



**City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, June 18, 2026 - 1:30 PM
North Little Rock, City Council Chambers 300 Main St., NLR, AR, 72114**

Call to Order -

Roll Call and finding of a Quorum -

Approval of Minutes - May 28, 2026

Public Hearing Items -

- BOA 2026-11 -** 1511 Orange Street St, A variance request from the area provisions of Section 4.1.4: R3: Duplex District to allow a rear yard setback to be less than 25-feet.
- BOA 2026-12 -** Withdrawn by Applicant
- BOA 2026-13 -** 3720 E Broadway St, A variance from the area provisions of Section 5:11:5 to allow the placement of a fence in the front yard of a commercially (C4) zoned property.
- BOA 2026-14 -** 4600 E McCain Blvd, A variance request from the area provisions of Section 6.2 – Parking Space Requirements to reduce the required number of parking spaces and a variance request from the area provisions Section 4.2.5: C3: General Commercial District to allow a building to exceed the maximum 45-foot height requirements.
- BOA 2026-15 -** 1501 Hwy 161, A variance request from the area provisions of 4.2.5: C3: General Commercial District to allow an accessory structure in the front yard commercial zoned property and to allow the front yard setback to be less than 40 feet as required for principal buildings.

Administrative -

Public Comment -

Adjournment -

- Reminder -**
- Turn off cell phones
 - Board of Adjustment Hearing procedures on back of the Agenda
 - Visitors sign-in with both name and address

Next Board of Zoning Adjustment Hearing Filing Deadline: July 01, 2026 - Hearing Date July 30, 2026

For the Board to grant a variance the applicant must first establish a hardship. A hardship should not be created by the owner, it should be due to unique circumstances existing on the property. For example, it must be demonstrated a strict enforcement of the Zoning Ordinance would prohibit the development of the property or no reasonable use of the property can be made.



**NORTH LITTLE ROCK
BOARD OF ZONING ADJUSTMENT
HEARING PROCEDURES
(1/1/2019)**

Order of the Public Hearing: The regularly scheduled public hearing is generally held on the last Thursday of each month at 1:30 PM in the North Little Rock, City Council Chambers 300 Main St, NLR, AR, 72114. All meetings are open to the public. Typical hearings begin with roll call and finding of a quorum, approval of the previous meeting minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comment and adjournment.

Voting: There are five members of the Board. A quorum consists of three members present. "Robert's Rules of Order" apply unless the Board has outlined alternative procedures. All business must be approved by a minimum of three votes.

Procedure to allow a person to address or approach the Board:

1. No person shall address or approach the Board without first being recognized by the Chair.
2. After being recognized, each person shall state their name and address for the record.
3. All questions and remarks shall be addressed through the Chair.
4. All remarks shall be addressed to the Board as a whole and not to any individual Board member.
5. When a group of citizens are present to speak on an item, a spokesperson may be selected by the group to address the Board. If multiple individuals of the group desires to speak, the Chair may limit each presentation to three minutes.
6. No person other than members of the Board and the person having the floor shall be permitted to enter into any discussion, either directly, indirectly or through a Board member, without permission of the Chair.
7. Once the question has been called, no person in the audience shall address the Board on the matter at hand without first securing permission to do so by a majority vote of the Board.
8. At least 24-hours prior to the public hearing, anyone wishing to submit exhibits for the record shall provide staff with copies of the exhibits for each Board member, one copy of the exhibit for staff to place in the permanent file and one copy of the exhibit for the legal department.
9. At least 24-hours prior to the public hearing, anyone wishing to read a statement into the record shall provide staff with a written copy of the statement.

**North Little Rock Board of Zoning Adjustment
Minute Record Summary – May 28, 2026**

Chairman Tom Brown called the meeting of the North Little Rock Board of Zoning Adjustment to order at 1:30 P.M. in the Council Chambers, City Hall, 300 Main Street. Roll call found a quorum to be present; a quorum being three members present.

