conforming use. The Zoning Ordinance states a structure shall be considered destroyed if the cost of damage to the structure exceeds more than sixty (60) percent of its replacement cost at the time of destruction. The home was taken down to the foundation which exceeded the 60 percent threshold established by the Zoning Ordinance.

Land Use Plan: Light Industrial

Master Street Plan. Steed Road is classified as a local street on the Master Street Plan. There are not any dedicated bike ways located in the area.

Surrounding Zoning & Uses

Direction	Surrounding Zoning	Surrounding Uses
North	I2	Manufactured Home
South	I2	Vacant Property
East	PI	NLR Wastewater
West	I2	Day Care Center, Manufactured Housing

General Information:

1. **Compatible with previous actions?** To allow the redevelopment of the home on the property requires a rezoning to R6.
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 to allow the reconstruction of the residential home on the property.
5. **Will the approval have a stabilizing effect on surrounding properties?** There are a number of manufactured homes located on Steed Road.
6. **Is the site of adequate size for the development?** The site is adequate to allow the reconstruction of the home along with the required parking and any future amenities the owner may desire.
7. **Will this set a precedent for future rezoning?** To allow redevelopment of the residential unit as proposed requires the rezoning to R6, Manufactured Home District.
8. **Should a different zoning classification be requested?** R6 is the appropriate request to allow the reconstruction of the home on the property.

Staff Summary:

The applicant is seeking approval of a rezoning from I2 to R6 to allow the reconstruction of a residential home on the property. The previous home was in a sever state of disrepair and once the applicant began reconstruction it was determined it was best to start fresh than to remodel the previous home. In addition to the rezoning request the Land Use Plan is proposed to be amended from the current Light Industrial classification to Single Family. Staff is supportive of the applicants' request to allow the rezoning of the property and to amend the Land Use Plan as proposed.

Rezone Case #2026-06

NLR PLANNING

Ortho Map

1 inch = 40 feet

0 20 40 80 Feet

N W E S

Date: 5/28/2026

Rezone Case #2026-06

NLR PLANNING

Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 5/28/2026

Rezone Case #2026-06

NLR PLANNING

Land Use Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 5/28/2026

Project Description Letter – Special Use Permit

Property: 126 Steed Rd, North Little Rock, AR
Owner: Kenia I. Flores Moreno

To whom it may concern,

I am requesting a **Special Use Permit** to continue the **reconstruction** of the manufactured home located at **126 Steed Rd, North Little Rock, Arkansas**.

The mobile home **already existed on the property** at the time of purchase. However, the structure suffered **severe fire damage**, and I began a **remodeling process** under the appropriate permit. During the work, a **roof raise** was performed to repair and improve the structure, which the city classified as **reconstruction**. For this reason, the project was paused and I was instructed to obtain this Special Use Permit.

The project includes the following improvements:

Reconstruction and full remodeling of the existing mobile home, maintaining its original location on the property.

Roof raise to repair fire damage, reinforce the structure, and improve safety and ventilation.

Conversion of the mobile home, including structural, aesthetic, and code-compliant upgrades.

Construction of two porches:

A **16 ft x 16 ft porch** on the **west side**.

An **8 ft x 8 ft porch** on the **east side**.

Installation of a full driveway along the **east side**, providing vehicle access from the street to the back of the home.

Connection to existing public utilities, including water, electricity, and wastewater services through **Wastewater Utility**.

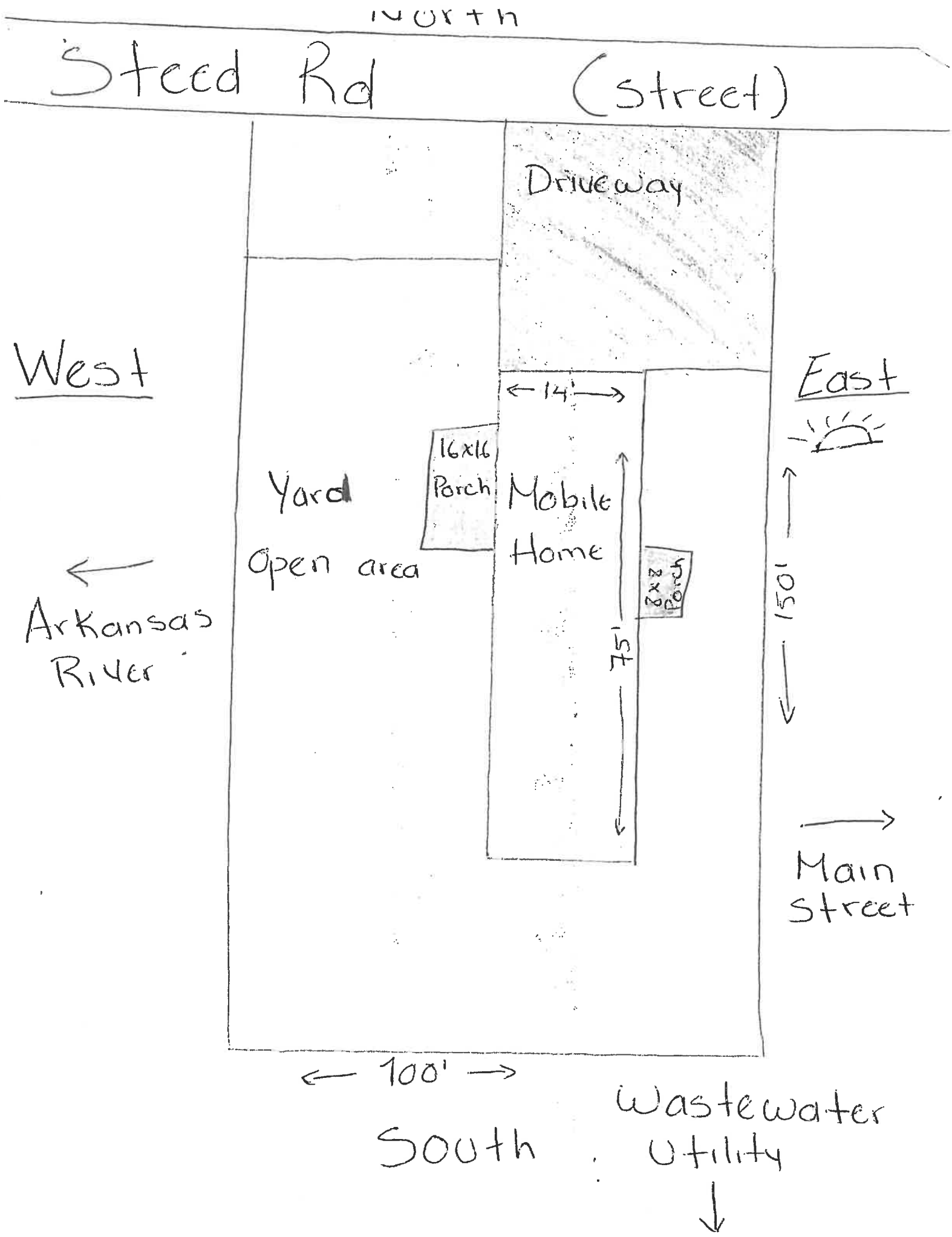
The property will be used **exclusively for residential purposes**, with no commercial activity.

