

North Little Rock Planning Commission
September 8, 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 August 11, 2026

V. Planning Commission Agenda Items

1. SD2026-44 Dream Big Commercial Lot 6 Pre Plat and SPR @ 11411 Maumelle Blvd
2. SD2026-49 St. Joseph Add Lot 1 Pre Plat and SPR @ 6800 Camp Robinson Road
3. CU2026-07 a Conditional Use to allow additional storage and laydown area in an I2 zoning district to serve the business located @ 1100 E 12th Street
4. SD2026-48 Gregory Addition Lot 1 and unplatted property Site Plan Review @ 824 E 12th Street to allow a laydown yard for outdoor storage of material
5. RZ2026-14 a rezoning from R1 to R3 to allow a Type 2 Short-term Rental @ 1217 Garland Avenue
6. SU2026-16 a Special Use to allow a Type 2 Short-term Rental in an R3 zoning district @ 1217 Garland Avenue
7. SU2026-14 a Special Use to allow auto sales in a C3 zoning district @ 1201 Parkway Dr
8. SU2023-32 an amendment to a previously approved Special Use to allow the continued use of 2 temporary classrooms for the New Life Pentecostal Church @ 12506 HWY 165
9. RZ2026-13 a rezoning from R4 to C6 to allow residential and commercial/office use @ 416 Orange Street
10. RZ2026-15 a rezoning from C3 to I1 to allow a fabrication workshop for custom furniture located on the Northwest Corner of Richardson Drive and Counts Massie Road

VI. Public Comment

VII. Adjournment

Reminder -

- ❖ Commissioners and Participants speak into the microphone
- ❖ Turn off or silence cell phones
- ❖ Next Planning Commission Hearing Date October 13, 2026 @ 4 pm – Council Chambers, 300 Main Street, NLR, AR

NLR PLANNING COMMISSION MEETING PROCEDURES

PUBLIC HEARINGS: The regularly scheduled meeting is held on the second Tuesday of each month at 4:00 pm in the City Council Chambers, 300 Main Street, NLR, AR 72114. All Planning Commission meetings are open to the public. Typical meetings begin with Roll Call, Approval of the previous meeting Minutes, Old and New Business, Public Comment and Adjournment. The Commission considers Zoning Requests, Conditional and Special Use Requests as well as Development Review Items which are presented as summary recommendations of the Design Review Committee. The Planning Commission is not the final action on Rezoning, Special and Conditional Use requests. The Commission merely provides a recommendation on these items which is then forwarded to City Council for final action.

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

GENERAL INFORMATION:

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

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

**North Little Rock Planning Commission
Minute Summary
August 11, 2026**

Commissioner Chambers serving as Chair 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
Edward Wallace

Members Absent:

Reverend William Robinson
Steve White, Chairman

Staff Present:

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

Approval of Minutes: Commissioner Wallace made a motion to approve July 14, 2026, minute summary as submitted. Commissioner Blasco provided a second to the motion. By voice vote, the Commission members present voted unanimously in favor of the motion, (7/0/2).

Administrative: A motion was made by Commissioner Wallace and seconded by Commissioner Pierce to excuse those not present. By voice vote, the Commission members present voted unanimously in favor of the motion, (7/0/2)

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

1. RZ2026-10 Faulkner Crossing Phase 12 – 14 Rezoning from R2 to R3 and RU to allow development of a residential subdivision @ the East end of Amaranth Dr and 2. SD2026-37 Faulkner Crossing Phase 12 – 14 Preliminary Plat for 84 acres 429 lots constructed in 3 phases @ the East end of Amaranth Dr were postponed to the September 8, 2026 public hearing at the request of the applicant.

3. RZ2026-11 a Rezoning from R3 to R4 for development of a triplex @ 1213 W 18th St The applicant was present representing the request. Commissioner Chambers called the item and requested the applicant come forward and provide the Commission the proposed development and the merits of the request. The applicant stated the request was to rezone the property to allow future construction of a triplex on the property.

Commissioner Chambers questioned if there was anyone in the audience who wished to speak for or against the request. There being none. He questioned if the Commission had any questions or comments. There being none Commissioner Chambers called for a roll call vote:

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

RZ2026-11 was approved by a vote of 6-0-2 and 1 abstention.

4. SD2026-42 Missouri Pacific Add Lots 7, 8 and 9 Blk 15 SPR for development of a triplex @ 1213 W 19th St - The applicant was present representing the request. Commissioner Foster stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions and all subsections, and the Committee recommended approval conditioned upon:

1. The site is portions of 3 lots. A replat will be required prior to the issuance of a building permit.
2. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these

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

4. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. All driveways are to be concrete within the ROW.
5. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
6. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance on rezoning property to R4.
7. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpsters are to have masonry screening on 3 sides along with an opaque gate enclosure. If proposing to utilize individual carts for each unit provide the location the carts will be placed along with the location of each individual recycle cart.
 - c. No fence is to be located between the front of the building and the street right of way.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
8. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
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.
 - i. All turf and plant material shall be irrigated by an automatic underground irrigation system.
 - d. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.

- i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - e. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
 - i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - f. Landscape plan to be revised prior to the July 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. An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. (Volume 2 Section 903.2.8)
 - ii. Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides. (Volume 2 Chapter 2 Definitions)
 - iii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
 - Or
 - iv. If each dwelling unit extends from the foundation to the roof they will be separated by fire resistance rated walls meeting the requirements of AFPC Volume 3 Section R302.2.1 or R302.2.2.
 - v. Exterior walls and eaves shall be five feet or more from the property line or an imaginary line between buildings or shall be fire rated. (Volume 3 Table R302.1(1))
 - b. The Fire Marshal would like to recommend which demising wall design to use. The Fire Marshal will accept any UL listed or approved design, but the Fire Marshal will need to know what design will be used and the wall shall be built to the specifications of that listed and approved design.
 - c. Fire Apparatus access roads shall have an unobstructed width of not less than 20-feet. The alley does not appear to be 20-feet wide. (Volume 1 Section 503.2.1)
 - d. Fire Apparatus access roads shall extend to within 150-feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - e. Fire Apparatus access roads shall support 85,000 lbs. (NLR Ordinance 9267)
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. 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. Contact Central Arkansas Water regarding the size and location of the water meter.
 - 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. Execution of Customer Owned Line Agreement is required.
 - g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - h. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
13. Meet the requirements of NLR Wastewater.
- a. State the number of tenants per unit.
 - b. Please provide flow projections for the proposed development. NLRW will analyze projected flow and determine the sewer improvements for the receiving system, if any are required.
 - c. One connection point is allowed at the public main for this development.
 - d. Submit a full set of plans to kunderwood@nlrwu.com for review and approval before construction begins. Construction shall not commence until approval is granted.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (6/0/1 & 1 abstention Commissioner Banks).

5. SD2026-40 Springhill Development Addition Lot 1 Block 1 SPR 4600 McCain Blvd SPR for a Homewood Suite Hotel - The applicant was present representing the request. Commissioner Foster stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions and all subsections, and the Committee recommended approval conditioned upon:

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

- c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. All driveways are to be concrete within the ROW.
4. Other Boards approvals required before applying for a building permit.
- a. Provide approval from Board of Zoning Adjustment on waiver of the maximum height restriction.
5. Meet the requirements of Community Planning, including:
- a. Provide the standard requirements of Zoning and Development Regulations.

- b. Provide dumpster location. Dumpsters are to have masonry screening on 3 sides and an opaque gate enclosure.
 - c. No fence is to be within the front of the building and the public right of way.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. Building height exceeds the maximum allowed, provide Board of Zoning Adjustment approval before applying for a building permit.
6. Meet the requirements of the Master Street Plan.
7. Meet the requirements of the Screening and Landscaping ordinance, including:
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
 - i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. A minimum of 18 trees will be required to meet the parking area requirements.
 - iii. A minimum of 9 trees are required to be located within the parking lot area.
 - iv. 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.
 - d. 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.
 - i. A minimum of 66 shrubs are required between the parking area and the Richard's Road ROW.
 - ii. A minimum of 108 shrubs are required between the parking area and the south property line.
 - iii. A minimum of 50 shrubs are required between the parking area and the east property line.
 - e. Provide note on landscape plan stating shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - f. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system
 - g. Landscape plan to be revised prior to the July 2026 Planning Commission Hearing.
8. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
 - b. The property is located within the McCain Blvd Sign Overlay District. (Article 14 Section 14.107)
 - c. All signs must comply with the minimum requirements of Article 14 of the NLR Zoning Ordinance Sign Code.
9. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. A fire safety and evacuation plan shall be provided and maintained (Volume 1 Section 403, 404)
 - ii. An automatic sprinkler system shall be provided throughout all buildings with a Group R fire area. (Volume 1 Section 903.2.8)
 - iii. Class 1 standpipes shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the fire department vehicle access. (Volume 1 Section 905.3.1)

- iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - v. Meet the requirements for an aerial apparatus access roads in Volume 1 Section D105.
 - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
10. Meet the requirements of CAW, including:
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - f. Execution of Customer Owned Line Agreement is required.
 - g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501-377-1226 if you would like to discuss backflow prevention requirements for this project.
 - h. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
11. Meet the requirements of NLR Wastewater, including:
- a. Compliance with current NLRW specifications is required for the existing service line, which may also need an upgrade to handle the projected increase in flow.
 - b. The existing grease interceptor must be recalculated for proper sizing and inspected by NLRW staff to ensure it meets current standards and is in good working order.
 - c. Submit a full set of plans to kunderwood@nlrwu.com for review and approval before construction begins. Construction shall not commence until approval is granted.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (8/0/2).

6. SD2026-45 Maumelle Gateway Addition Preliminary Plat @ 12501 Maumelle Blvd - The applicant was present representing the request. Commissioner Foster stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions and all subsections, and the Committee

recommended approval conditioned upon:

1. Engineering requirements on detention:
 - a. Stormwater 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 will be required with the development of the site.
 - b. Provide half of the required 60 foot right-of-way with the future site development.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Meet the requirements of Community Planning.
4. Meet the requirements of the Master Street Plan.
5. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized.
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. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas
 - c. Department of Health Engineering Division and Maumelle Fire Department is required.
 - d. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
 - 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. Additional fire hydrant(s) will be required. Contact the Maumelle Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).
9. Meet the requirements of NLR Wastewater, including:
 - a. A public main extension is required for Lot 2 and Lot 3 as a condition of the proposed replat.
 - b. White Oak Connection Fee applies. Payment is required prior to public sewer connection.
 - 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 (7/0/2).

7. SD2026-46 Riverside Add Lot A Blk 3 Replat and SPR @ 901 Dorthy Rodham Way - The applicant was present representing the request. Commissioner Foster stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions and all subsections, and the Committee recommended approval conditioned upon:

1. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
2. Engineering requirements before the plat will be signed:

- a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 50-foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
4. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

- e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. All driveways are to be concrete within the ROW.
5. Meet the requirements of Community Planning, including:
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide on the site plan the location of the trash corral providing a location for refuse and recycle cans.
 - c. No fence is to be located from the front of the building to the front property line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
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. Landscape plan as submitted is acceptable.
8. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
9. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides. (Volume 2 Chapter 2 Definitions)
 - ii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
 - Or
 - iii. If each dwelling unit extends from the foundation to the roof they will be separated by fire resistance rated walls meeting the requirements of AFPC Volume 3 Section R302.2.1 or R302.2.2. These walls shall be constructed according to the approved plans or they will not pass inspection. UL design U336 is the design we would prefer. Call the Fire Marshal's Office with questions.
 - iv. Parapets shall be installed between townhouse units or the roof decking shall be of noncombustible material or fire retardant treated wood for 4 feet on each side of the demising wall or walls. (Volume 3 Section R302.2.4)
 - v. Exterior walls and eaves shall be five feet or more from the property line or an imaginary line between buildings or shall be fire rated. (Volume 3 Table R302.1(1))
 - vi. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the buildings. The alley shall be 20' wide and capable of

supporting 85,000lbs. (Volume 1 Section 503.1.1, Municipal Code Chapter 12, Article 3.2.4 D)

10. Meet the requirements of CAW, including:

- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- b. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
- c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
- e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
- f. Execution of Customer Owned Line Agreement is required.
- g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be
- h. 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
- i. 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.
- j. 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 provide flow projections for the proposed development. NLRW will analyze projected flow and determine whether sewer improvements will be needed for the receiving system.
- b. Only one sewer lateral connection to the public main is allowed for the entire project parcel.
- c. Will the townhomes have separate owners?
 - i. If so, will an entity such as an HOA be solely responsible for maintaining the private sewer service line?
- d. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

Commissioner Blasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (7/0/2).

8. SU2026-14 a Special Use to allow auto sales in a C3 zoning district located at 1201 Parkway Dr –
The applicant was not present. The Commission voted 7-0-2 to postpone the item to the next public hearing to be held on September 8, 2026.