Members Present

Mr. Tom Brown, Chairman
Mr. Mike Abele
Mr. Tim Giattina, Vice-Chair
Mr. Steve Sparr

Members Absent

Mr. Gardner Burton

Staff Present

Tracy Spillman, City Planner
Marie-Bernarde Miller, City Attorney

Others Present

Cherie Thompson	3615 Pike Ave, North Little Rock, AR, 72118
Steven Tiner	521 W Scenic Dr, North Little Rock, 72118
Jeff Engel	15 Wayside Dr, North Little Rock, AR 72114
Bobby Baldwin	1906 Hwy 161, North Little Rock, AR, 72117
Derrick Reeves	111 Marvin St, North Little Rock, AR, 72117
Carolyn Hines	111 Marvin St, North Little Rock, AR, 72117

Old Business

None

Administrative

None

Approval of Minutes

Approval of the minutes was moved to the end of the meeting

Public Hearing Items –

BOA 2026-08 – 3615 Pike Ave, A variance from the area provisions of 5.11.4: Residential Zoning Districts Requirements, to allow front yard fence to be constructed of a material other than picket or ornamental iron style and exceed three and a half (3.5) feet in height on R4 zoned property.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. Homeowner, Ms. Cherie Thompson explained the property and the issues of people trespassing.

Chairman Brown requested that the applicant provide a justification for hardship. Ms. Thompson stated that security concerns were the basis for the request.

Mr. Steve Tiner spoke in opposition to the request, explaining that he had worked on the Levey Jump Start Program and was concerned that the proposal would degrade the required aesthetic standards.

Ms. Thompson spoke extensively with Staff and the Board regarding measures that would be permitted to address the security concerns and what improvements could be accomplished in compliance with code requirements.

Chairman Brown asked if any Board members had any additional questions or comments. There being none, he stated he would entertain a motion. After three attempts to introduce the item, the motion failed due to the lack of a motion. The Board proceeded to the next item on the agenda.

BOA 2026-09 - 15 Wayside Dr, A variance from the area provisions of Section 4.1.2: R1: Single-Family District requirements to allow an accessory structure (detached garage / shop) to be constructed in the side yard of the property.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. The applicant, Mr. Jeff Engel, explained the property noting the steep topography of the property.

Chairman Brown asked if any Board members had questions or comments. There being none, he stated he would entertain a motion. Mr. Sparr made a motion to approve the variance as submitted. Mr. Able seconded the motion. By roll call vote, all members present voted in the affirmative, and the motion was approved.

BOA 2026-10 - 1906 Hwy 161, A variance from the area provisions of Section 4.2.5 to allow a rear yard setback to be less than 20-feet as typically required for C3 zoned properties.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. The applicant, Mr. Bobby Baldwin, explained that he recently purchased the property and requires additional space for his HVAC business.

Chairman Brown requested that the applicant provide a hardship justification. After an extensive discussion with Staff and the Board Mr. Baldwin stated that physical characteristics of the site would not allow the addition to the building be constructed without an encroachment into the rear yard setback.

Mr. Derrick Reeves and Ms. Carolyn Hines, who reside in home located on a property adjacent to the rear property line spoke in concern that the addition would be constructed on their property. Mr. Giattina informed the neighboring property owners that this would not be permitted and explained the variance requested.

Mr. Reeves and Ms. Hines were satisfied with this information, stating that they had no opposition to the project.

Chairman Brown asked if any Board members had questions or comments. There being none, he stated he would entertain a motion. Mr. Sparr made a motion to approve the variance as submitted. Mr. Giattina seconded the motion. By roll call vote, all members present voted in the affirmative, and the motion was approved.