The exterior area will be kept clean, organized, and maintained regularly.

My intention is to **restore and improve** the home that was already on the property, while complying with all city regulations and maintaining harmony with the surrounding neighborhood.

Thank you for your time and consideration.

Sincerely,
Kenia I. Flores Moreno
Phone: 501-672-2751
Email: kifm5874@gmail.com


North
Steed Rd (street)
Driveway
West
East
14'
16x16 Porch
Yard
Open area
Mobile Home
8x8 Porch
75'
150'
Arkansas River
Main Street
100'
South
Wastewater Utility

24N-001.05-016.06
Parcel Key 338032

Pulaski County, Arkansas - RESIDENTIAL Property Card

OWNERSHIP RECORD AND DESCRIPTION

Owner Name	FLORES MORENO KENIA I/DELCID MANCIAS JOSUE N
Property Address	126 STEED RD
	NORTH LITTLE ROCK, AR 72117-5201
Taxpayer Name	FLORES MORENO KENIA I/DELCID MANCIAS JOSUE N
Address	4016 MAPLE ST
	NORTH LITTLE ROCK, AR 72118-4648
Exemption Status	TAXABLE

LEGAL DESCRIPTION

Lot			
Block		Lat/Long	/
Subdivision	1N-11-04		
School District	006	Nbhd Code BAUCUM	Market NLROLD
Acres	0.34	Timber 0.00	
Old Parcel	R0039459		
Legal Description	497-PS-SLG		

PT SP GR 2497 COM NW COR OF SD GR TH SE ON NLN 514 14' (DEED 7 79 CHS) S17*30'W1472 3' TO A PT ON S R/W LN OF HWY 130 S65*39'E607 5' S17*30' W500' TO POB TH S65*39'E150' S17*30'W100' N65*39'W150' N17*30' E100' TO POB 00-1N -11W

COMMENTS

MN 7/10/23 NO CHANGE FOR 2026 REAPPRAISAL;
MN 2/06/23 2025 RES PACK 117;
HJB 7/10/18 10:31: UPDATE FOR REAPPRAISAL, NOH, UPDATED SKETCH AND OBYS PER MBT/SJK 6/27/2018

CCT 11/19/13 10:18: TWO PER APPRAISER PER NDK 7/12/2013;
Land Adjustment Reason Comment : Acres;

REVIEW RECORD

Action	Date	By
2026LC	02/18/26	ANAPPER
INSPECTED	06/23/23	MNEWMAN
ENTERED BY	06/23/23	MNEWMAN
NOTICE	07/15/22	JDTHOMPSO
2022LC	06/03/22	MTURCHI
2022LFC	06/03/22	MTURCHI
ENTERED BY	07/10/18	HBOYD
INSPECTED	06/27/18	MBT/SJK

USE CODES

1210
2800
ENTERED BY-2022
ENTERED BY-2026
HAS RA
NLRPCS

APPRAISAL SUMMARY

Land	1,700	Improvements	6,385	Total Appraised	8,085
Assessed Land	340	Assessed Improvements	1,277	Total Assessed	1,617

ASSESSMENT HISTORY (First 6 of 18 records shown)

Year	Land	Improvements	Full Value	Effective Value	Homestead?	Comments
2026	340	1,277	1,617	1,617	No	2026 ADVANCE_PRE 2026 REAPPRAI
2025	340	1,277	1,617	1,617	No	2025 LINE Mass Update - Advance Ame
2024	340	1,277	1,617	1,617	No	ADVANCE FOR 2024 Mass Update - Ad
2023	340	1,277	1,617	1,560	No	ADVANCE CAPS FOR 2023 Mass Upda
2022	340	1,277	1,617	1,430	No	2022 REAPPRAISAL Mass Update - Pa
2021	200	1,100	1,300	1,300	No	2021 ADVANCE HISTORIES

OWNERSHIP RECORD (First 6 of 7 records shown)