9. RZ2026-12 a Rezoning from C3 to R2 to recognize the existing use of the property as single family @ 4001 HWY 161 – Ms. LaTisha Earl was present representing the request. Commissioner Chambers called the item and requested the applicant come forward and address the Commission on the merits of the request. Ms. Earl stated her request was to rezone the property from C3 commercial to R2 residential. She stated the property contained a single-family home and the banks were reluctant to provide financing for the property due to the zoning not matching the use.

Commissioner Chambers questioned if there was anyone in the audience who wished to speak for or against the request. There being none. He questioned if the Commission had any questions or comments regarding the request. There being none Commissioner Chambers called for a roll call vote:

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

RZ2026-12 was approved by a vote of 7-0-2.

Public Comments/Adjournment:

Commissioner Chambers called for public comments. There being no further business before the Commission, and on a motion by Commissioner Foster and seconded by Commissioner Wallace, and with the consent of all members present (7/0/2), the meeting was adjourned at 4:25 pm. The next regularly scheduled Commission meeting is to be held on Tuesday, September 8, 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**SD2026-44 Dream Big Commercial Lot 6 Pre Plat and SPR @ 11411 Maumelle Blvd**

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking) or provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. 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 Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

4. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. All driveways are to be concrete within the ROW.
5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. At the time of development each lot will be required approval by the Planning Commission for Site Plan Review prior to the request for a building permit.
6. Meet the requirements of the Master Street Plan, including:
 - a. Meet the requirements of the Maumelle Access Management Plan Article 8 Section 8.4.
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. Landscape plan as submitted is acceptable.
8. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
9. Meet the requirements of the Fire Marshal, 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)
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iii. Fire Apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (Volume 1 Section 503.2.1)
 - iv. Where there is a divided entrance, each lane shall be a minimum of 15 feet clear. (Volume 1 Section 503.2.1.1)
 - v. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)

- b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
- c. A main electrical disconnect shall be installed outside of every building (Municipal Code Chapter 4, Article 3, Sec. 1)
- 10. Meet the requirements of CAW, 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 Maumelle 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.
- 11. Meet the requirements of NLR Wastewater, including:
 - a. An exclusive sanitary sewer easement must be dedicated for the future NLRW 20-inch Force Main. Please complete the attached easement form and return the executed document to kunderwood@nlrw.com.
 - b. Please contact John Noel at jnoel@nlrwu.com (NLR Pretreatment Department) to review industrial permitting and pretreatment compliance requirements for this project.
 - c. White Oak Connection Fee applies. Payment is required prior to public sewer connection.
 - d. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

KURTIS J. DANIELS
17943

[illegible]

Item #2

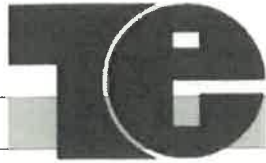
SD2026-49 St. Joseph Add Lot 1 Pre Plat and SPR located at 6800 Camp Robinson Road

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces.
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 50 foot right-of-way from existing centerline of the ROW.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. 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.
4. Meet the requirements of the City Engineer, including:
 - a. Meet the requirements of the hillside cut ordinance if applicable.
 - b. If applicable, prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - c. If applicable, 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.
5. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
6. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. The dumpster is proposed within the front yard. Provide a note on the site plan indicating the measures which will be taken to soften the view of the dumpster at this location. Also include a note stating the dumpster is to have masonry screening on 3-sides and an opaque gate enclosure.
 - c. No fence is to be located between the front of the building and the front property line without seeking a variance from the Board of Zoning Adjustment.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
7. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5-foot sidewalk and ramps with a minimum of 5-foot of green space between the sidewalk and curb to ADA and City standards.
 - b. Provide ½ street improvements. Repair or replace any broken curb, gutter or sidewalk located in the public right of way with the development of the site.
 - c. Provide ROW dedication to meet the Master Street Plan.
8. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.

- b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Existing trees can be used to meet street tree requirements if noted on plan to remain and to be protected from any construction activities. Removal of trees will require replacements in accordance with the city landscape code.
 - d. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
 - i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. A minimum of 4 trees will be required to meet the parking area requirements.
 - iii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - e. Provide note on landscape plan stating shrubs shall be a minimum of eighteen (18) inches in height at installation. and be planted a maximum three (3) feet apart.
 - f. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system
 - g. Landscape plan to be revised prior to the August 2026 Planning Commission Hearing.
9. Meet the following requirements concerning signage.
10. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. An A-3 assembly occupancy with an occupant load of 300 or more shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.3)
 - ii. An automatic sprinkler system shall be provided throughout all buildings with a group R fire area except one- and two-family dwellings and townhouses. (Volume 2 Section 903.2.8)
 - iii. There shall be a fire hydrant within 400' of any portion the each building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - v. Fire Apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (Volume 1 Section 503.2.1)
 - vi. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of each building. (Volume 1 Section 503.1.1)
 - vii. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
 - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
11. Meet the requirements of CAW, including:
- a. 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.
 - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water.

That work would be done at the expense of the developer.

- d. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - e. Execution of Customer Owned Line Agreement is required.
 - f. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be
 - g. 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
 - h. 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.
12. Meet the requirements of NLR Wastewater, including:
- a. Please add existing sanitary sewer public mains including easements to drawings.
 - i. See attached map
 - b. The development will be required to install a grease interceptor featuring a sampling port if preparing or serving food.
 - c. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.



THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

(501)753-4463

July 28, 2026

Donna James
Planning Department
700 W. 29th Street
North Little Rock, AR 72114

RE: Preliminary Plat and Site Plan Review
Lot 1, St. Joseph College Seminary Addition

Dear Ms. James:

Please accept this letter to serve as our application for the above reference submittal. We wish to be placed on the September 8th Planning Commission Meeting. We are requesting a review of the preliminary plat and site plan at this time. We are also submitting a preliminary grading plan.

The owner is planning to build a college seminary. The site was the location of the former St. Joseph Orphanage Building.

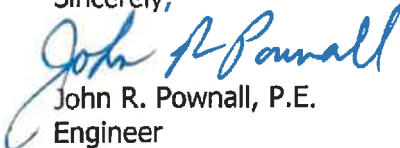
The owner is requesting a variance of:

1. Sidewalk waiver and half street improvements waiver on Camp Robinson (Lot 1)
2. Landscaping requirements
 - a. Waive street trees on Camp Robinson (Lot 1) to allow existing trees to remain
 - b. Waive concrete driveway aprons in right-of-way on Camp Robinson (Lot 1) by retaining existing driveways

Enclosed please find a check for the review fee in the amount of \$450.00.

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

Sincerely,


John R. Pownall, P.E.
Engineer

JRP/ab

cc: Greg Peckham
Jim Driedric

Item #3
Conditional Use #2026-07

Request: a Conditional Use to allow additional storage and laydown area in an I2 zoning district to serve the business located at 1100 E 12th Street

Location of the Request: at 824 E 12th Street

Applicant: Kimley-Horn

Owner: Calico Creek Management Inc. - Ferguson Supply

Site Characteristics: Ferguson is a distributor of residential and commercial plumbing products including water heaters, pipe, valves, fittings, equipment, faucets, fixtures and accessories. The building was constructed in 2007 containing 19,500 square feet of showroom and warehouse space. There is currently an area of outdoor storage of pipe and materials on their existing lot. The applicant is seeking approval to allow additional storage on the adjacent site which is currently a vacant parcel.

Master Street Plan: E 12th Street is a narrow asphalt street with open ditches for drainage and no sidewalk in place. There are no dedicated bikeways located in the area.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2 and R3	Vacant Lots and Single-Family Homes
South	I2	Missouri Pacific Railroad Property and rail lines
East	I2	American Tire Distributors
West	I2	River City Seed

General Information:

1. **Compatible with previous actions?** The approval of areas for outdoor storage of materials has been through approval of Conditional Use requests for various other sites within the city limits.
2. **Neighborhood Position/Comment?** Staff has not received any comment from area neighborhoods at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect of public services and utilities with the approval of the Conditional Use to allow the additional outdoor storage of materials.
4. **Legal Consideration/Reasonableness?** The request for a Conditional Use to allow the additional outdoor storage of pipe is a reasonable request.
5. **Will the approval have a stabilizing effect on surrounding properties?** The site is an abandoned site. With the placement of the pipe and the additional investment of the existing business in the area there should be a positive effect on the surrounding area.
6. **Is the site of adequate size for the development?** The site is more than adequate in size to allow the placement of the outdoor storage as proposed.

7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged. The Conditional Use will be specifically to allow the outdoor activity to occur.
8. **Should a different zoning classification be requested?** A Conditional Use in the I2 zoning district is the appropriate request to allow the use as proposed.

Staff Summary:

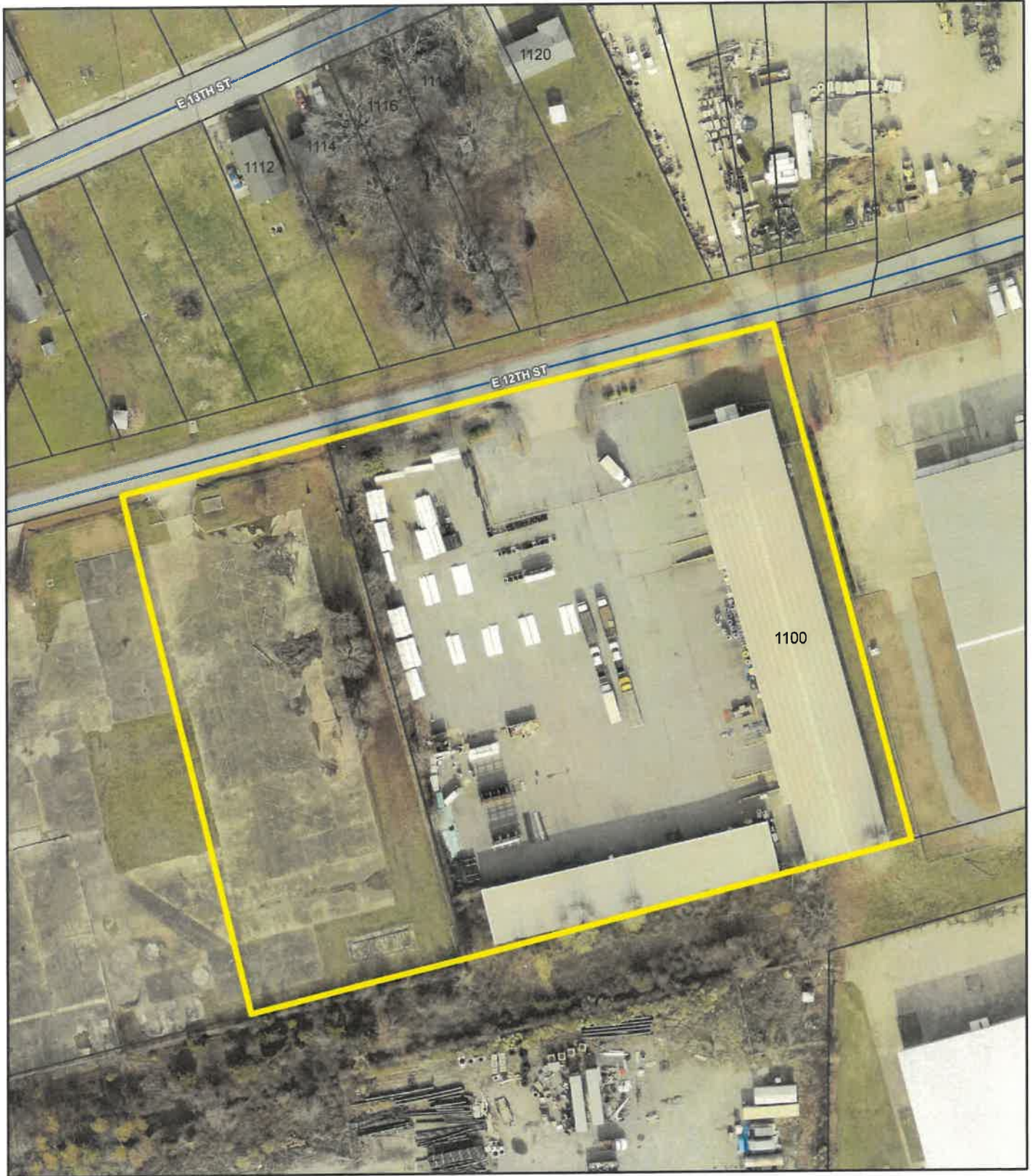
The applicant is requesting to expand the Ferguson laydown area located at 1100 E 12th Street by leasing a portion of the adjacent property located at 824 E 12th Street. Improvements include a paved connection between the exiting paved areas, associated drainage improvements, security fencing and driveway upgrades. The area to be leased for the additional laydown area is currently an undeveloped property which was formerly occupied by Syngenta Crop Protection, an agricultural supplier of seed and chemicals.