Approval of Minutes

Chairman Brown called for a motion for approval of the previous meetings minutes. Mr. Sparr formed a motion to approve the minutes from the April 30, 2026, meeting. Mr. Giattina provided a second to the motion. Chairman Brown called for a vote, all members present voted in the affirmative, the motion was approved

Public Comment, Old Business, Administrative and Adjournment

There being no further business before the Board, Chairman Brown moved to adjourn; Mr. Sparr formed a motion to adjourn, all members present voted in the affirmative, the motion was approved. The meeting was adjourned at 1:55pm.

Respectively submitted:

D. Tracy Spillman, PLA
City Planner / Landscape Architect

BOA #2026-11
June 18, 2026

Variance Requested: A variance request from the area provisions of Section 4.1.4: R3: Duplex District to allow a rear yard setback to be less than 25-feet.

Location of the Request: 1511 Orange Street St, North Little Rock, AR 72114

Legal Description of the Property: LOT 10, BLOCK 31, NORTH ARGENTA, NORTH LITTLE ROCK, ARKANSAS, AS RECORDED IN PLAT PAGE 565, IN THE PULASKI COUNTY CIRCUIT CLERK RECORDS.

Applicant: Bond Engineering: Arron Robinson

Owner: Christy Piechocki

Present Use of the Property: Residential

Present Zoning of the Property: R3: Duplex District

Site Characteristics: The property under review is located east of Pike Avenue, south of W 16th St, west of Percy Machin Drive Specifically, and north of W 15th St. Specifically the parcel is situated on the west side of Orange St. the third parcel from both 15th and 16th streets. The parcel is occupied by a 940 sq ft single family home that was constructed in 1935. The properties in this area were originally developed as single-family residences between the 1930s and the 1950s. Although many of these homes are still maintained as residential properties, numerous original structures have deteriorated over the years and have been vacated, repaired, or removed, resulting in several vacant lots. The immediate parcels surrounding the subject property continue to be occupied by single-family homes

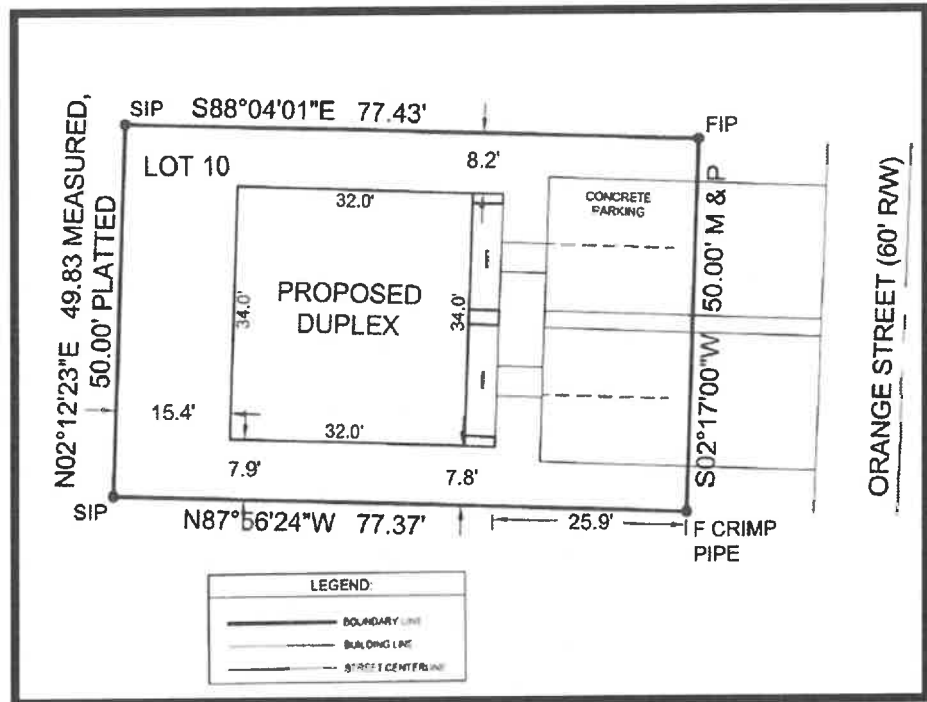
Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3: Duplex District	W 16th St ROW / Single-family
South	R3: Duplex District	Undeveloped
East	R3: Duplex District	Single-family
West	R3: Duplex District	Julian St ROW / Single-family

Justification: The applicant's justification is presented in an attached letter.