Stamps	Price	Grantor/Grantee	Date Sold	Book/Page	Type	Remarks
0.00	0	GRIFFIN LESLI TO FLORES MORENO KENIA I/DELCI	03/09/2026	2026/019781	QC	SEE NOTES
0.00	0	PINKSTON PAUL II TO GRIFFIN LESLI	03/09/2026	2026/019780	CR	SEE NOTES
19.80	6,000	GRIFFIN LESLI TO MORENO KENIA I/MANCIAS JOSU	08/05/2025	2025/043044	QC	NAME CHANGE
0.00	0	PINKSTON PAUL II TO GRIFFIN LESLI	07/21/2025	2025/043043	QC	NAME CHANGE
	1	PINKSTON TO SAME	08/01/1996	96/56366	DEED	LAND
	2	TO PINKSTON	06/01/1996	96/44361	DEED	L&B

BUILDING PERMIT RECORD

Date	Amount	Purpose

IMPROVEMENT DISTRICTS

District	Amount	Comment

LAND RECORD

Use Code	Soil Code	Qtr Sec	Front	Rear	Depth	Depth %	Size	Rate	Adj	Adj Reason	Value
RA5000							0.34 Ac	5,000.00			1,700
TOTALS						Acres	0.34				1,700

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24N-001.05-016.06

Parcel Key 338032

Pulaski County, Arkansas - RESIDENTIAL Property Card

Residential (Imp. 1/MOBILE HOME)

OCCUPANCY			
Single Family	Multi Family	Other	Mobile Home
			X

STORY HEIGHT			
One	SL	One+	Two
X			

GRADE	
Basic Grade	5
Adj %	0
Future Grade	
Future Adj %	0

AGE			
Built	1983		
Age	20	Future	
REL	36	Future	

LIVING AREA	
First Floor	Second Floor
0	

BASEMENT	
Unfinished	
Fin w/o Part	
Fin with Part	
Area	

BUILDING COMPUTATION	
Base Price	12,195.00
Grade Adj Factor	
Grade +/- Factor	
Story Height Factor	
Composite Factor	
Adj Per Sqft Price	12,195.00
Total Base Sq Footage	0
Base Value	12,195.00

EXTERIOR WALLS	
Masonry Veneer	
Comb Mas/Frame	
Standard Frame	
Lowcost Frame	
ECONOMY 14 x 75	

HEAT & AC	
Central	
Hot Air Forced	
Floor/Wall Furnace	
Elec Base/Ceiling	
Hot Water/Steam	
None	

FOUNDATION	
Slab	
Closed Piers	
Open Piers	

FLOOR STRUCTURE	
Elevated Slab	
Wood Subfloor	
Slab on Grade	

FLOOR COVER	
Carpet/Vinyl	
Hard WD/SHT	
Hard WD/PQT	
Linoleum	
Ceramic	
Stone	
Softwood	
None	
Total Area	

ROOF TYPE			
Hip		Gable	
Mansard		Flat	
Gambrel		Dormer	
Arch		Shed	

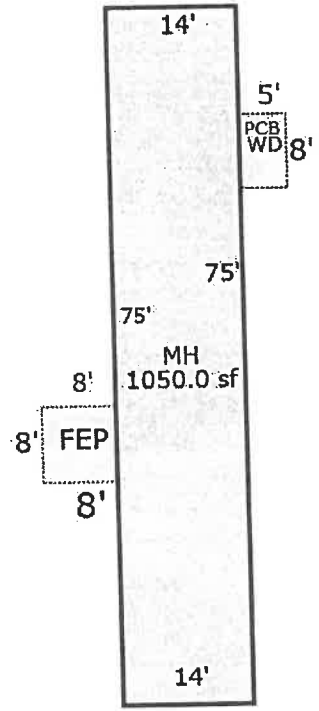
ROOF COVER			
Asphalt		Fbrglass	
Wd Shng		Shakes	
Tile		Rol/Mtl	
Other		Galv Alm	
Area			

PLUMBING	
Full Bath (3F)	
Half Bath (2F)	
Extra Charges	
Rough-ins	
None	

FIREPLACE			
Sgl-1S		Dbl-1S	
Sgl-2S		Dbl-2S	

INSULATION			
Floor			
Wall			
Ceiling			

Low Avg Good



Sketch by Apex Medina™

HJB 7/10/18 10:31: UPDATE FOR REAPPRAISAL, NOH, UPDATED SKETCH AND OBYS PER MBT/SJK 6/27/2018

ADJUSTMENTS TO BASE			

ADDITIVE ITEMS				
Item	Qty	Rate	Factor	Total
WD - WOOD DECK	40	8.18	0.858	281
FEP - FR ENCL PO	64	19.39	1.000	1,241
PCB - PATIO COVE	40	8.83	0.858	303

YARD AND OTHER IMPROVEMENTS								
Item	Qty	Grade	Age	Rate	REL %	Loc Fact	HS	Value
LTNF - LEAN-TO, NO FLOOR	20	6		2.15	20 %	1.000	X	9
FLAT FRO NCV	64	6		1.00	20 %	1.000	X	0
FRO - FRAME OUTBUILDING (FLATTE	64	6		1.00	20 %	1.000	X	250
FRO - FRAME OUTBUILDING (FLATTE	80	6		1.00	20 %	1.000	X	200
FRO - FRAME OUTBUILDING (FLATTE	96	6		1.00	20 %	1.000	X	300
							Total of all OBYI Items :	759

CALCULATION SUMMARY	
Base with Additives	6,193
REL for Additives Only	69
After Additives Depreciated	5,627
Flatted Additive Items	0
Location Factor	1.000
Adjusted Value	5,627
Total OBYI	759
Total Value	6,386
Adjustment Factor	1.000
Final Value	6,386

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Item #6
Rezone 2026-07

Request: a Rezoning from R4 to C6

Location of the Request: @ 412 Division St, NLR, AR

Applicant: Thomas Pownall, Thomas Engineering

Owner: Riverwalk Properties, LLC, Cope Gracy

Legal Description: Lot 4 Block 10 Giles Addition to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The site is a vacant lot located on Division Street between W 4th and W 7th Streets. The area is redeveloping with a mix of residential housing including single family and multi family units. The Gardens at Rockwater are located to the east of the site. South of the site is the Porches at Rockwater, single family homes located on smaller lots with reduced setbacks.