Ferguson will use the approximately 15-foot by 370-foot lease space for outdoor storage of pipe and various industry related materials. The applicant is proposing the placement of an 8-foot chain link fence around the proposed storage area. The note indicates the fence as galvanized chain link fencing. The fencing along E 12th Street is proposed with a screening mechanism to block the view of the site from the adjacent street. Vinyl slating is not a permitted screening material. The site plan indicates the placement of a new gate along E 12th Street. The gate will be required to be off set 40 feet from the back of curb to allow trucks entering the site to not block traffic on E 12th Street.

Conditions to Consider:

1. The entrance gate from E 12th Street is to be setback from the curb a minimum of 40-feet.
2. The fence along E 12th Street must provide a screening mechanism to block the view of the site from the adjacent street. Vinyl slating is not a permitted screening material.
3. Allow the placement of an 8-foot fence around the perimeter of the lease parcel.
4. All signage shall meet the requirements of Article 14, Signs of the Zoning Ordinance.
5. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
6. 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.

Conditional Use # 2026-07



Ortho Map

1 inch = 100 feet

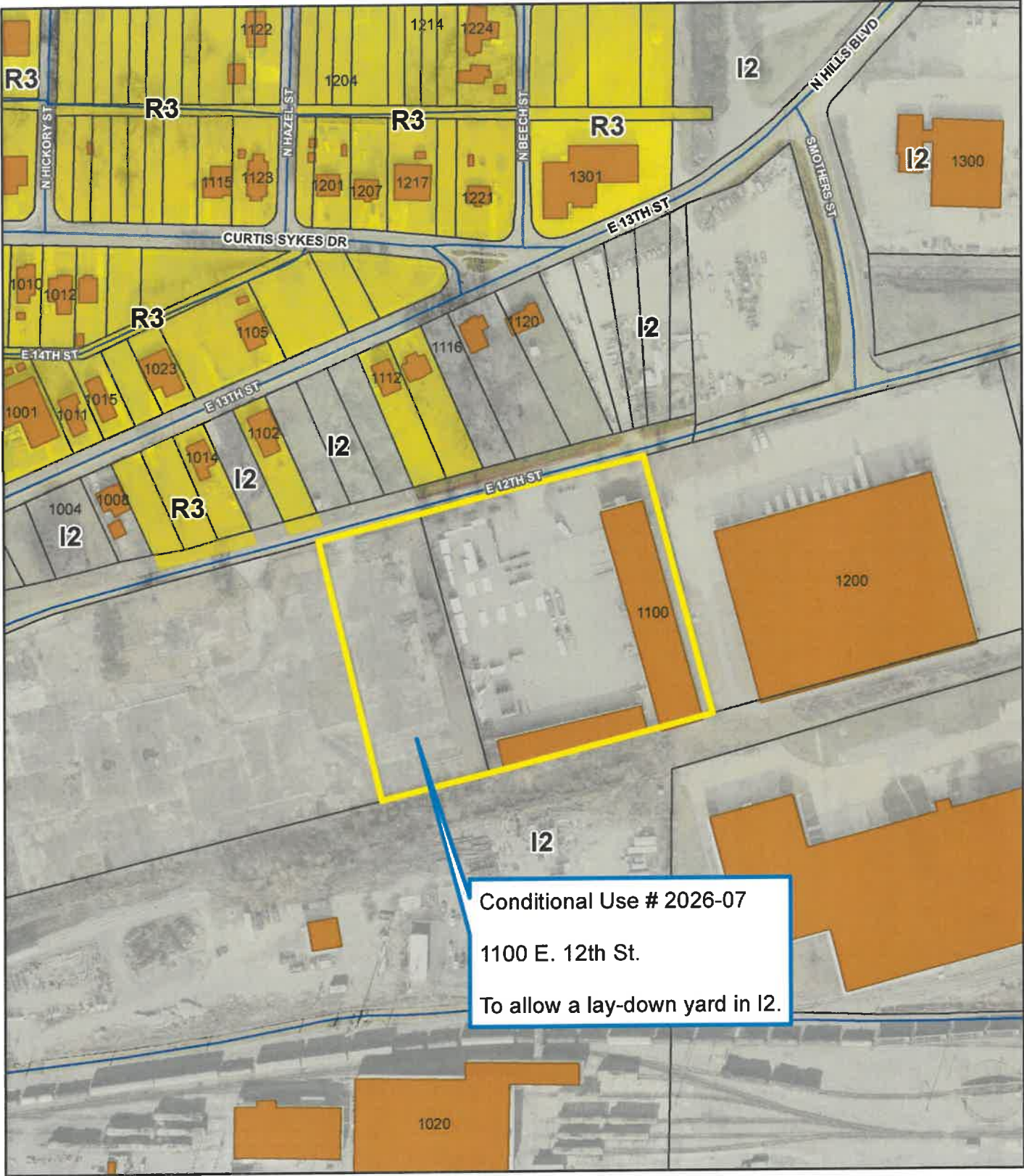
0 50 100 200 Feet



Date: 8/25/2026

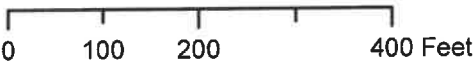
Map is not to survey accuracy

Conditional Use # 2026-07



Zoning Map

1 inch = 200 feet



Date: 8/25/2026

Map is not to survey accuracy

Item 4

SD2026-48 Gregory Addition Lot 1 and unplatted property Site Plan Review located at 824 and 1100 E 12th Street for additional storage and a “laydown area”

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces.
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - c. Provide CNLR Floodplain Development Permit application to City Engineer.
 - d. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
3. Meet the requirements of the City Engineer, including:
 - a. 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. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance approving a Conditional Use to allow the “laydown yard”.
5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
6. Meet the requirements of the Master Street Plan.
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. Any disturbed turf or groundcover shall be repaired before final acceptance of the project.
8. Meet the following requirements concerning signage.
9. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. - Private fire hydrants on the property shall be pass an inspection by a licensed inspector prior to the area being used to store combustible material. (Volume 1 Section 507.5.3)
 - ii. - Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - iii. - Gates shall have an approved means of emergency operation. (Volume 1 Section 503.6)
 - iv. - Fire Apparatus access roads shall extend to within 150 feet of all portions of the property in a manner that will allow access to stored material for firefighting purposes. (Volume 1 Section 503.1.1)
 - v. - Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (Municipal Code Chapter 12, Article 3.2.4 D)
10. Meet the requirements of CAW, including:
 - a. Take care when working around existing private water infrastructure in this area, notify One-Call of construction to minimize risk of damaging existing private water mains.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water.

That work would be done at the expense of the developer.

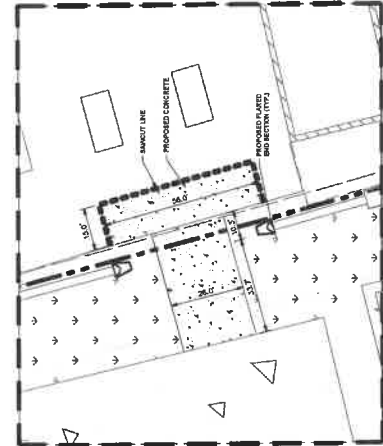
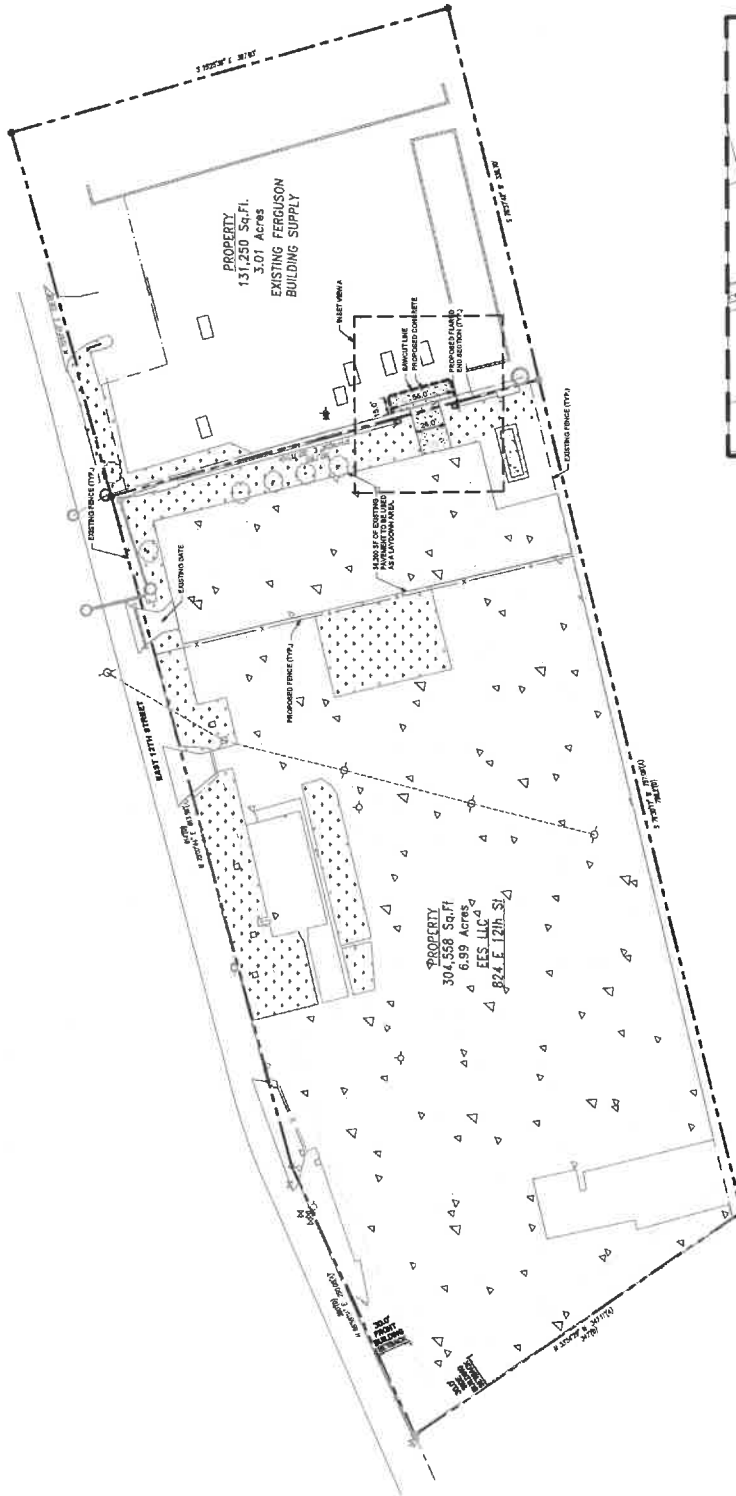
11. Meet the requirements of NLR Wastewater, including:

- a. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval prior to construction beginning.

SITE PLAN

144A PROJECT	013145007	DATE	07/28/2026	SCALE	AS SHOWN	DESIGNED BY	M.L.S	DRAWN BY	TBT	CHECKED BY	CM
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Kimley»Horn

[illegible]

GRAPHIC SCALE IN FEET



GENERAL SITE NOTES

- [illegible]

STATE OF NEW YORK

- PROPERTY LINE
 --- SETBACK LINE
 PROPOSED CONCRETE PAVEMENT
 EXISTING BUILDING
 SAWCUT LINE

Item #5
Rezone 2026-14

Request: a rezoning from R1 to R3 to allow a Type 2 Short-term Rental

Location: 1217 Garland Avenue, NLR, AR

Applicant/Owner: Krishna Patwari

Legal Description: Lot 2, Block 3, Park Hill 1N to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The home is a single-story home constructed in 1960 containing 1460 square feet. The applicant purchased the home in 2015. A business license for a Type 1 Short-term Rental (Owner Occupied) was issued in 2020 and was maintained until 2025 when the city became aware Mr. Krishna no longer was living in the home and had moved his address to Austin, TX. With the move Mr. Krishna lost his homestead tax credit status and no longer qualified as a Type 1 Owner Occupied STR. He was contacted by the City Clerk's office and Planning and informed of the process required to allow him to continue to operate a STR at this location.

