O-26-01

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW GREENHOUSES IN A C3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 4801 NORTHSHORE DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Trey Rosenbaum of Natural State Land Consulting, 4801 Northshore Drive, North Little Rock, Arkansas, seeking a Special Use to allow the placement of eight (8) greenhouses in a C3 zone located at 4801 Northshore Drive, which application was duly considered an approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on November 18, 2025 (see letter from Trey Rosenbaum attached hereto as Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a Special Use is approved to allow eight (8) greenhouses in a C3 zone located at 4801 Northshore Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as Lot 3 of the Northshore Business Park Addition to the City of North Little Rock, Pulaski County, AR (See maps attached hereto as Exhibit B).

SECTION 2: That this Special Use shall be subject to the following:

1. The Special Use is approved for Trey Rosenbaum of Natural State Land Consulting and is not transferable to a future owner or tenant.
2. There are to be no retail sales of plant materials from the site.
3. Commercial Plan Review is required prior to construction of the greenhouses.
4. If a dumpster is added to the site, the dumpster must provide masonry screening on 3 sides along with an opaque gate.
5. Permanent electrical service will not be provided until all building inspections have been finalized and approved.
6. The applicant shall comply with signage requirements found in Article 14 of the Zoning Ordinance.
7. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
8. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
9. Business license to be issued after Planning Staff confirmation of requirements.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: It is hereby found and determined that the special use as described herein is compatible with other businesses in the area and is immediately necessary in order to insure the proper and orderly growth and development of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Terry C. Hartwick

SPONSOR:

Council Member Steve Baxter

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:45 A.M. _____ P.M.
By A Fields City Atty
DATE 1-6-26
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY B/Ayln

EXHIBIT
A

Natural State Land Consulting
4801 Northshore Dr
North Little Rock, AR 72118

Monday, November 3, 2025

Dear North Little Rock Planning Commission,

My name is Trey Rosenbaum and I am the owner of Natural State Land Consulting. For y'all's consideration I am requesting a special use permit to construct wholesale greenhouses at 4801 Northshore Drive. I wanted to answer a few questions and give some clarity on what all will be built and happening with my business.

What is a wholesale ornamental greenhouse? Wholesale ornamental greenhouses are used to grow a variety of plants like annual flowers, veggie plants, herbs, perennials, and shrubs. These plants are commonly used in landscapes and small homestead and backyard veggie gardens. Wholesale means there are no public sales at the greenhouse location. All sales are taken over the phone or via email and are loaded into a truck and delivered to the customers. Customers will be primarily large landscapers and local garden centers.

When will greenhouses be built and how long will it take? I'm planning on building them as soon as possible. My timeframe will be entirely dependent on when I get a permit. I would like to start construction in December. It will take 60-90 days to construct all the greenhouses depending on availability. This process could be delayed due to an extreme shortage of greenhouses and labor to build them.

What kind of vehicles will be coming and going? Vehicle traffic for my wholesale greenhouses will be few and far between. Ill have approximately one semi or box truck a month delivering supplies. Most of my plugs and seed will be delivered by small vans like Ford transit vans or Dodge Sprinters. I will be delivering all plants with my 1 ton truck and a cargo trailer.

How will material be grown, what will happen to it, and how it will be distributed? My wholesale greenhouses will be mostly organic and all plants will be grown in plastic pots and trays. Nothing will be grown in the ground. All plants will be either sold to wholesale customers or used for cuttings and propagation of more plants for sale. All plants will be distributed by Natural State Land Consulting to customers. A cornerstone of our business will be delivery to customers. There will be no public sales at the wholesale greenhouses.

How many employees will there be and what will your hours be? For right now there will only be myself and one other person helping me part time. We hope to grow to a couple of part time employees and a couple of full time employees. Hours these employees will work will vary. During the late winter and spring the greenhouses will be busy and manned during daylight hours. During the summer the greenhouses will be slow and there will be days employees will not even be up at the greenhouses. We do hope to start up an intern program for school aged teenagers to teach horticulture and greenhouse management but that will come later down the road.

How will the greenhouses be accessed? For right now the existing paved road and parking lot to the back of the office building will be the primarily access for the wholesale greenhouses. We hope to build an access road to Cooks Landing road behind where the wholesale greenhouses will be built. Currently we do have permission to build an access road there but we are waiting on that until a site visit is done by the excavation company to see how much that will cost and how much gravel will be needed.