Land Use Plan: Multi Family

Master Street Plan: Division Street is classified as a local street on the Master Street Plan. There is a Bike Route indicated on the Master Street Plan to the east along Parker Street.

Surrounding Zoning & Uses

Direction	Surrounding Zoning	Surrounding Uses
North	R4 and C6	Single Family, Undeveloped and Multi Family
South	R4 and PUD	Single Family and Multi Family
East	R4 and C6	Undeveloped and Multi Family
West	R4 and RU	The Gardens at Rockwater

General Information:

1. **Compatible with previous actions?** C6 zoning has been approved to allow the development of townhomes as proposed.
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 is the potential for destabilizing the area by allowing the density of overall development in the area.

6. **Is the site of adequate size for the development?** The site is adequate to allow the development of the townhomes but there is little outdoor living space remaining with the approval once the 5 required on-site parking spaces are provided.
7. **Will this set a precedent for future rezoning?** The approval has the potential for setting precedent for future rezonings to C6 to allow similar type developments.
8. **Should a different zoning classification be requested?** C6 allows the development as proposed by the applicant.

Staff Summary:

The applicant is seeking approval of the rezoning from R4 to C6 to allow the development of 5-units of townhomes. The site plan indicates 5 on-site parking spaces. To provide the parking the required 4-foot landscape strip is being reduced to 1.23-feet on the south property line and 1.06-feet on the northern property line. Within the area the required plantings are not included due to insufficient area for growth of the plant material. The C6 zoning designation requires a minimum lot area of 7,500 square feet for the development of 5 units (1,500 square feet for the first 5 dwelling units). The lot area provided of 6,793 square feet does not meet this typical minimum requirement. The accompanying site plan for the proposed development has been postponed at the request of the applicant (SD2026-34 Giles Addition Lot 4 Block 10 SPR).

Rezone Case #2026-07

NLR PLANNING

Ortho Map

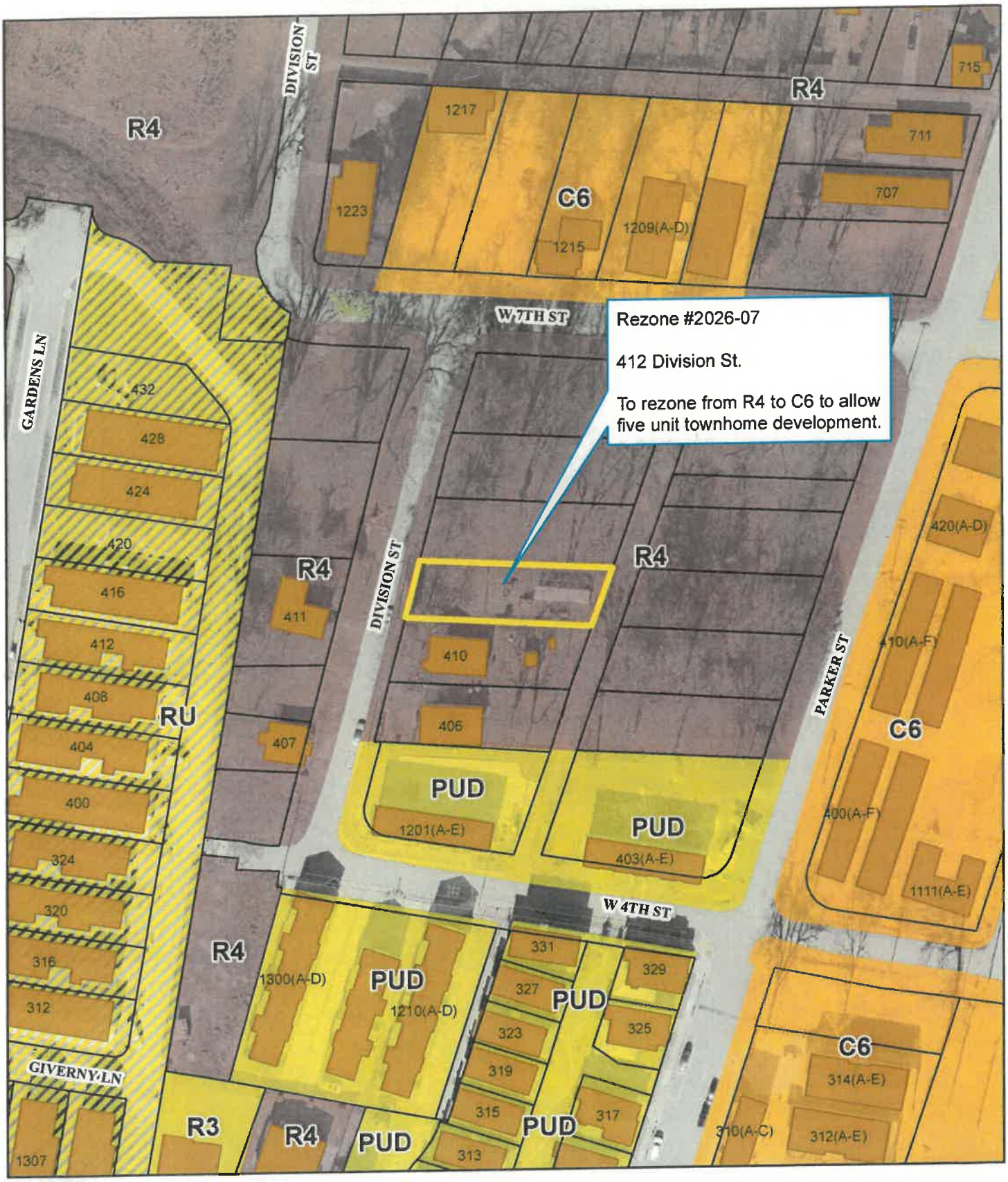
1 inch = 30 feet

0 15 30 60 Feet

N W E S

Date: 5/21/2026

Rezone Case #2026-07



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 5/21/2026

THOMAS ENGINEERING COMPANY
civil engineers land surveyors
3810 LOOKOUT RD NORTH LITTLE ROCK, AR 72116 (501)753-4463
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