Staff Analysis:

The parcel under review is indicated to be approximately 77-feet deep by 50-feet in width or 3,850 sq. ft. The current code standards require that the minimum lot size in an R3 district be 7,000 sq. ft. with a minimum lot width of 60-feet. However, the parcel was plated before the zoning code was amended and will be allowed to maintain the legal nonconforming status. To allow for a practical and



functional building footprint they request a reduction in the rear yard setback. The applicant feels that this adjustment would enable the construction of modern, energy-efficient home providing affordable housing to the neighborhood while maintaining a consistent front façade alignment with the existing homes on Orange St, contributing to the cohesive character of the area.

The applicant is proposing to raze the existing structure and construct a two-family home (duplex) with off-street parking. The proposed building footprint measures approximately 32 x 34 feet and is positioned 25.9 feet from the front property line. The site plan also shows that the side yard, adjacent to be 8.2-feet and 7.8-feet to the south exceeding the minimum 6-foot side yard setback, exceeding the minimum requirement by 3 feet. Similarly, the interior side yard adjacent to the At its closest point to the west property line, the structure is shown to be 15.4 feet, which encroaches into the required rear yard setback by approximately 5 feet.

As per Section 4.1.3 the R3 Duplex District development standards and the Area Requirements Table: The minimum rear yard setback shall be no less than 25-feet from the property line. The applicant is seeking a variance to allow a 9.59-foot reduction in rear yard setback from 25-feet to 15.4-feet.

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something

intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owner's own action.

Variances should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property and is not due to or the result of general conditions in the zoning district in which the property is located. The development or use of the property for which the variance is sought, if limited by literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

Board to Consider:

1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? Possibly, the existing small parcel is nonconforming and limits the size of any structure that could be placed within the required setbacks for R3 zoned properties.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the property is residential and will remain residential. The encroachments will have minimal impact on the adjacent properties.
3. Will approval of the variance alter the essential character of the district? No, the approval of the rear yard setback will have little or no impact on the character of the district and how the structure is perceived from the street.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, zoning and land use will remain the same.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? Possibly, the variance process requires the applicant to show a valid hardship based on the shape of the lot or topography of the lot. The legal non-conforming plat status of the lot has created limited space in the rear yard to allow enough space to place a duplex on the smaller than typical lot.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on public health, safety and general welfare of the neighborhood or the city.

Approval Allows:

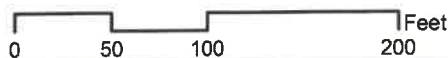
1. Approval will allow the reduction of the rear yard setback from 25-feet to 15.4-feet as indicated on the attached site plan and as described above.
2. Approval of this variance request is valid for 180 days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment

**BOA CASE #2026-11**

Date: 6/4/2026

1 inch = 100 feet



User: JHale



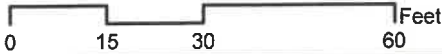
North Little Rock Board of Adjustment



BOA CASE #2026-11

Date: 6/4/2026

1 inch = 30 feet



User: JHale





2601 T.P. White Drive
Jacksonville, AR 72076

TEL 501.982.1538
FAX 501.982.1530

www.bondce.com

May 20, 2026

Mr. Shawn Spencer, Planning Director
North Little Rock Planning Commission
700 West 29th Street
North Little Rock, AR 72114

RE: Hardship Letter - Lot 10 – North Argenta, North Little Rock, Arkansas

Dear Mr. Spencer:

We present the following.

A hardship exists due to the geometry of the platted lot. Lots within North Argenta are typically 50' x 150'. However, the lots within this block are only 50' x 75'. With a required 25' front yard setback and 25' rear yard setback, insufficient buildable depth remains to reasonably construct a structure on the property.

Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AR', with a stylized flourish at the end.

Aaron Robinson P.E.

cc: BCE # 11171

WATER • WASTEWATER • LAND PLANNERS • STORM WATER • SURVEYORS

2601 T.P. White Dr. • Jacksonville, AR 72076
Business: 501-982-1538 • Fax: 501-982-1530
Website: www.bondce.com

COPESTONE INVESTMENTS INC

5301 MCCLANAHAN DR, SUITE B-4

N. LITTLE ROCK ARKANSAS 72116

COPESTONECONSTRUCTION@OUTLOOK.COM

501-920-1899

MAY 18, 2026

To: CITY OF NORTH LITTLE ROCK PLANNING

PLANNING DIRECTOR

700 W 29TH ST.

NORTH LITTLE ROCK AR 72114

501-975-8835

Subject: Owner's Letter of Approval for Variance Request

Dear SHAWN SPENCER,

I, CHRISTY PIECHOCKI , as the legal owner of the property located at 1511 ORANGE ST,
hereby provide my full approval and support for the variance request submitted by
COPESTONE INVESMENTS INC AND BOND ENGINEERING.

I respectfully request that the board consider this approval as part of the variance
review process and grant the request.

Thank you for your time and consideration. Please feel free to contact me MAIL- 5133
HACKATTON ST SHERWOOD AR 72120 or **PHONE- 501-772-1184** if further information
is needed.

Sincerely,

SIGNATURE-

DATE-


5/18/2026

LEGAL DESCRIPTION:

LOT 10, BLOCK 31, NORTH ARGENTA, NORTH LITTLE ROCK, ARKANSAS, AS RECORDED IN PLAT
PAGE 565, IN THE PULASKI COUNTY CIRCUIT CLERK RECORDS.

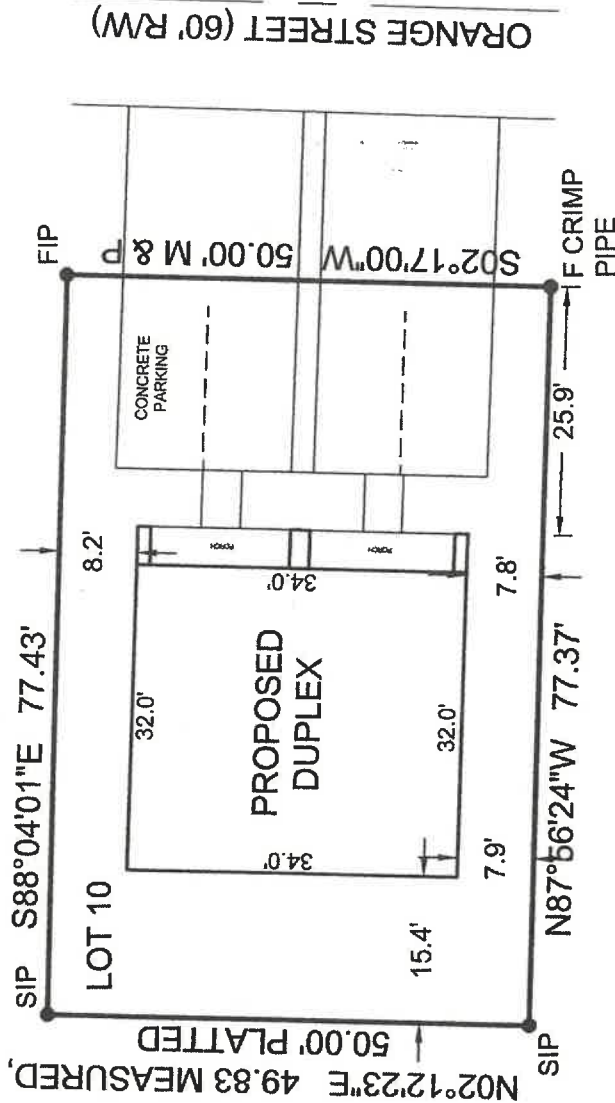
Prepared by: Bond Consulting Engineers, Inc.
Job Number: 11171 Copestone Construction
Date: May 20, 2026