In closing I wanted to answer what I feel like is the biggest question looming; why build wholesale greenhouses? Its been a passion of mine for over a decade to grow plants for sale. I've had 7 years of experience growing wholesale and I finally feel confident to go out on my own. Ive been able to secure the funding to make this dream a reality. Currently, in Arkansas, we have less than 10 wholesale growers that I'm aware of. The demand for locally grown plants is at the highest level its even been. The demand inside of the central Arkansas area is so great that many local garden centers are struggling to meet customer demand. This lack of supply is costing these small businesses thousands of dollars in lost sales. It's also costing landscapers planting jobs. I feel, by opening some wholesale greenhouses, I can help meet some of that demand. I also want to run greenhouses differently that what has been done in the past. I've been successful with a more organic and natural way of growing plants that is both effective and more environmentally friendly. I believe being a good steward of the Earth God has given us is, both the right thing to do, and kind towards our neighbors.

If there are any questions you do not feel were adequately answered above please feel free to reach out via email, a phone call, or a text and I will happily answer any of them. Thank you for your consideration.

Sincerely,

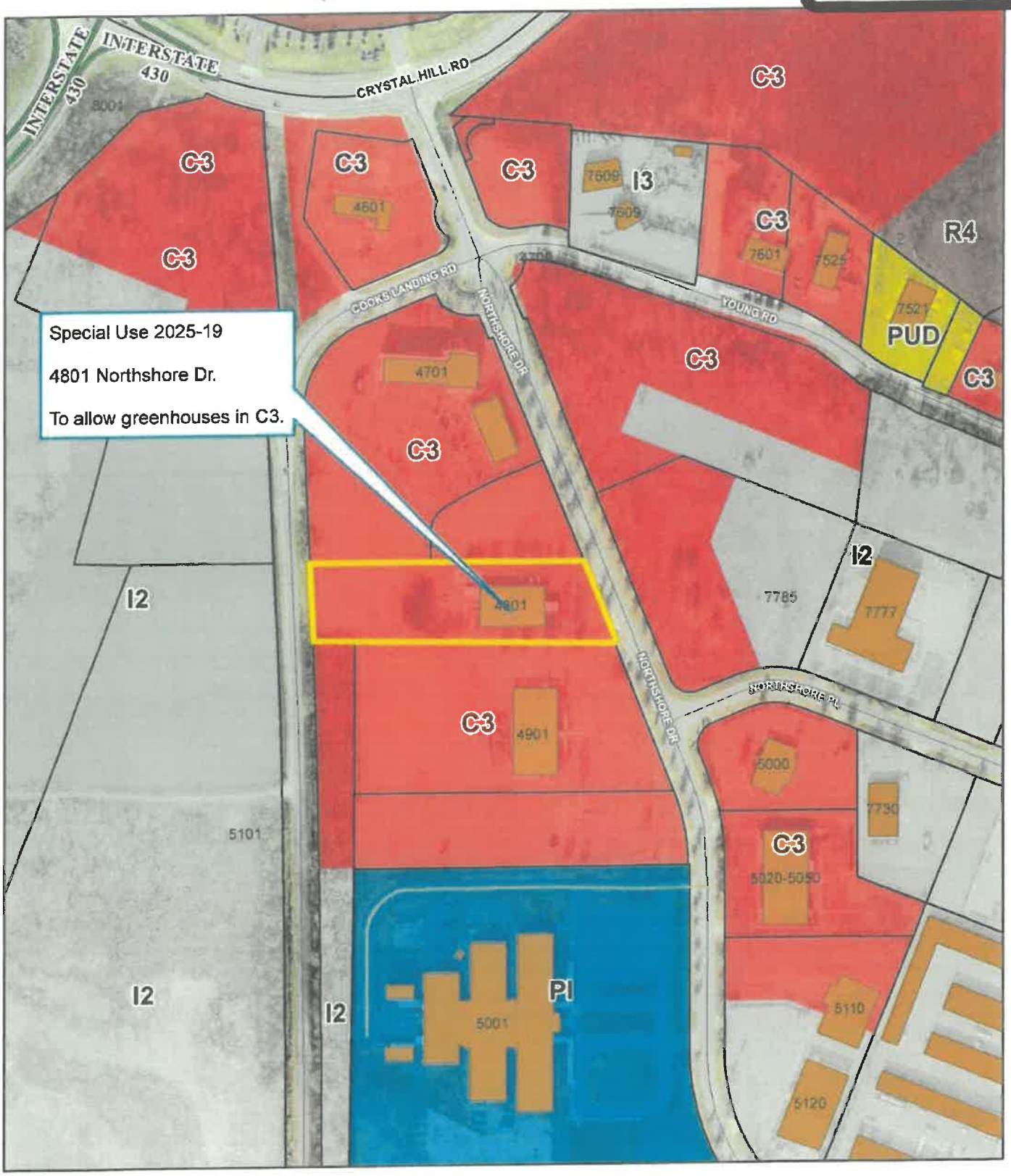
Trey Rosenbaum ACNLP
Owner, Natural State Land Consulting
Cell: 501-351-6182