April 28, 2026

Mrs. Donna James, AICP
Assistant Director of Planning
City of North Little Rock
120 Main Street
North Little Rock, AR 72114

RE: Lot 4, Block 10, Giles Addition
Site Plan Review & Rezoning

Dear Mrs. James:

Please accept this letter to serve as our application for the above reference submittal. We wish to be placed on June 9th, 2026 Planning Commission Meeting Agenda.

This site is proposed to contain one-bedroom townhomes totaling 5 units on Lot 4, Block 10, Giles Addition.

We would like to rezone this property from R-4 to C-6.

If detention is required, we request to pay the in lieu of fee.

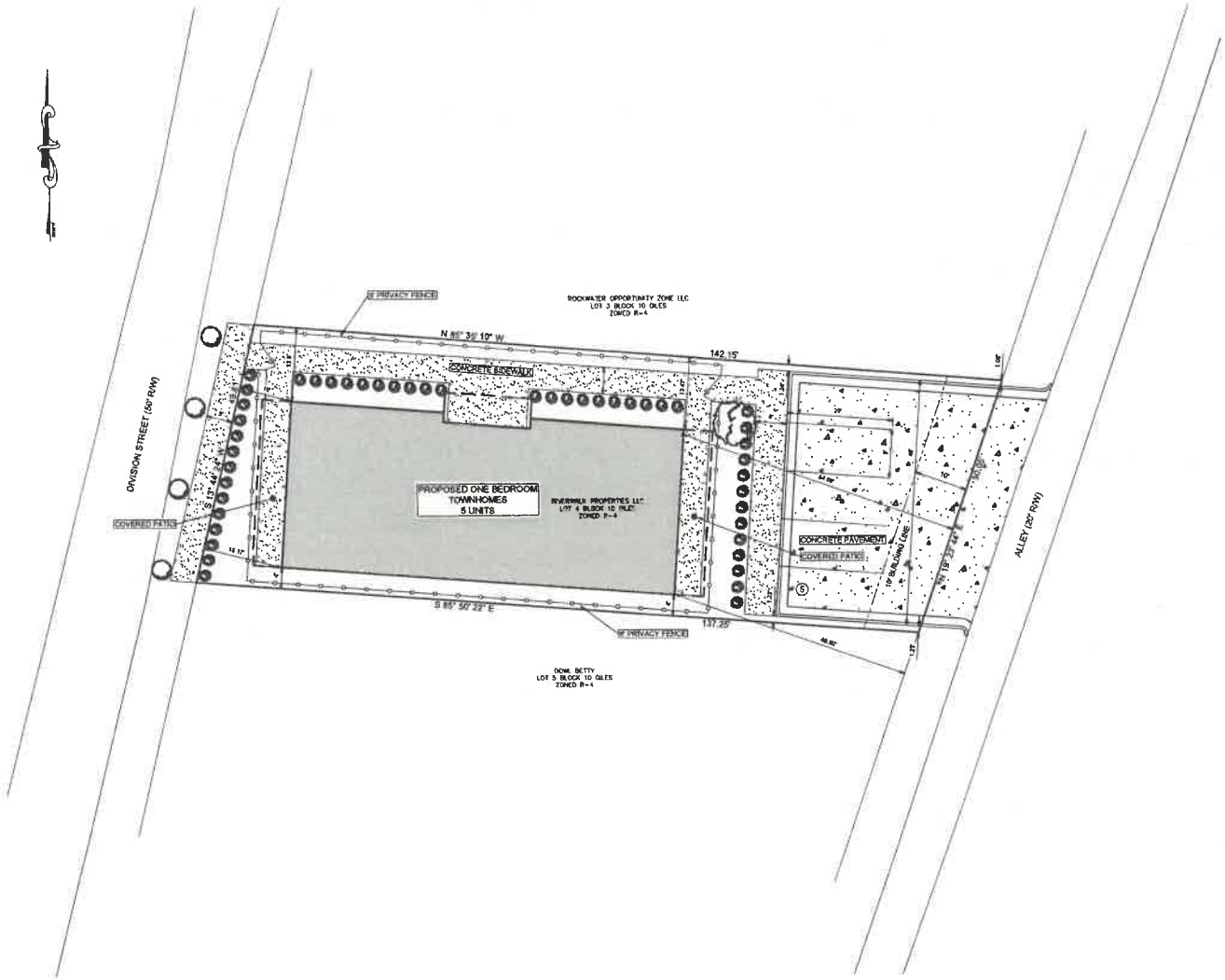
Enclosed please find a check for the review fee and rezoning fee in the amount of $620.00.