Land Use Plan: Single Family

Master Street Plan. Garland Avenue and Avondale Road are indicated as local streets on the Master Street Plan. There are no dedicated bikeways located in the immediate area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1	Single Family
South	R1	Single Family
East	R1	Single Family
West	R1	Single Family

General Information:

1. **Compatible with previous actions?** The City of North Little Rock has been hesitant to rezone property within neighborhoods which are incompatible with uses in an area.
2. **Neighborhood Position/Comment?** Staff has received several phone calls both information and with concern over the allowing the rezoning for the placement of a short-term rental at this location. Several callers have indicated there have been issues with previous guest with regard to noise and/or activities taking place outside quiet times for the neighborhood.
3. **Effect on public service and utilities?** There should be no effect on utilities with the rezoning request to allow a STR. The R3, Duplex Zoning District is intended to provide

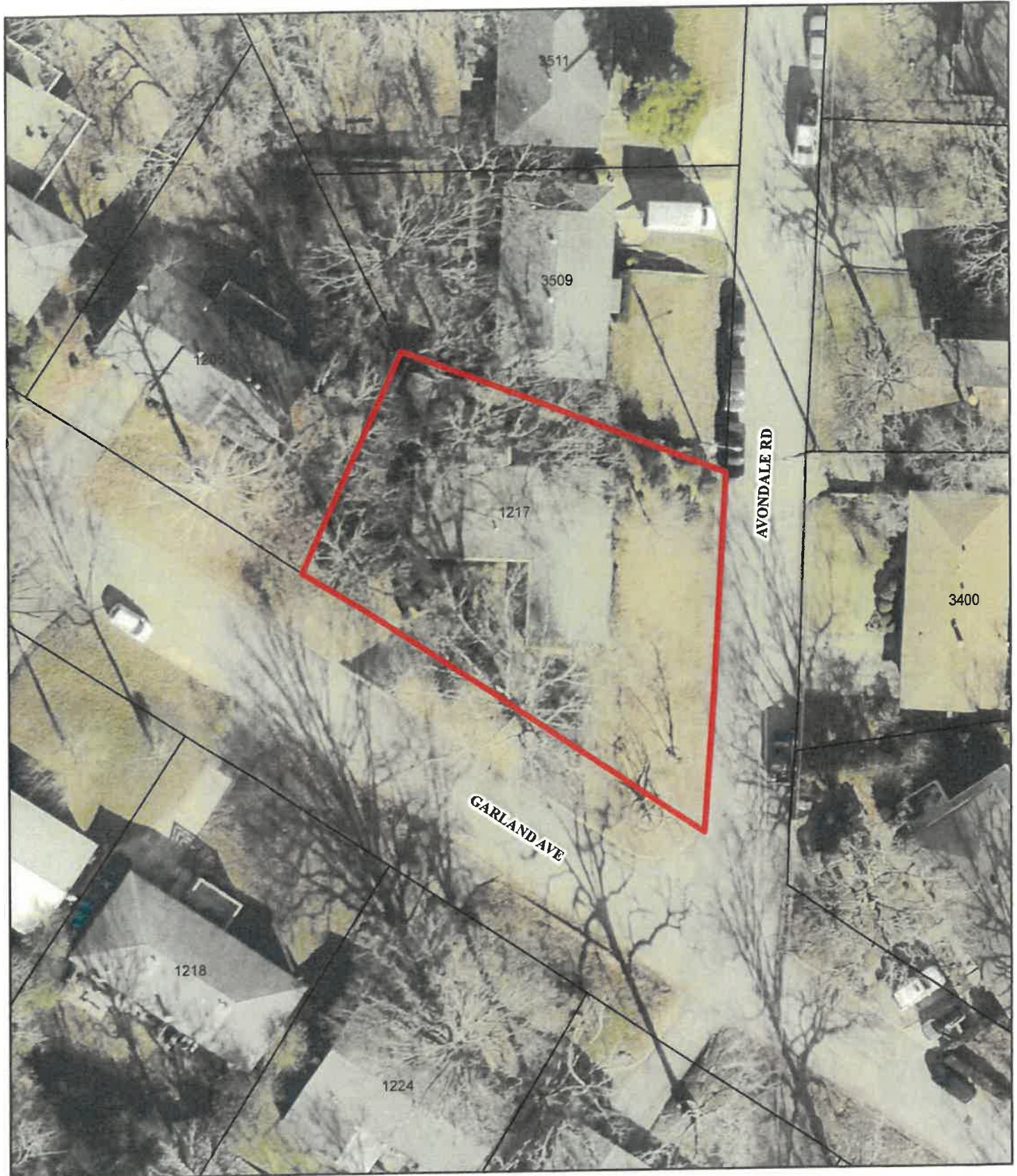
areas for medium density single-family and two-family developments and related complementary uses normally required to provide the basic elements of a balanced and attractive residential area. This area of Park Hill is predominately single family. Allowing the rezoning to R3 could change the character of the neighborhood.

4. **Legal Consideration/Reasonableness?** Staff has concerns with the approval of the rezoning which would then potentially allow the placement of a non-owner occupied STR within this existing established single family neighborhood. The previous STR was an owner occupied STR which typically as an owner occupied unit they will better manage guest behavior, prevent loud parties, and maintain the property's curb appeal.
5. **Will the approval have a stabilizing effect on surrounding properties?** Short-term Rentals are similar in nature to a hotel/motel with a transient population. The transient population could potentially have a negative impact on the neighborhood.
6. **Is the site of adequate size for the development?** The site is a developed site. The home is a 3 bedroom home which would allow 8 overnight guest. The applicant has set the limit of occupants to 6 occupants. There is a 2 car carport and a paved driveway which would allow parking for a minimum of 4 vehicles on-site.
7. **Will this set a precedent for future rezoning?** It is possible the rezoning will set a precedent for future rezoning request. The STR ordinance prohibits the placement of STR's within the R1 and R2 zoning districts. Should an applicant desire to place a STR within one of these zoning districts in the future they may also request a rezoning to allow the use resulting in spot zoning within the city.
8. **Should a different zoning classification be requested?** To allow the STR requires approval of a Special Use within the R3, R4, R5 and R0 zoning classifications. STR's are prohibited within the R1 and R2 zoning districts.

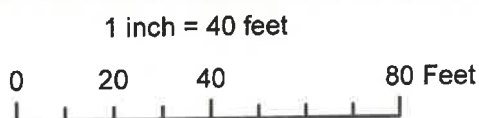
Staff Summary:

The R1, Single-Family Zoning District is intended to provide areas for low density single-family developments as well as the related complementary uses normally required to provide the basic elements of a balanced and attractive residential area without the potential for Special Uses. The predominate zoning pattern in this area is R1. With the rezoning of a single lot to R3 this could be considered as spot zoning, a rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses and not for the purpose or effect of furthering the comprehensive plan. Staff has concerns with the uses or zoning categories that arbitrarily rezone small areas, lots or tracts of land, which are surrounded by different intensity, are not consistent with the comprehensive land use plan, and primarily promote the private interest of the owner rather than the general welfare of the citizens.

Rezone Case #2026-14 & Special Use #2026-16



Ortho Map



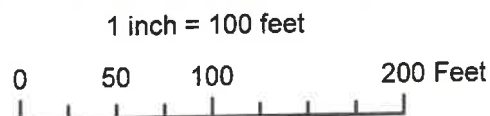
Date: 8/25/2026



Rezone Case #2026-14 & Special Use #2026-16



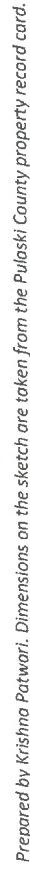
Zoning Map



Date: 8/25/2026



Rezoning R-1 to R-3 and Special Use Permit Application | Corner of Garland Avenue & Avondale Street, North Little Rock, AR



The image contains two screenshots from a mobile application, likely a security or monitoring app. The top screenshot shows a street scene with a car parked on the side and a person walking. The bottom screenshot shows a similar street scene with a car and a person walking. Both screenshots have a black overlay at the bottom with white text, which appears to be a notification or status message. The text in the overlay is partially obscured but seems to include information about the location or the person being monitored.

Item 6
Special Use #2026-16

Request: a Special Use to allow a Type 2 Short-term Rental in an R3 zoning district

Location: @ 1217 Garland Avenue, NLR, AR

Applicant/Owner: Krishna Patwari

Legal Description: Lot 2 Block 3 Park Hill 1N to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The home is a single story home constructed in 1960 containing 1460 square feet. The applicant purchased the home in 2015. A business license for a Type 1 Short-term Rental (Owner Occupied) was issued in 2020 and was maintained until 2025 when the city became aware Mr. Krishna no longer was living in the home and had moved his address to Austin, TX. With the move Mr. Krishna lost his homestead tax credit status and no longer qualified as a Type 1 Owner Occupied STR. He was contacted by the City Clerk's office and Planning and informed of the process required to allow him to continue to operate a STR at this location.

Land Use Plan: Single Family

Master Street Plan. Garland Avenue and Avondale Road are indicated as local streets on the Master Street Plan. There are no dedicated bikeways located in the immediate area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1	Single Family
South	R1	Single Family
East	R1	Single Family
West	R1	Single Family

General Information:

1. **Compatible with previous actions?** A Special Use is the process established by City Council for operation of a Short-term Rental within the City of North Little Rock.
2. **Neighborhood Position/Comment?** Staff has received several phone calls both information and with concern over the allowance of a short-term rental at this location. Several callers have indicated there have been issues with previous guest with regard to noise and/or activities taking place outside quiet times for the neighborhood.
3. **Effect on public service and utilities?** If in fact there are issues with noise resulting from the STR guests this could potentially have an impact on public services by requiring the police to investigate calls related to noise. There should be no effect on utilities with the allowance of the STR.

4. **Legal Consideration/Reasonableness?** Staff has concerns with the approval to allow the placement of a non-owner occupied STR within this existing established single family neighborhood.
5. **Will the approval have a stabilizing effect on surrounding properties?** Short-term Rentals are similar in nature to a hotel/motel with a transient population, which could potentially have a negative impact on the neighborhood.
6. **Is the site of adequate size for the development?** The site is a developed site. The home is a 3 bedroom home which would allow 8 overnight guest. The applicant has set the limit of occupants to 6 occupants. There is a 2 car carport and a paved driveway which would allow parking for a minimum of 4 vehicles on-site.
7. **Will this set a precedent for future rezoning?** It is possible the rezoning will set a precedent for future rezoning request. The STR ordinance prohibits the placement of STR's within the R1 and R2 zoning districts. Should an applicant desire to place a STR within one of these districts in the future they may also request a rezoning to allow the use resulting in spot zoning within the city.
8. **Should a different zoning classification be requested?** To allow the STR requires approval of a Special Use within the R3, R4, R5 and R0 zoning classifications. STR's are prohibited within the R1 and R2 zoning districts.

Staff Summary:

The applicant is seeking approval of a Special Use in conjunction with a rezoning from R1 to R3 as separate requests on this agenda. The approval of the rezoning and Special Use would allow a Type 2, non-owner occupied, Short-term Rental. Ordinance #9559 adopted by the North Little Rock City Council establishing the Comprehensive Code to Regulate Short-term Residential Rental Business Licenses which outlines as a Prohibited Use no new Short-term Rental Business Licenses for Short-term Type 2 Rentals are allowed within the R1 and R2 zoning districts.

Staff has concerns with the placement of a non-owner occupied Short-term Rental. Typical community effects of short-term rentals within a single family neighborhoods are a rise in complaints of noise and illegal parking. The neighborhood's experience an increase in visitor traffic which may cause full-time residents to feel displaced as familiar neighbors are replaced by a rotating cast of vacationers. The influx of transient visitors can alter the social fabric of the neighborhood. There is also the loss of long-term housing availability and higher rents for the remaining long-term renters. Each of these can strain local infrastructure and change the neighborhood's cultural identity.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on August 19, 2026.

Conditions to Consider:

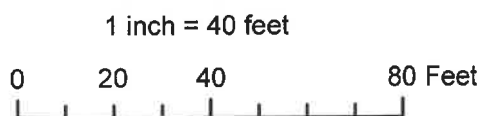
1. Approval of the Special Use does not ensure approval of a Business License. The applicant must comply with all other applicable requirements within the Comprehensive Code to Regulate Issuance of, and Conditions Associated with, Short-Term Residential Rental Business Licenses (Ordinance #9559 Adopted by the NLR City Council on April 10, 2023)

2. Per §8.2.3(d), Revocation and Limitations, Time Limitations, a Business License must be obtained within (1) year of Special Use approval.
3. The approval of the Special Use is limited to Krishna Patwari.
4. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
5. The owner or owner representative for all short-term residential rentals shall post in a prominent common area or near the front door within the short-term rental:
 - a. the physical street address assigned by the City;
 - b. owner or owner representative name and telephone number;
 - c. local contact person name and telephone number;
 - d. telephone numbers for the North Little Rock Police Department, the North Little Rock FireDepartment, and North Little Rock Code Enforcement;
 - e. the phone number to report a safety complaint;
 - f. solid waste (trash) pick-up day;
 - g. the maximum occupancy limits as approved by the business license;
 - h. the maximum number of parking spaces available on-site;
 - i. a copy of the Good Neighbor Brochure; and,
 - j. notification that a guest, local contact person, responsible person, or owner may be cited and/or fined by the City in accordance with this Ordinance.
6. The number of occupants is limited to a maximum of (2) people per bedroom, plus (2), for the entire unit when the property is operated as a Short-Term Rental.
7. Commercial functions and other similar events are prohibited at the transient use site.
8. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars are prohibited from occurring at the transient use site.
9. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a Short-Term Rental.
10. The minimum number of off-street parking spaces required for motor vehicles of overnight guests at the transient use site shall comply with the applicable residential requirements set forth in the NLR Zoning Ordinance.
11. Signage advertising the unit as a Short-Term Rental is not permitted