EXHIBIT

tabbies

B

Special Use #2025-19



Zoning Map

1 inch = 300 feet

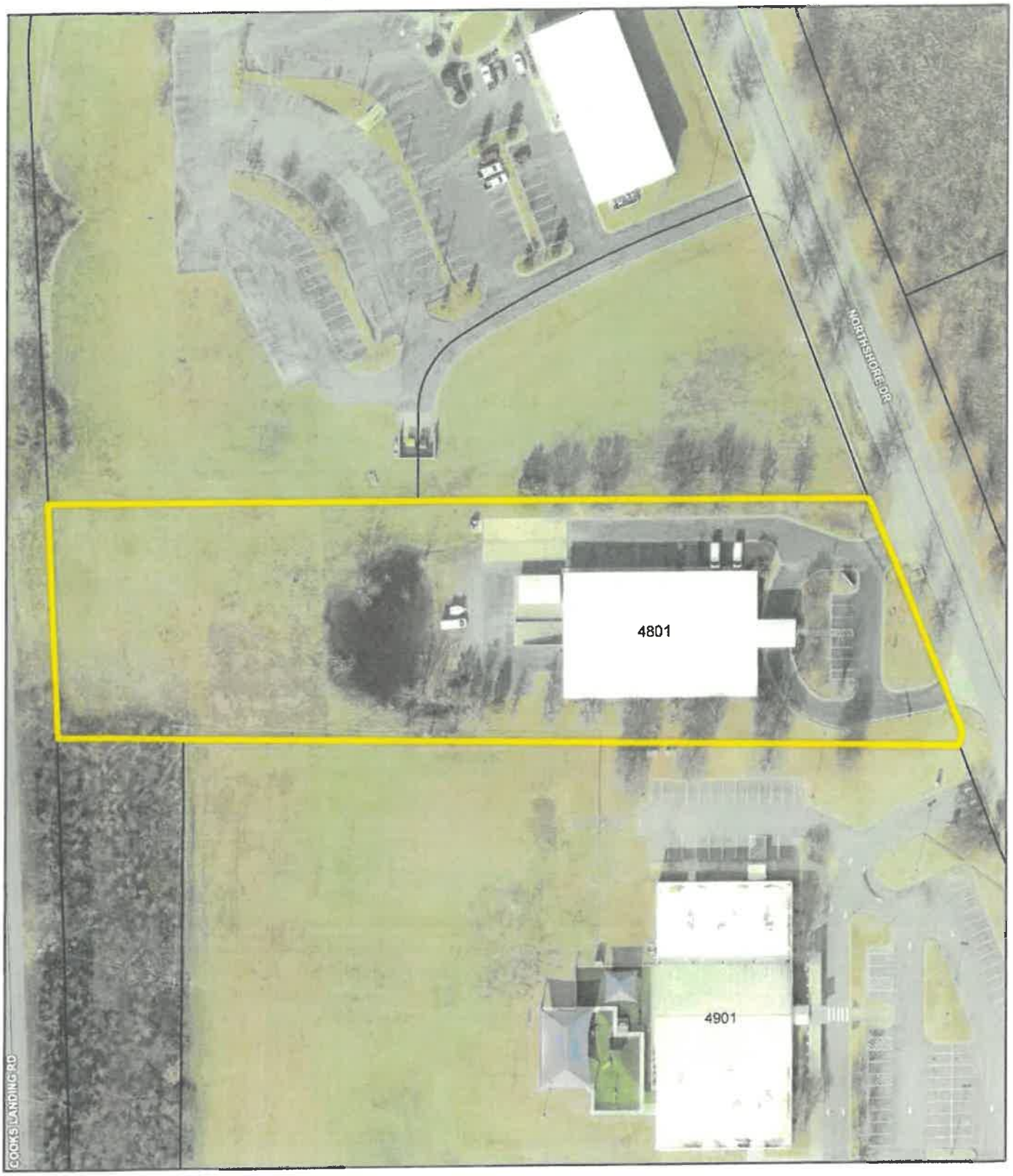
0 150 300 600 Feet

N W E S

Date: 10/24/2025

Not an actual survey

Special Use #2025-19



NLR PLANNING

Ortho Map

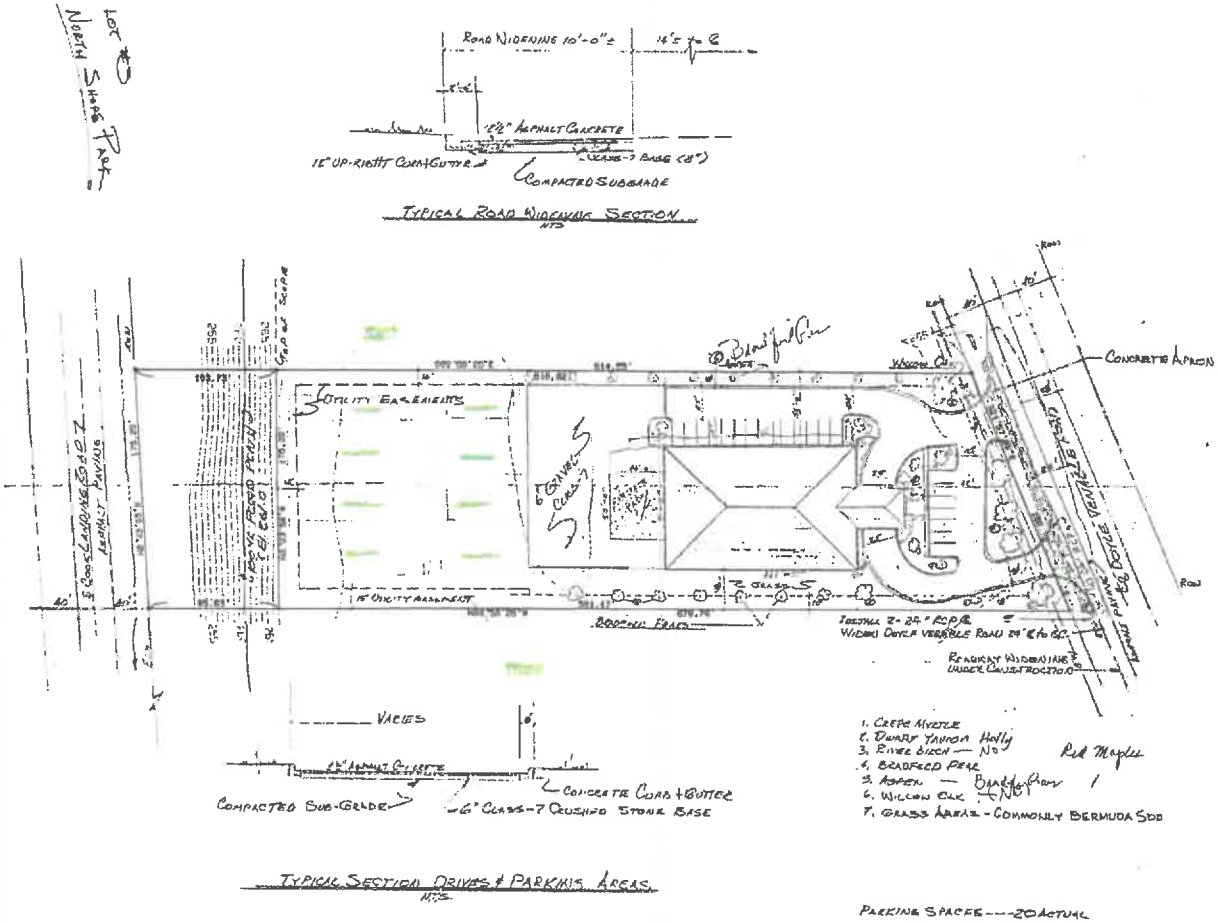
1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 10/24/2025

Not an actual survey



SITE PLAN
OF
LOT#3 NORTH SHORE
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS
MAY 3, 1999

Environmental Scientists Incorporated
(501) 851 - 8806

SITE PLAN
OF
LOT#3 NORTH SHORE
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

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