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

Sincerely,

JB Brown

John Barron Brown, P.E.
Project Engineer



VICINITY MAP

LEGEND

- SHOWS CONCRETE SIDEWALK
- SHOWS STANDARD DUTY CONCRETE PAVEMENT
- SHOWS NEW BUILDING
- PARKING LOT SHADE TREE
  RED OAK OR TREE FROM TABLE B OR C
  2.5" MINIMUM CALIPER
- STREET TREE
  RED MAPLE OR TREE FROM TABLE B
  2.5" MINIMUM CALIPER
- DWARF YAUPON HOLLY
  SPACED 3.0' ON CENTER
  18" MINIMUM HEIGHT AT INSTALLATION

SITE PLAN REVIEW NOTES

1. SITE CONTAINS A PROPOSED 5 UNIT TOWNHOME BUILDING
2. BASIS OF BEARINGS: PAGIS
3. THE PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 05018 2043G DATED JULY 6, 2015.
4. THIS PROPERTY IS ZONED R-4. WE ARE REQUESTING C-8 ZONING.
5. ALL ABUTTING PROPERTIES ARE ZONED R-4
6. THIS TRACT CONTAINS 6,793 S.F. OR 0.156 ACRES, MORE OR LESS.
7. SETBACKS SHOWN ARE FOR C-8 ZONING.
   0' FRONT
   0' SIDE
   10' REAR
8. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION.

PARKING

TOTAL: 5 SPACES

LEGAL DESCRIPTION
LOT 4, BLOCK 10,
GILES ADDITION
CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

FOR USE AND BENEFIT OF
RIVERWALK PROPERTIES, LLC
PO BOX 909
ROGERS, AR 72757-9090

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 24007 JOHN BARRON BROWN

CERTIFICATE OF AUTHORIZATION THOMAS ENGINEERING CO. No. 94 ARKANSAS

THOMAS ENGINEERING COMPANY
3610 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72118
TEL: 501-753-6483 FAX: 501-753-6614

SITE PLAN REVIEW
GILES LOT 4 BLOCK 10
NORTH LITTLE ROCK, ARKANSAS

APPROVED	DRAWN BY	DATE	SHEET NO.
	JB	4/28/26	C1
SCALE 1" = 10'			

GILES LOT 4 BLOCK 10.dwg

PLOTTED: 4/28/2026

Item #7
Rezone 2026-08

Request: a Rezoning from R4 to C6 for the south 5-feet of the property

Location of the Request: @ 805 Magnolia St, NLR, AR

Applicant: Thomas Pownall, Thomas Engineering

Owner: Scott and Ruth Landers Family Trust

Legal Description: the South 5-feet of Lot 8, Block 49 Barton's Addition to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The strip is a remnant of property which was not under the ownership of adjacent property owners when the Master Rezoning for the Downtown area took place in 2021 which rezoned a large area from various zoning districts to C6.

Land Use Plan: Central Business District

Master Street Plan. Magnolia Street is classified on the Master Street Plan as a local street. There is not a dedicated bike way located in the area.

Surrounding Zoning & Uses

Direction	Surrounding Zoning	Surrounding Uses
North	C6	Residential
South	C6	Residential
East	C6	Residential
West	C6	Residential

General Information:

1. **Compatible with previous actions?** The request is compatible with previous rezoning requests. The majority of the block is currently zoned C6.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be no effect on public service and utilities with the approval of the rezoning request.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no effect on surrounding properties with the rezoning of this 5-foot strip to C6 to match the zoning designation of the properties to the north and south of this site.
6. **Is the site of adequate size for the development?** The site is a portion of a larger lot which allows the site to be adequate in size for development.

7. **Will this set a precedent for future rezoning?** The primary zoning in the area is C6.
8. **Should a different zoning classification be requested?** C6 zoning corresponds to the zoning pattern in the area.

Staff Summary:

The applicant is seeking approval of the rezoning of this 5-foot strip, which is the south 5-feet of Lot 8 Block 49 Barton's Addition to the City of North Little Rock, Pulaski County, AR. The strip was previously under a separate ownership than the parent lot. The owners of the larger portion of the lot now have control of the 5-foot strip and which to rezone the strip from R4 to C6 to allow future development of a single family home. Staff is supportive of the applicant's request.

THOMAS ENGINEERING COMPANY

civil engineers land surveyors

3810 LOOKOUT RD NORTH LITTLE ROCK, AR 72116 (501)753-4463

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

May 6th, 2026

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

RE: Rezoning Application
Lot 8, Block 49, Barton's Addition

Dear Mrs. James:

Please accept this letter to serve as our application for the above reference submittal. We wish to be placed on the June 9th, 2026 Planning Commission Meeting Agenda. The property shown is owned by one owner. As part of the process to construct a single-family home on site, we request to rezone the R4 portion of the property to C6.

The following information is provided as part of this application:

1. Owner: Scott and Ruth Landers Family Trust
   301 Main Street, Apt 302
   North Little Rock, AR 72114
2. Site Plan: Attached
3. Legal Description: THE SOUTH 5 FEET OF LOT 8, BLOCK 49, BARTON'S ADDITION, CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS
4. Application Fee: $420.00

Please contact me if you have any questions.