Rezone Case #2026-14 & Special Use #2026-16



Ortho Map



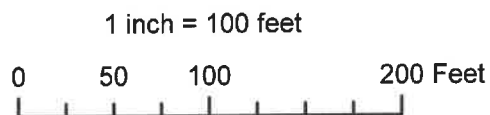
Date: 8/25/2026



Rezone Case #2026-14 & Special Use #2026-16



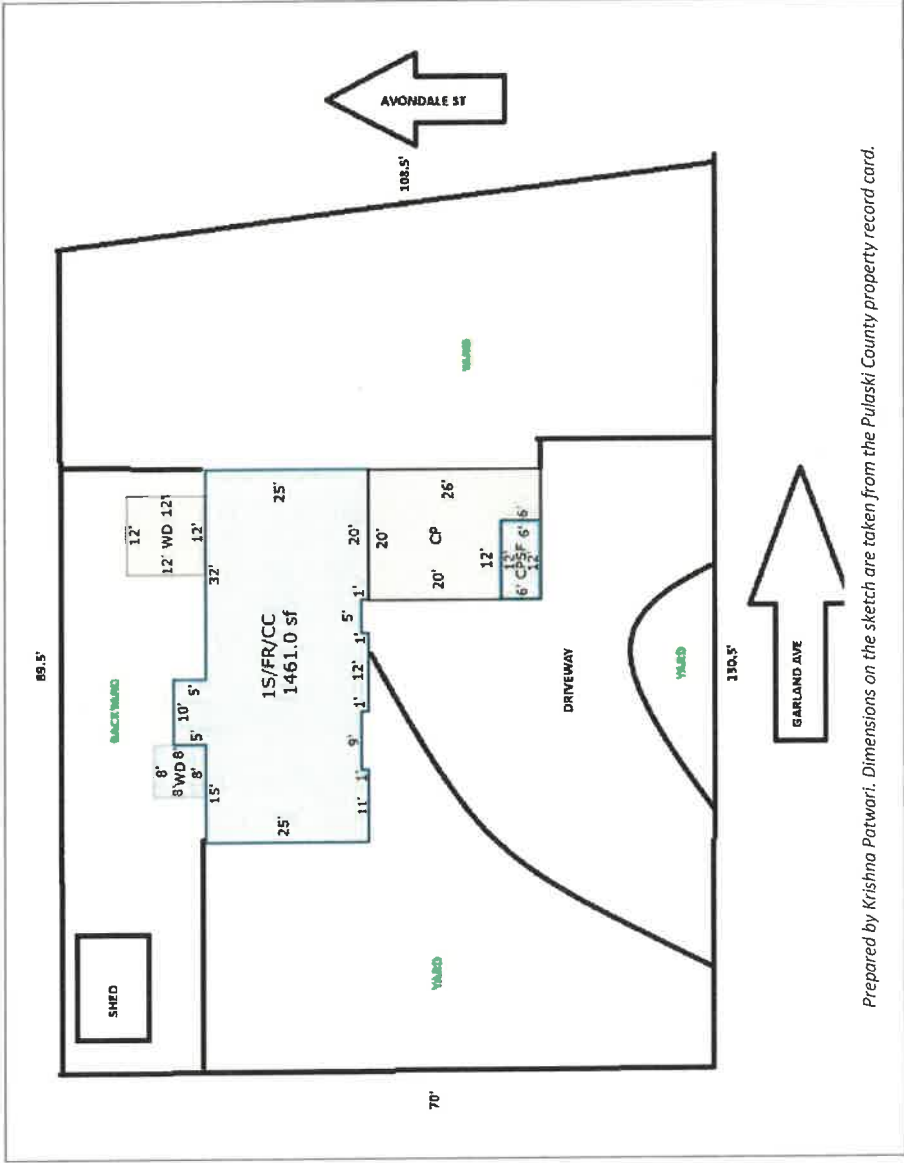
Zoning Map



Date: 8/25/2026

DEVELOPMENT PLAN — 1217 GARLAND AVENUE

Rezoning R-1 to R-3 and Special Use Permit Application | Corner of Garland Avenue & Avondale Street, North Little Rock, AR



Prepared by Krishna Patwari. Dimensions on the sketch are taken from the Pulaski County property record card.

APPLICANT / OWNER	Krishna Patwari (979) 229-4332 — patkris@gmail.com
PROPERTY	1217 Garland Avenue North Little Rock, AR 72116 Corner of Garland Ave & Avondale St Parcel 33N-018.01-144.00, Pulaski County
LEGAL DESCRIPTION	Lot 2, Block 3, Park Hill 1N Section 23, T2N, R12W
LOT & IMPROVEMENTS	Lot area: 0.22 ac (9,790 sf) Use requested: Type 2 STR Dwelling: 1,461 sf — 3 BR / 2 BA, built 1960 Carport (CP): 520 sf covered (20' x 26') Storage (CPSF): 72 sf Wood decks (WD): ~208 sf Driveway: ~1,026 sf asphalt, circular Shed: NW backyard
MAX OCCUPANCY	6 overnight guests
PARKING	2-car covered carport Additional on circular driveway No street parking required
PREPARED	July 28, 2026

SCHEMATIC ONLY. Site plan prepared by the owner from the Pulaski County property record sketch (parcel 33N-018.01-144.00). Provided to identify improvements, driveway configuration, and lot orientation for planning purposes per City of North Little Rock filing requirements.



Item #7
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

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
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?** The avenue to allow the placement of auto sales within a C3 zoning district is the approval of a Special Use.
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 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 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.

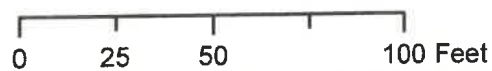
5. Automobile/vehicle outdoor sales or leasing lots shall not utilize barbed wire or razor wire. Any existing barbed wire or razor wire shall be removed.
6. All exterior automobile/vehicle outdoor sales or leasing lot lighting, located on a building or free standing, shall be shielded and directed downward. 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



Ortho Map

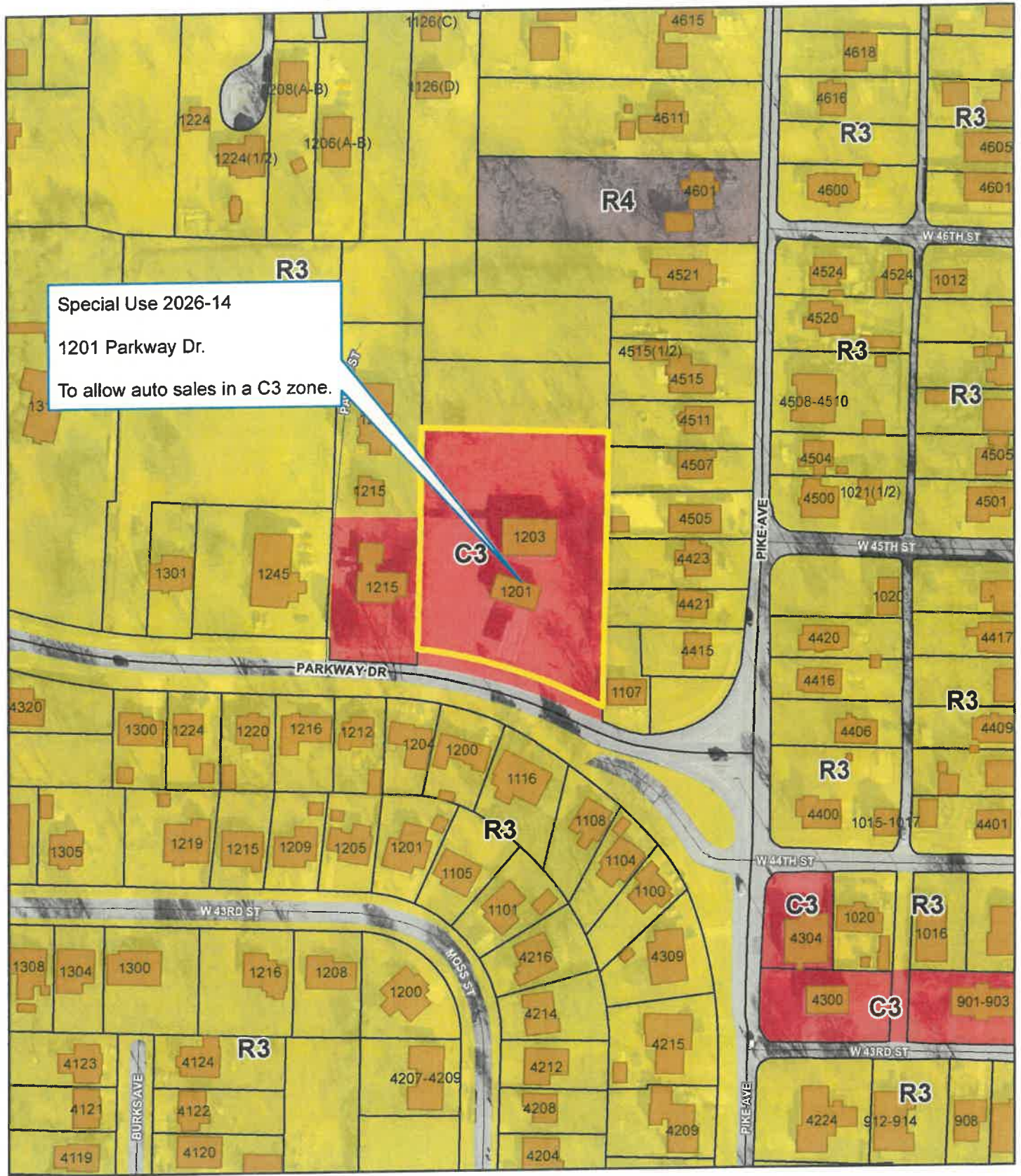
1 inch = 50 feet



Date: 5/21/2026

Not an actual survey

Special Use #2026-14



Zoning Map

1 inch = 150 feet



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

R-3

207.5' MEAS. 209.0' DEED

R-3

R-3

STONES ADDITION

R-3

250.5' MEAS. 248.0' DEED

314.1' MEAS. 315.5' DEED

C-3

FIRE FLOW
STATIC - 125 PSI
RESIDUAL - 98 PSI
1500 GPM

FIRE HYD'T

80'

CONC WALK

ASPHALT

40' BUILDING LINE

STREET TREES

WATER METER CURB

215.5' MEAS. 216.2' DEED
PARKWAY DRIVE 60' R/W

GRATE INLET

LIGHT POLE
EXISTING SIGN

CONC WALK

Note:
Direction of existing
storm water runoff
to remain.

ASPHALT

METAL BUILDING
FF=102.4

60.3'

40.3'

DUMP
STER

WOOD FENCE

WOOD FENCE

6' UTILITY EASEMENT

INSTALL PRIVACY FENCE

INSTALL PRIVACY FENCE

DITCH

INSTALL PRIVACY FENCE

INSTALL PRIVACY FENCE

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Item #8
Special Use #2023-32

Request: an amendment to a previously approved Special Use to allow the continued use of temporary classrooms for the New Life Pentecostal Church

Location of the Request: @ 12506 HWY 165, NLR, AR

Applicant/Owner: New Life Pentecostal Church

Legal Description: New Life Pentecostal Church Lot 1 Addition to the City of North Little Rock, Pulaski County, AR

Background: Ordinance # 9596 adopted by the North Little Rock City Council on August 28, 2023 approved a Special Use to allow the placement of 2 temporary classrooms on the property for 2 years.

Site Characteristics: New Life Christian Academy offers academic programs for students K-12.

Land Use: Single Family

Master Street Plan: State Highway 165 is indicated as a on the Master Street Plan. Willow Beach Road is indicated as on the Master Street Plan. There is a proposed bike lane indicated along HWY 165 and a bike route indicated along Willow Beach Road.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C2 and R5	Farm Land
South	R1 and CONS	Single Family Homes
East	C2	Farm Land
West	C2	Wooded undeveloped property

General Information:

1. **Compatible with previous actions?** Approval of temporary classroom space was approved previously. The applicant is seeking an additional year to relocate the school not a new campus.
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 additional year for the temporary classroom space.
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 the surrounding properties with the allowance of the additional time for the temporary classroom space.
6. **Is the site of adequate size for the development?** There is no change in the overall site. The classrooms are in place and will remain as currently placed.

7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** A Special Use is the appropriate request to allow temporary classrooms to serve the school.

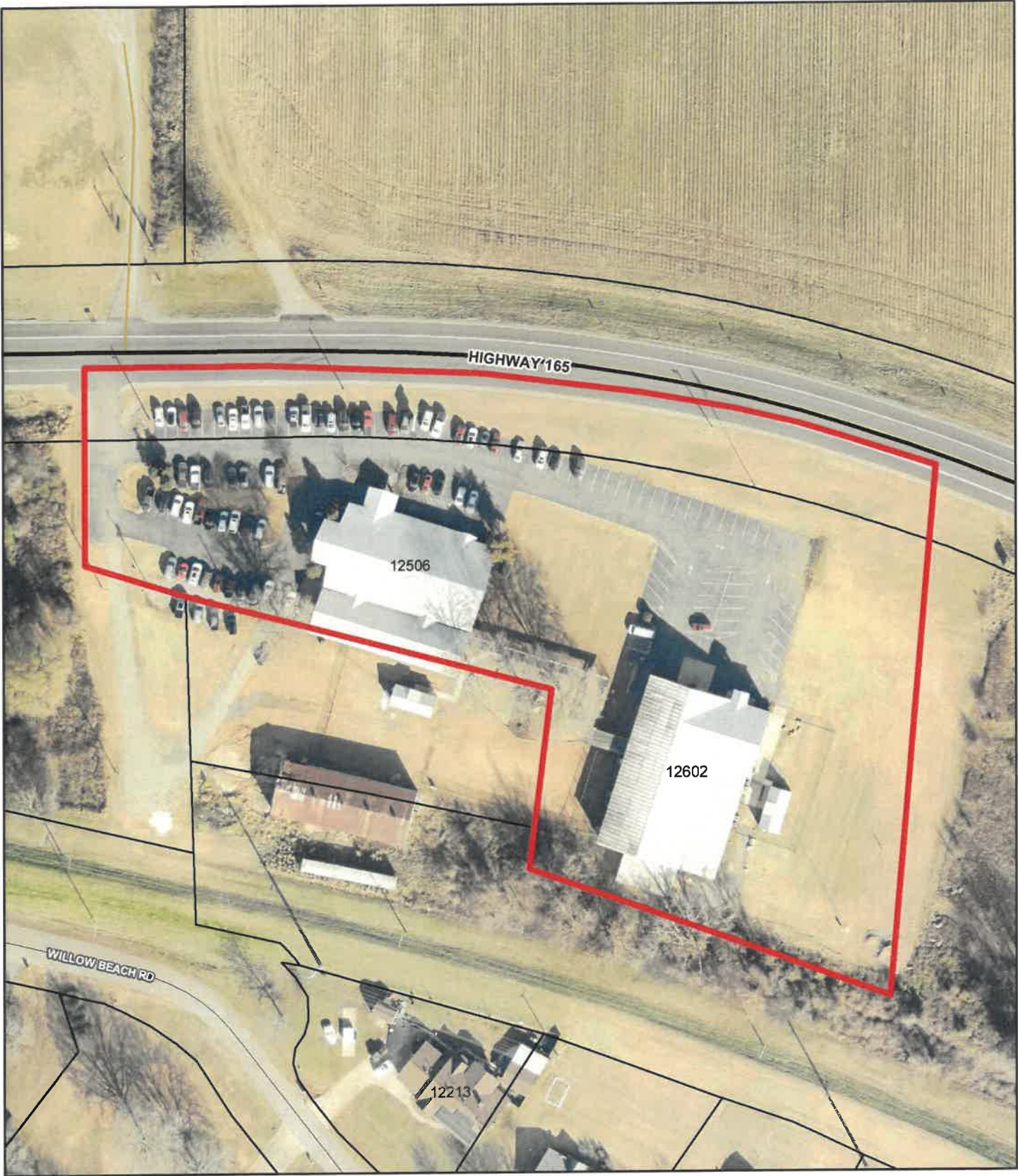
Staff Summary:

The applicant is seeking a two-year time extension on the previously approved Special Use for the placement of temporary classrooms. The applicant states when the original approval was granted the request for the temporary classroom space was made in good faith, having just purchased 20-acres of land with the intention of building a new facility for the church and school. The applicant stated during the timeframe, a dedicated fund-raising campaign to find the facilities was launched. He states unfortunately, building costs rose from \$200 to \$300 per square foot during the permit period. He stated regrettable, this increase in construction pricing has made it virtually impossible for the Church to build at this time. Mr. Melton stated in response to market conditions they have shifted the focus and have currently secured an agreement to acquire Scott Charter School, a recently closed school facility in Scott. The loan is officially approved, and they look forward to closing on the property in the next few weeks. Significant preparation is needed in order to open the school at this new location. The applicant anticipates a minimum of 6 months to complete the necessary site preparations. The applicant is seeking a one-year extension of the temporary classroom space to allow sufficient time to upgrade the new facilities and move the students to the new location.

Conditions to Consider:

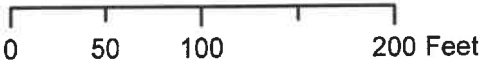
1. The allowance of an addition one year for the 2 temporary classrooms previously placed on the site.
2. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
3. Applicants must meet all applicable Federal, State, County and City requirements.
4. Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
5. Business license to be issued after Planning Staff confirmation of requirements.

Special Use #2023-32



Ortho Map

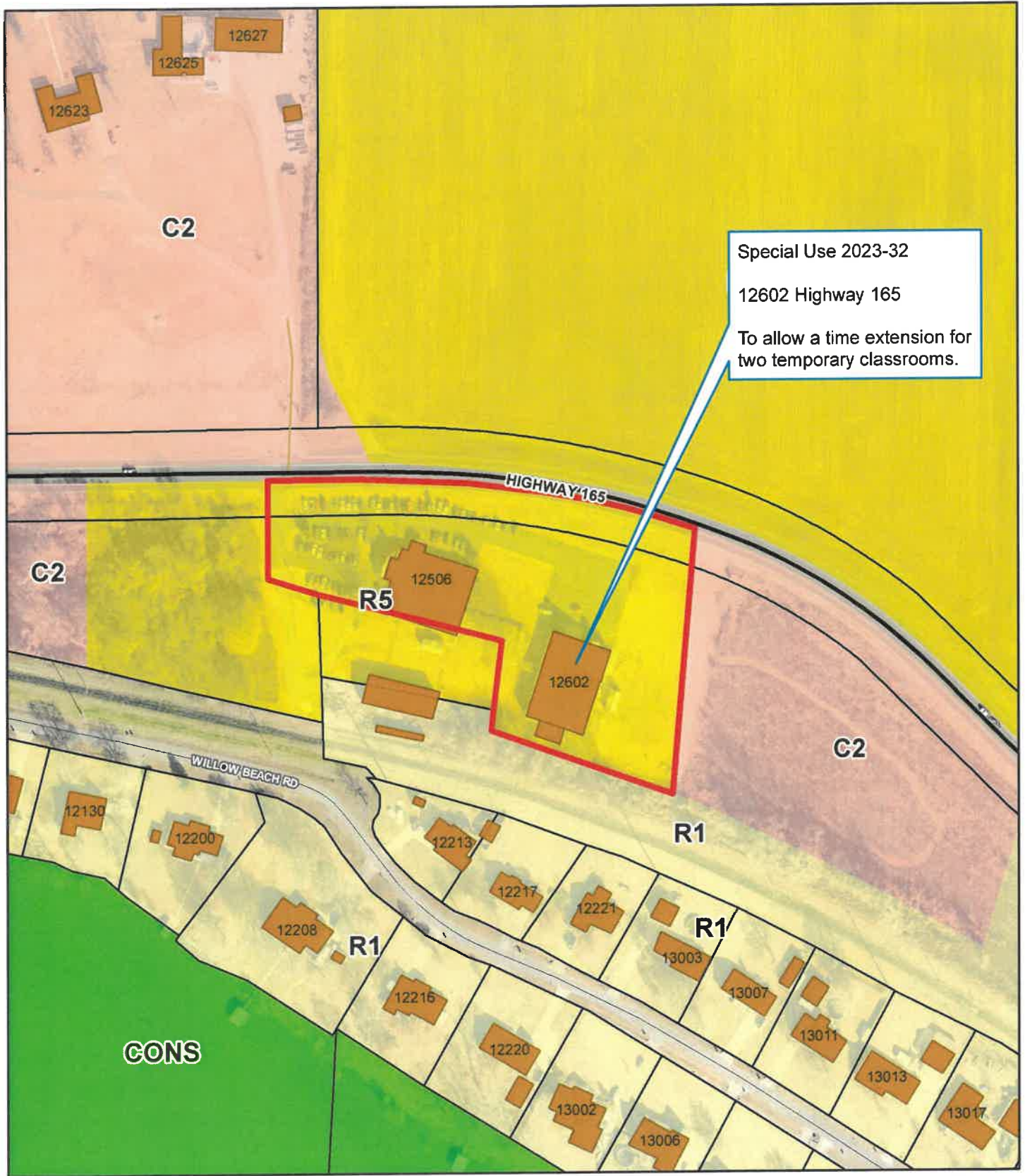
1 inch = 100 feet



Date: 8/25/2026

Not an actual survey

Special Use #2023-32



Zoning Map

Date: 8/25/2026

1 inch = 200 feet



Not an actual survey

New Life Pentecostal Church, Inc
12506 Hwy 165
North Little Rock, AR 72117

July 15, 2026

The City of North Little Rock
Planning
700 W. 29th St
North Little Rock, AR 72114

RE: Extension of our Special Use Permit

To Whom It May Concern:

As noted in your recent correspondence, our two-year Special Use Permit has expired. When we originally applied for this permit, we did so in good faith, having purchased 20 acres of land with the intention of building a new facility for our church and school. During this timeframe, we launched a dedicated fund-raising campaign to fund and facilitate the development of the project. Unfortunately, building costs rose from \$200 to \$300 per square foot during our permit period. Regrettably, this increase in construction pricing has made it virtually impossible for us to build at this time.

In response to these market conditions, we shifted our focus and have currently secured an agreement to acquire Scott Charter School, a recently closed school facility in Scott. The loan is officially approved and we look forward to closing on the property within the next few weeks. Significant preparation is needed in order to open our school at this new location. We anticipate requiring a minimum of six months to complete these necessary site preparations. In light of these circumstances, we respectfully request a one-year extension on this permit, effective from the current date.

We deeply appreciate your time and consideration in this matter.

Sincerely,

A handwritten signature in black ink that reads "Mark Melton". The signature is written in a cursive, flowing style.

Pastor Mark Melton
New Life Pentecostal Church



**The City of
NORTH LITTLE ROCK**
PLANNING
700 W. 29th St. • North Little Rock, AR 72114-2135
Phone (501) 975-8835

New Life Pentecostal Church, Inc
12506 Hwy 165
North Little Rock, AR 72117-9514

Re: Special Use: Two temporary classrooms for two years in an R5 zone.

To whom it may concern,

The two-year Special Use ended 8/28/2025. Please contact Donna James at 501-975-8835 to receive instructions on how to apply for another Special Use.

Thanks,

Richard Ross
Zoning Officer

REVISIONS:

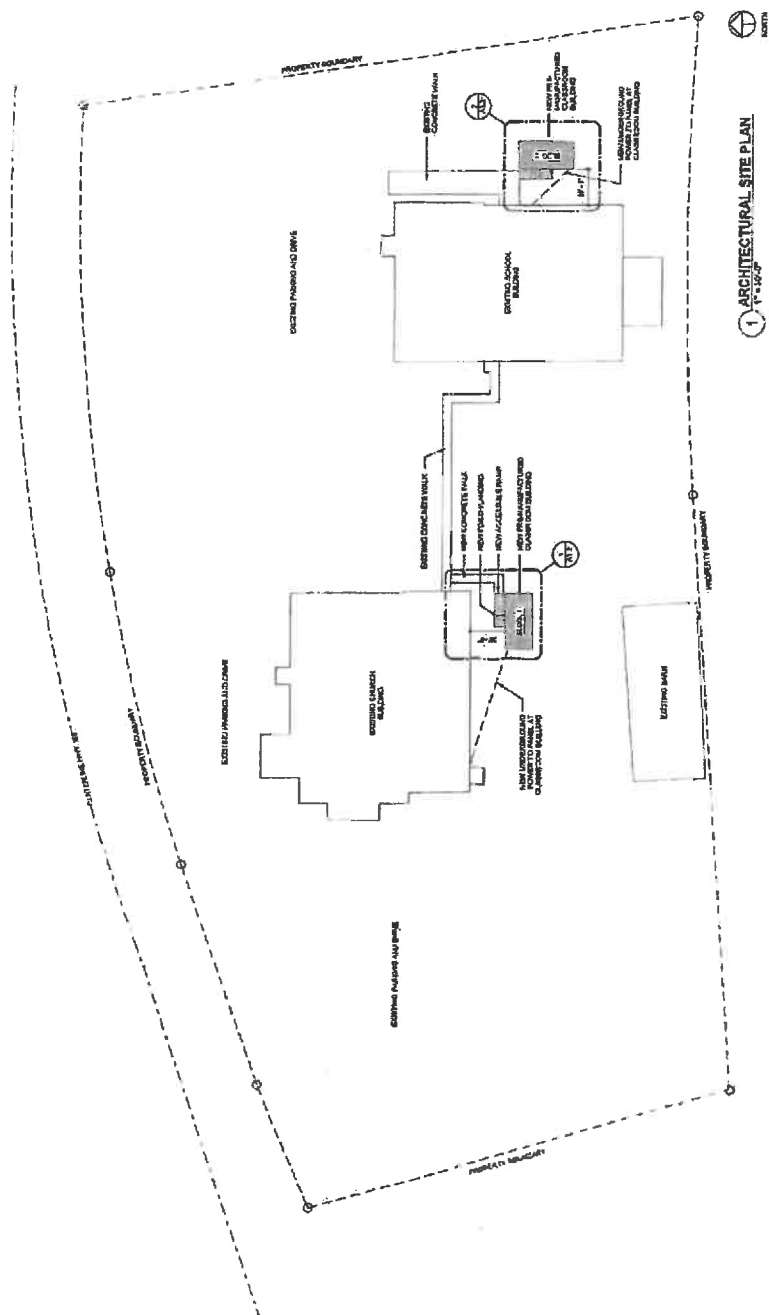
7/19/23

Stephen Morris AIA
Architecture,
Planning,
design
2000 West 17th Ave
Denver, CO 80202
Tel: 303-733-4444

ARCHITECTURAL
SITE PLAN

23-007

A1.0



Item #9
Rezone #2026-13

Request: a rezoning from R3 to C6 to allow a residence and commercial/office use, with separate users

Location of the Request: @ 416 Orange Street, NLR, AR

Applicant: Joe White and Associates, Jacob White

Owner: DKJL Holdings LLC

Legal Description: Lots 7 & 8 Block 2 Clendennin Addition to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The site contains a 2 story residential building containing 2,138 square feet of residential living space. There is also a separate accessory building containing 360 square feet and a small building located in the rear yard containing 120 square feet.