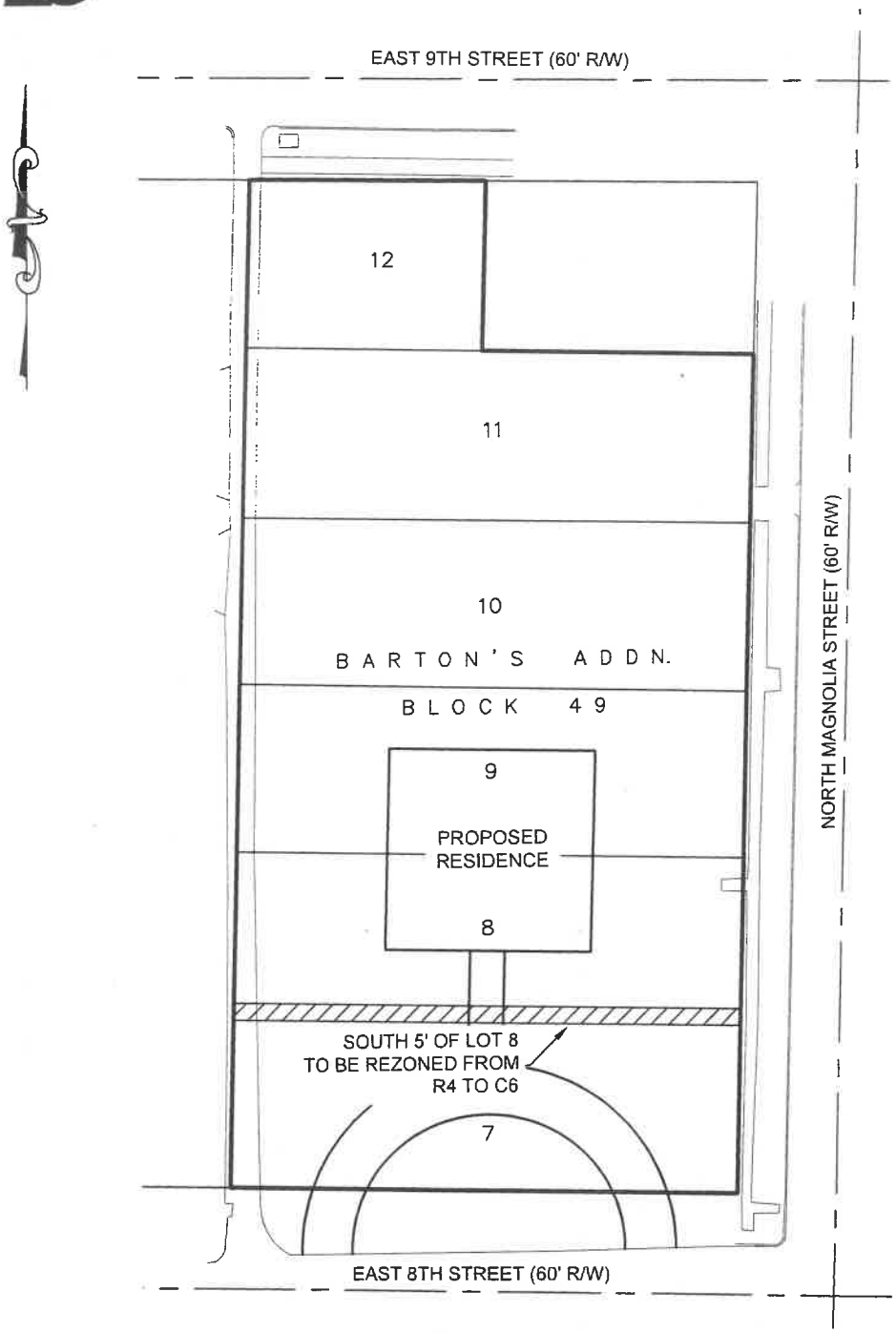
Sincerely,

Thomas R. Pownall, P.E.
Vice President

MEMBER NATIONAL SOCIETY
PROFESSIONAL ENGINEERS

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

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

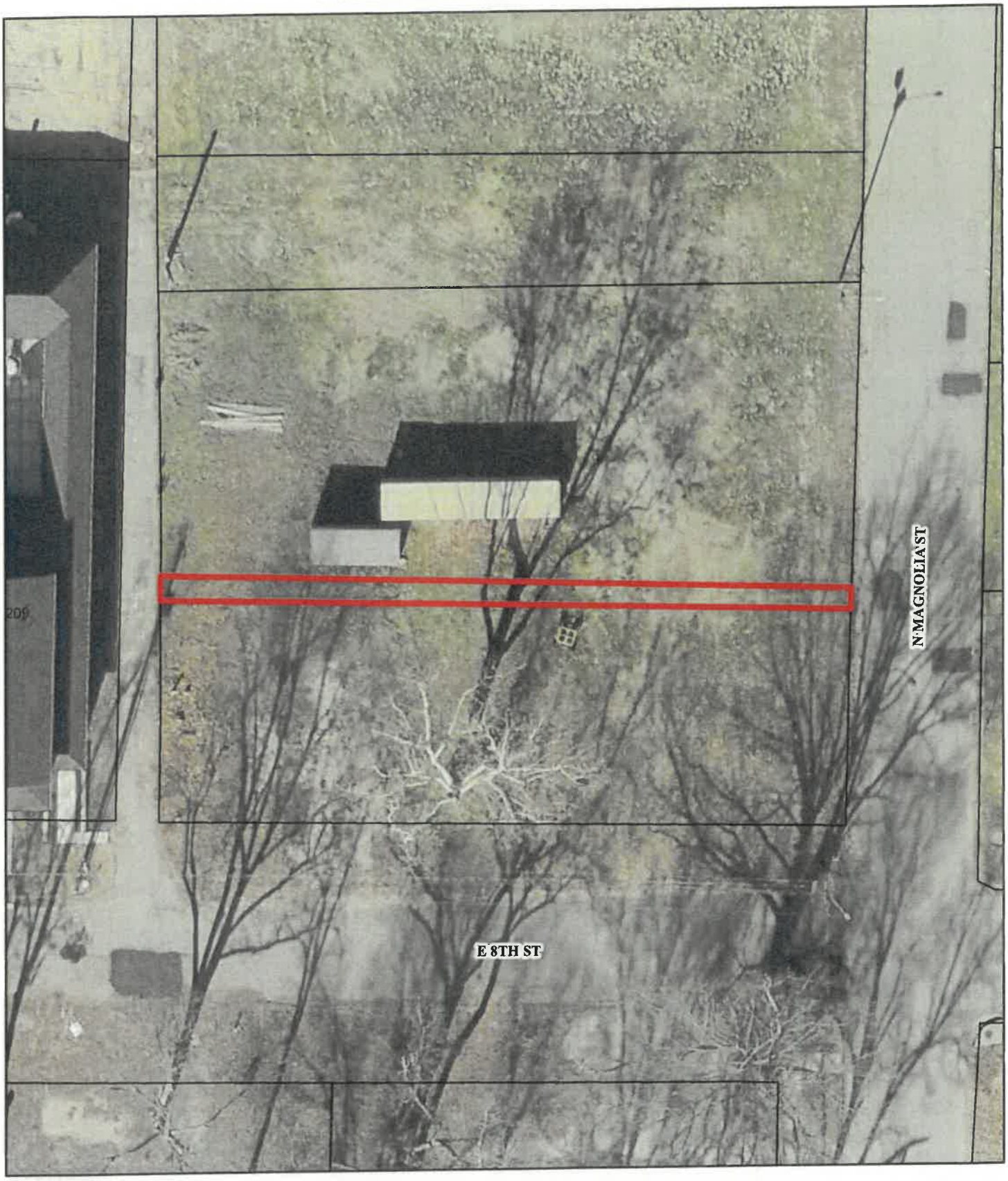