Land Use Plan: Central Business District

Master Street Plan: Orange Street is a local street on the Master Street Plan.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3	Single Family
South	C6	The Sanctuary at Argenta
East	PUD	Residential and Acupuncture Business
West	C5	Rast Signs

General Information:

1. **Compatible with previous actions?** The site is indicated as Central Business District on the Land Use Plan. Rezoning request which are consistent with the Land Use Plan are typically approved.
2. **Neighborhood Position/Comment?** There has been no neighborhood comment 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 to rezone the property to C6 to allow residential and office uses on the same property is a reasonable request.

5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal effect on the surrounding properties with the approval. There are a number of non-residential uses in the general area.
6. **Is the site of adequate size for the development?** The site is a developed site. Additional parking may be added to the rear of the site if deemed necessary should parking become an issue.
7. **Will this set a precedent for future rezoning?** The rezoning request is consistent with the Land Use Plan.
8. **Should a different zoning classification be requested?** C6 zoning is the appropriate zoning request to allow the use as proposed and to be consistent with the Land Use Plan.

Staff Summary:

The applicant is seeking approval of a rezoning from R3 to C6 to allow the existing two-story residential building on the property as a duplex and allow the existing one-story building to serve as an office. There is an existing driveway located off Orange Street which allows one on-site parking space. An additional parking space may be added to the rear of the building to allow two parking spaces on-site as typically required by the C6 zoning district. The rear parking would be accessed from the adjacent alley. The office use will not require any parking based on the C6 zoning district.

Staff is supportive of the applicant's request. The applicant is seeking the allowance of a small office within the existing one-story brick building which was formerly used as a residential rental space. The current R3 zoning classification does not permit office use. The request for the C6 zoning classification is consistent with the Land Use Plan as the site is indicated as Central Business District on the Plan.

Rezone Case #2026-13



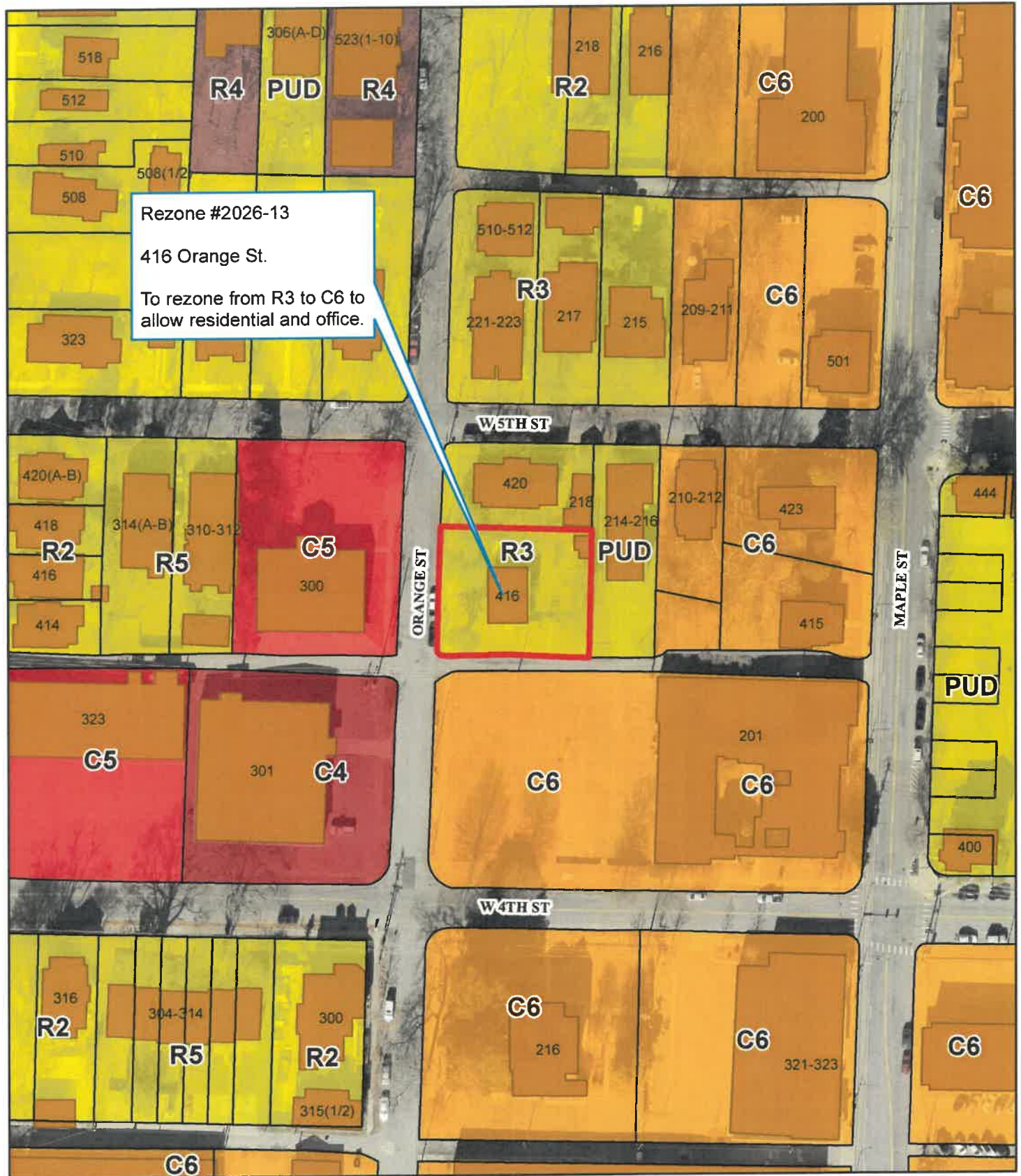
Ortho Map

1 inch = 40 feet
0 20 40 80 Feet

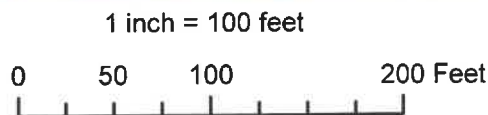


Date: 8/25/2026

Rezone Case #2026-13



Zoning Map



Date: 8/25/2026





NOTES:

1. ADDRESS OF PROPERTY: 416 ORANGE ST., NORTH LITTLE ROCK, AR 72114
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE
3. AREA OF PROPERTY: 9,029 SQ. FT. OR 0.207 ACRES +/-
4. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR NORTH LITTLE ROCK, ARKANSAS. (FIRM COMMUNITY PANEL NO. 051903044G, JULY 6, 2015)
5. CURRENT ZONING OF PROPERTY: R-3
6. ALL UTILITIES ARE TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

LEGEND

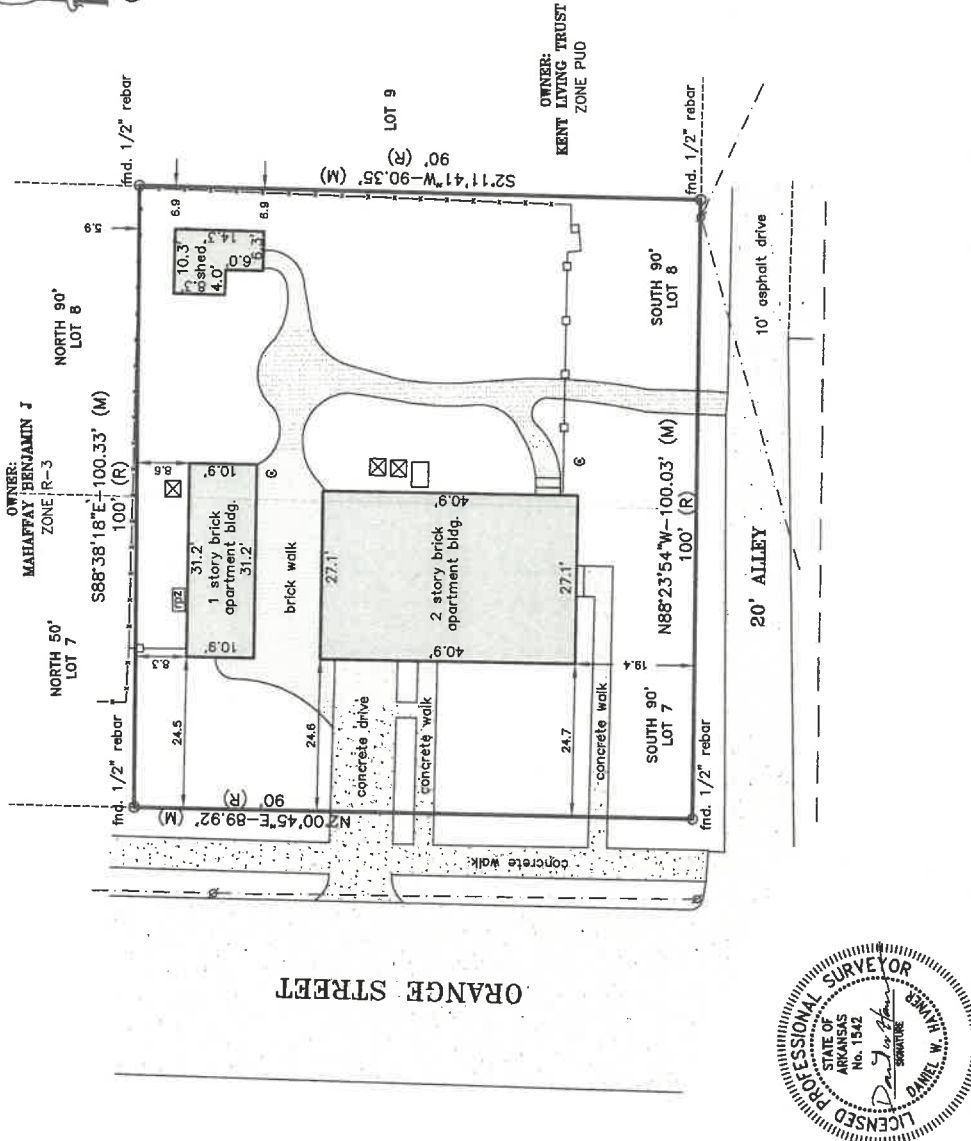
⊠	water valve
⊕	fire hydrant
⊙	water meter
⊗	power pole
— —	overhead power
*	light pole
⊕	sanitary sewer manhole
⊕	sewer clean-out
⊗	air conditioner
(M)	measured
(R)	recorded

I HEREBY CERTIFY THAT I HAVE SURVEYED THE SOUTH 90 FEET OF LOTS 7 AND 8, BLOCK 2, CLINDENIN'S ADDITION TO ARGENTA NOW IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS. PROPERTY LINES ARE LOCATED IN ACCORDANCE WITH ESTABLISHED PROPERTY LINES. THERE ARE NO APPARENT ENCROACHMENTS EXCEPT AS SHOWN. ANY PROPOSED IMPROVEMENTS SHOWN ON SURVEY ARE AS DIRECTED BY THE BUILDER.

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE RECORDED PLAT.

FOR USE & BENEFIT OF: DKUL HOLDINGS LLC

Q:\DWG\2026\26-2770 - Lots 7, 8 Block 2 Clindenin's survey.dwg



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

DATE: 6-23-26 SCALE: 1" = 20'
PROJECT NUMBER: 26-2770

THE SOUTH 90 FEET OF
LOTS 7 & 8, BLOCK 2
CLINDENIN'S ADDITION

North Little Rock, Pulaski County, Arkansas



JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING

July 28, 2026

**Ms. Donna James, Assistant Planning Director
City of North Little Rock
700 W. 29th Street
North Little Rock, AR 72114**

**RE: Lot 7 & 8 Clindenin's Addition
 416 Orange St.
 Rezone Request**

Ms. James,

Please accept this letter to serve as our application for the above referenced submittal. Attached are 8 copies of the cover letter and survey. The property is located at 416 Orange St. and is currently zoned R-3.