SITE PLAN & REZONING MAP
BARTON'S ADDITION
BLOCK 49

SCALE: 1" = 50'

5/6/26

Rezone Case #2026-08



NLR PLANNING

Ortho Map

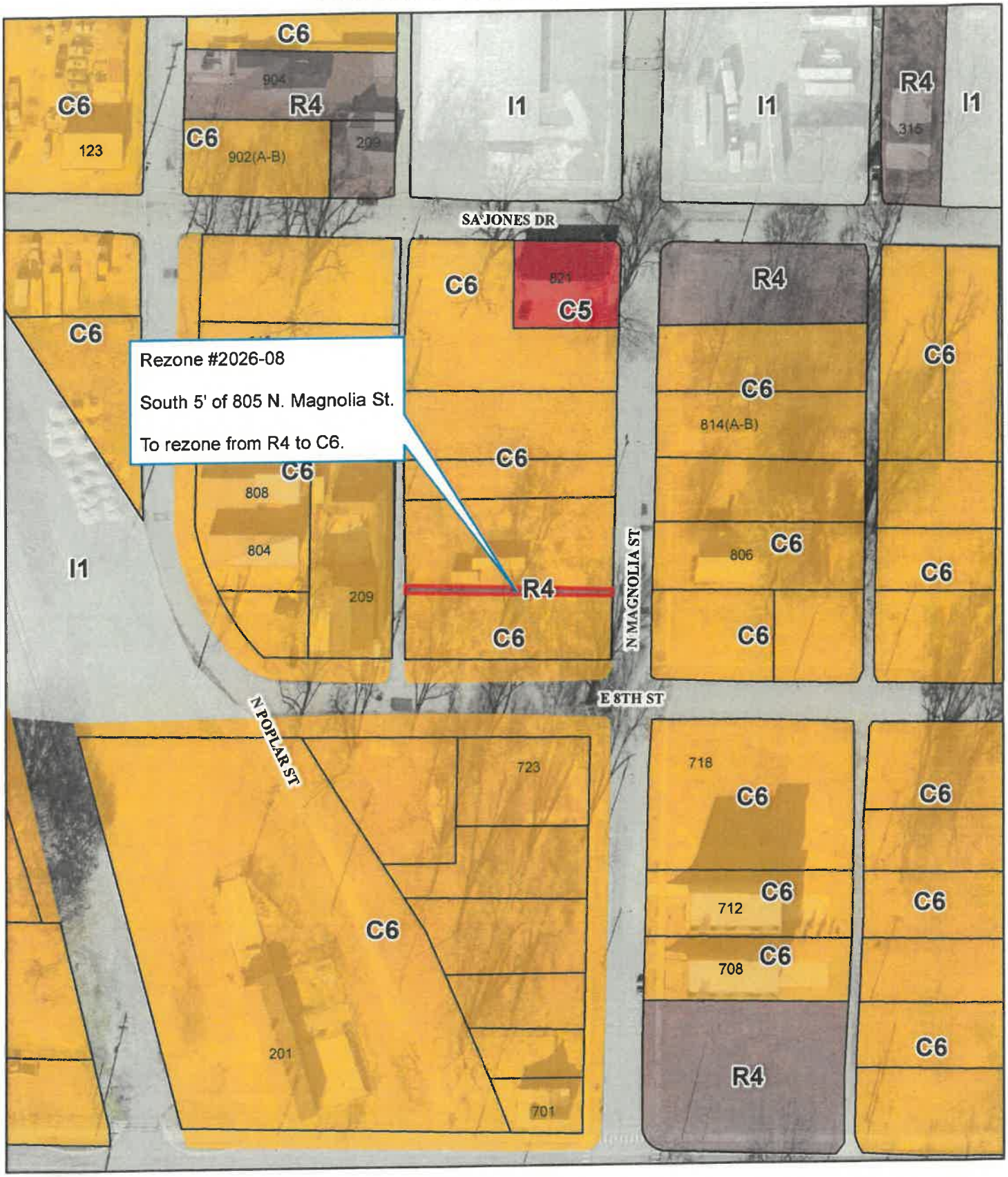
1 inch = 30 feet

0 15 30 60 Feet

N W E S

Date: 5/21/2026

Rezone Case #2026-08



1 inch = 100 feet

0 50 100 200 Feet

Zoning Map

Date: 5/21/2026