This application is to rezone the property from R-3 to C-6. There are currently two residential buildings on the property. The owner would like to operate an office out of the existing ONE-story building. The C-6 zoning will bring the property into compliance with it's use.

Please place this item on the next available Planning Commission meeting agenda. Let us know if you should have any questions or require any further information.

Sincerely,

Jacob T. White, P.E.

Item #10
Rezone #2026-15

Request: a rezoning from C3 to I1 to allow a fabrication workshop for custom furniture and to amend the Land Use Plan from Community Shopping to Light Industrial

Location of the Request: on the Northwest Corner of Richardson Drive and Counts Massie Road

Applicant: Heritage Engineering PLLC

Owner: Keltner Properties PLLC

Legal Description: Lot 2 Meeks Industrial Park Addition to the City of North Little Rock, Pulaski County, AR

Site Characteristics: The site is an undeveloped lot located at the northwest intersection of Richardson Drive and Counts Massie Road. The primary uses in the area include office warehouse users, contractor's offices and a scattering of multi-family. The primary zoning for the non-residential uses in the area is I2. The C3 zoned property fronting Richardson Drive are either vacant or approved as a Conditional Use to allow office warehouse development.

Land Use Plan: Community Shopping

Master Street Plan: Richardson Drive is classified on the Master

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2	Asplundh Tree Service
South	C3	Undeveloped C3 zoned property
East	I2	Office Warehouse
West	C3	Office Warehouse

General Information:

1. **Compatible with previous actions?** To allow the rezoning from C3 to I2 is not out of character for the City when the use is consistent with uses in the immediate area. In this case the rezoning to allow the use as a wood working shop in a primarily office warehouse developed area is compatible.
2. **Neighborhood Position/Comment?** Staff has not received any comment from the neighborhood at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public service and utilities with the rezoning to allow a workshop for fabrication of custom furniture and other wood working projects at this location.

4. **Legal Consideration/Reasonableness?** The request to rezone the property and amend the land use plan to allow the use as proposed is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The majority of the property around the proposed rezoning request is zoned I2 so there should be minimal effect on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is a platted lot containing 0.72-acres and is proposed with the construction of a 2,800 square foot building.
7. **Will this set a precedent for future rezoning?** A large portion of the surrounding area is zoned I2 and indicated as Light Industrial on the City's Land Use Plan.
8. **Should a different zoning classification be requested?** To allow the use as proposed requires a rezoning from C3 to I2.

Staff Summary:

The applicant is seeking a rezoning of the property from C3 to I1 to allow the construction of a 40-foot by 70-foot (2,800 square foot) building. The primary use of the building is a workshop for the fabrication of custom furniture and other wood working projects. The building will house wood working machinery, furniture grade lumber, and other materials associated with the operation. The building will include a small gallery or display area, restroom and office-administrative space for the owner. The request also includes amending the Land Use Plan from Community Shopping to Light Industrial.

Staff is supportive of the requests. The primary zoning in the area is I2. The property to the west is zoned C3 but was approved with a Conditional Use to allow office warehouse uses which are typically a by-right use in the I1 zoning district.

Rezone Case #2026-15



Ortho Map

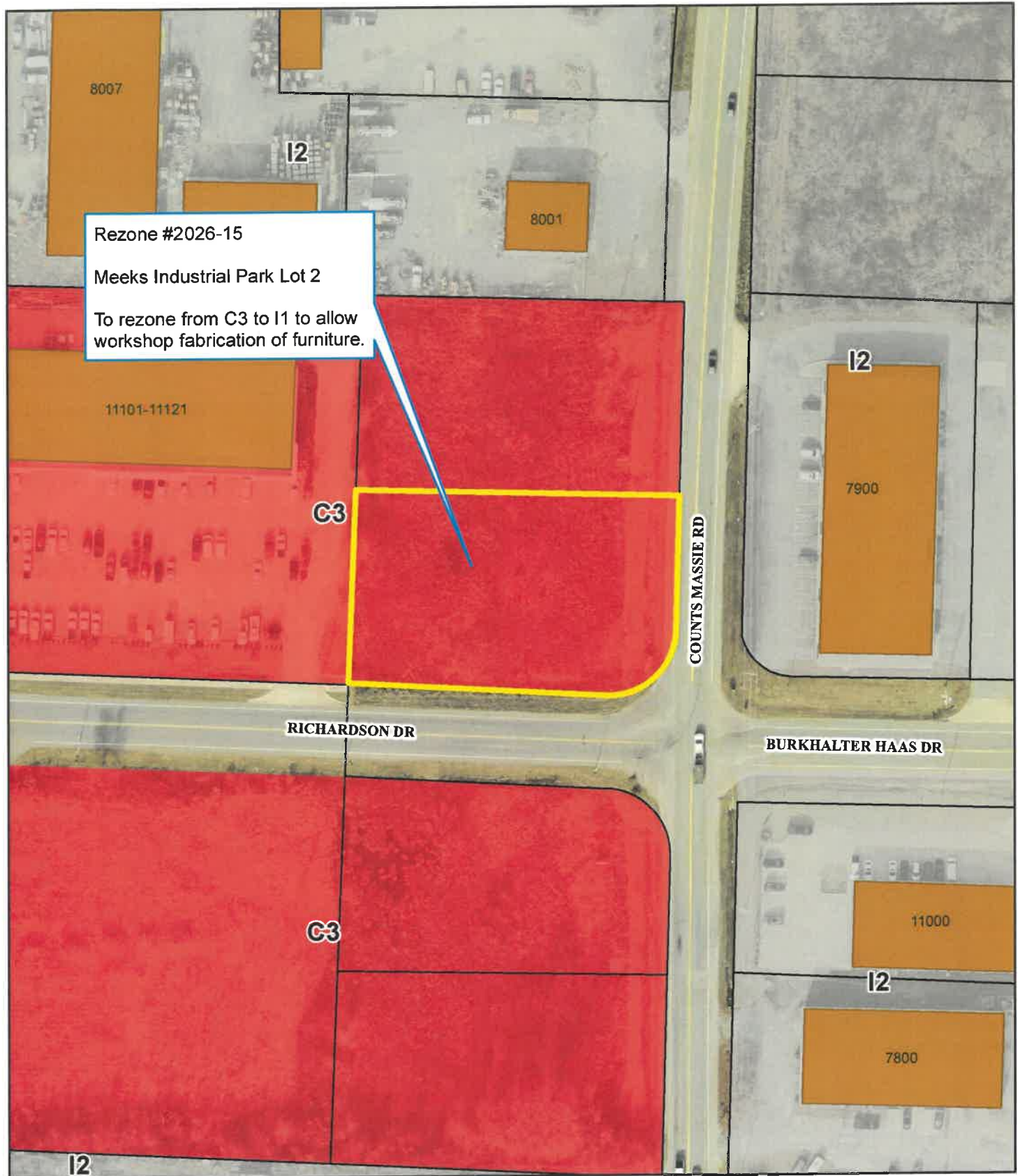
1 inch = 50 feet

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Date: 8/25/2026

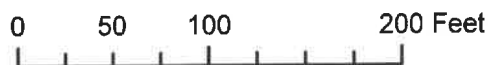


Rezone Case #2026-15



Zoning Map

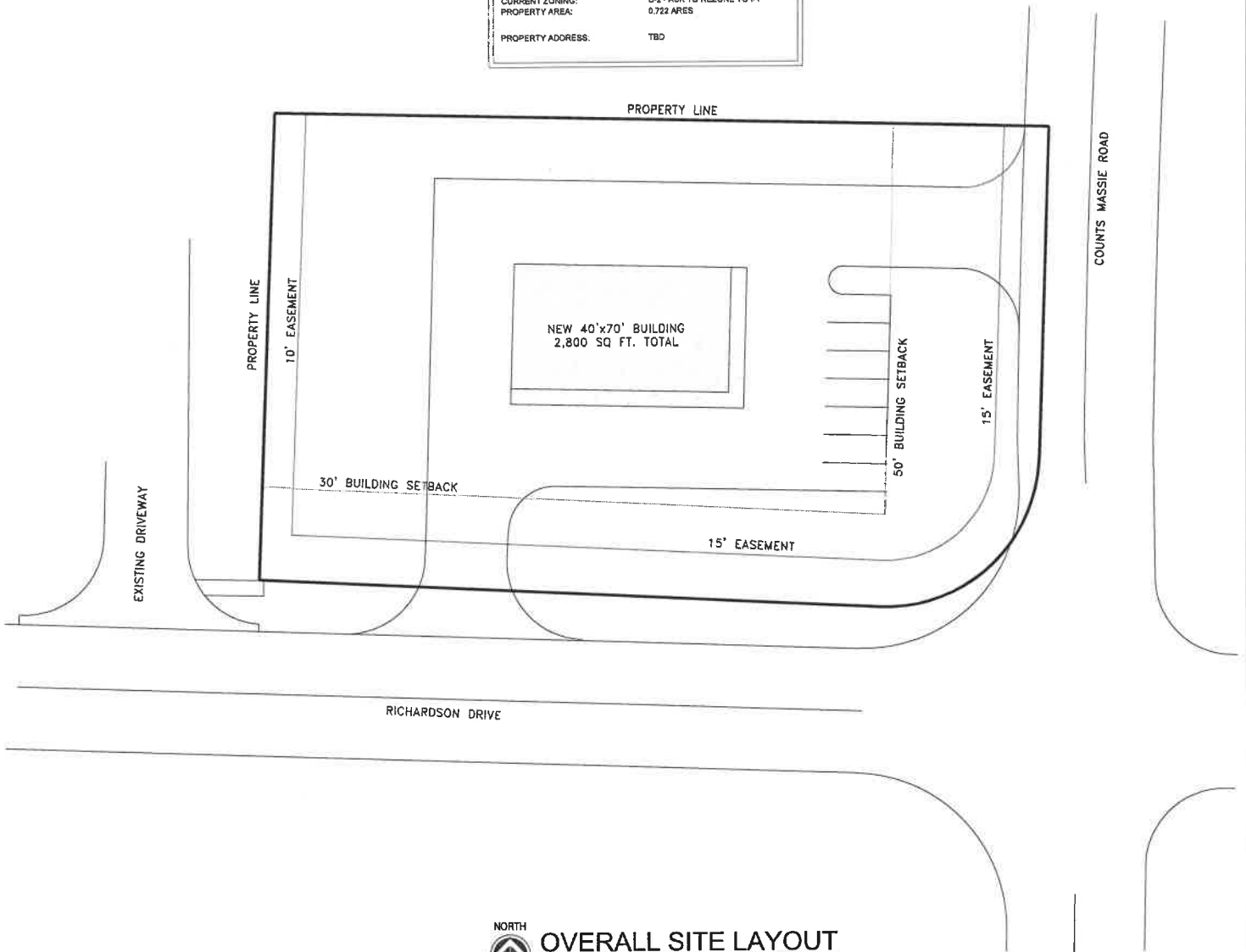
1 inch = 100 feet



Date: 8/25/2026



SITE PLAN NOTES	
DEVELOPMENT:	LOT 2, WEEKS INDUSTRIAL PARK, NORTH LITTLE ROCK, AR.
CURRENT ZONING:	C-2 - ASK TO REZONE TO I-1
PROPERTY AREA:	0.722 ACRES
PROPERTY ADDRESS:	TBD



OVERALL SITE LAYOUT
SCALE: 1"=50'

SHEET No.

S1

POTENTIAL SITE PLAN LOT 2

SHEET TITLE:

SITE PLAN (BASED ON GOOGLE IMAGE)

HERITAGE ENGINEERING PLLC

P.O. Box 505

Benton, Arkansas 72018

501-939-2303 • Fax: 501-939-2016

RE: Request for Rezoning from C-3 to I-1

Lot 2, Meeks Industrial Park

Parcel No. 43N0110600200

North Little Rock, Arkansas

HE Job NO 2026-0156

Dear Planning Staff / Planning Commission:

On behalf of the property owner, John Shram, I am requesting that the above-referenced property be rezoned from **C-3 to I-1**. I am authorized to represent the owner regarding the site plan, design, and rezoning of the property.

The property is legally described as **Lot 2 of the Meeks Industrial Park, North Little Rock, Pulaski County, Arkansas**, Parcel No. **43N0110600200**, and is located at the northwest corner of Counts Massie Road and Richardson Drive.

The proposed development consists of an approximately **40-foot by 70-foot (2,800-square-foot) building**. The primary use of the building will be a workshop for the fabrication of custom furniture and other woodworking projects. The building will house woodworking machinery, furniture-grade lumber, and other materials associated with the operation.

The building will also include a small gallery/display area, restroom, and office/administrative space for the owner.

The requested **I-1 zoning** is intended to accommodate the proposed woodworking and custom fabrication use. The development will be designed in accordance with applicable City requirements.

We respectfully request the City's consideration and approval of the proposed rezoning from **C-3 to I-1**.

Please contact me if you have any questions or require additional information.

Sincerely,



Eric Warford

Heritage Engineering, PLLC

Authorized Agent for John Shram, Property Owner

Attachments:

Durable Special Power of Attorney

Conceptual Site Plan