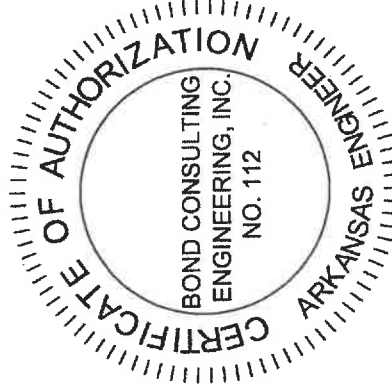
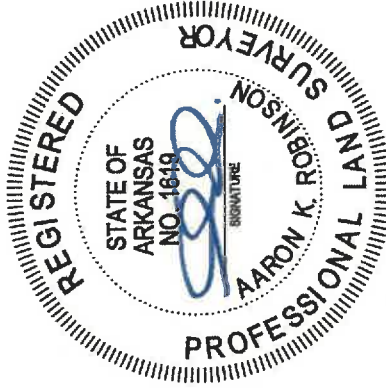
NORTH



Scale 1" = 20'



LEGEND:	
—	BOUNDARY LINE
—	BUILDING LINE
—	STREET CENTERLINE



CERTIFICATE OF SURVEYING ACCURACY:
I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ALL CORNERS ARE SHOWN IN ACCORDANCE WITH THE EXISTING MONUMENTS OF THE AREA. IMPROVEMENTS ARE AS SHOWN.

For the Use and Benefit of Copestone Construction and not transferable to any other person or entity. Use of this document without the express written permission of Bond Consulting Engineer's shall be prohibited and prosecuted when applicable.

FLOOD STATEMENT:
FIRM FLOOD INSURANCE RATE MAP PANEL 050182 0344 G (EFFECTIVE DATE: JULY 6, 2015) INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

AARON K. ROBINSON
REGISTERED LAND SURVEYOR
ARKANSAS LICENSE NO. 1849

Prepared For:

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (601) 982-1530 Fax: (601) 982-1530
E-mail: tbond@bondce.com
E-mail: arobinson@bondce.com

Copestone Construction
Nathan Robinson
1511 Orange Street
N. Little Rock, AR 72114

PRELIMINARY PLOT PLAN
NORTH ARGENTA
BLOCK 31, LOT 10
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Scale: 1" = 20'
Date: May 20, 2026
Job No.: 11171
Drawn By: RAS

Variance Requested: – A variance from the area provisions of Section 5:11:5 to allow the placement of a fence in the front yard of a commercially (C4) zoned property.

Location of the Request: 3720 E Broadway St, North Little Rock, AR 72114

Legal Description of the Property: Lot 1, Block 1, Kensinger Addition to the City of North Little Rock,

Property Owner: Clifton Family LLLP

Applicant: Norman Clifton

Present Use of the Property: Office / Warehouse

Present Zoning of the Property: C4: Services and Trades District

Site Characteristics:

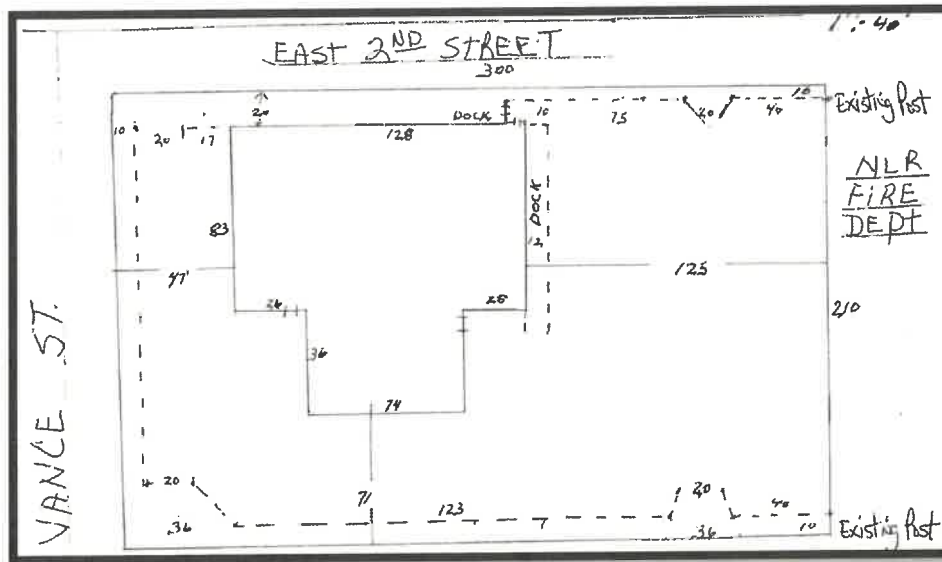
The subject property is located north of the Arkansas River, east of Baucum Pike Road, south of Interstate 40, and west of Interstate 30. More specifically, the parcel is situated at the southwest corner of East Broadway and Vance Street and is further bounded on the south by East 2nd Street. The rectangular lot measures approximately 300 feet in length along East Broadway and East 2nd Street and 210 feet in depth along Vance Street. Documents submitted by the applicant indicate that the existing building is located approximately 20 feet from the south property line adjacent to East 2nd Street, 47 feet from the east property line adjacent to Vance Street, 71 feet from the north property line adjacent to East Broadway, and 125 feet from the west property line. Constructed in 1965, Arkansas County data identifies the 14,000-square-foot building as a “storage warehouse.” The site is surrounded by concrete and asphalt paving extending to the property lines, allowing vehicular circulation around the structure and providing access to loading docks located on the south and west sides of the building.

Surrounding Land Use

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4: Services and Trades District	ROW / Construction Rentals
South	C4: Services and Trades District	ROW / Manufactured Home Park
East	C4: Services and Trades District	ROW / Warehouse/Showroom
West	C4: Services and Trades District	ROW / Undeveloped

Justification: The applicant's justification is presented in an attached letter.

Staff Analysis:



The applicant is requesting approval to enclose the property with a 6-foot-high chain-link fence. According to the site plan submitted, the fence will begin at the southeast corner of the building and extend west along the south side of the site, running parallel to the East

2nd Street right-of-way. The fence will then turn north and continue adjacent to the Vance Street right-of-way, extending past the front of the building.

Near the northeast corner of the property, the fence alignment will deviate from the otherwise perpendicular layout in order to avoid an existing pylon sign. From that point, the fence will continue west along the East Broadway frontage until reaching the west property line. At the southwest corner of the property, the fence will turn south and continue parallel to the East 2nd Street right-of-way before terminating at the south loading dock and reconnecting to the building.

The proposed chain-link fencing is acceptable and may be permitted along the side and rear property lines.

However, pursuant to Section 5.11.5 of the Zoning Ordinance, fences are prohibited within the front yard of commercial properties. The submitted site



plan indicates approximately 400 linear feet of 6-foot-high chain-link fencing located within the front yard adjacent to the Vance Street and East Broadway rights-of-way.

The Zoning Ordinance defines the front yard as the open space located between the front of the principal building and the front property line, or the projected edge of the Master Street Plan right-of-way. Within commercial zoning districts, rear yard fences may be permitted up to 8 feet in height, side yard fences up to 6 feet in height, while fences are prohibited within the front yard. Accordingly, the applicant is requesting a variance to permit security fencing within the front yard of property zoned C-4.

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Variances should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property, and is not due to or the result of general conditions in the zoning district in which the property is located. The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

Board Member's to Consider:

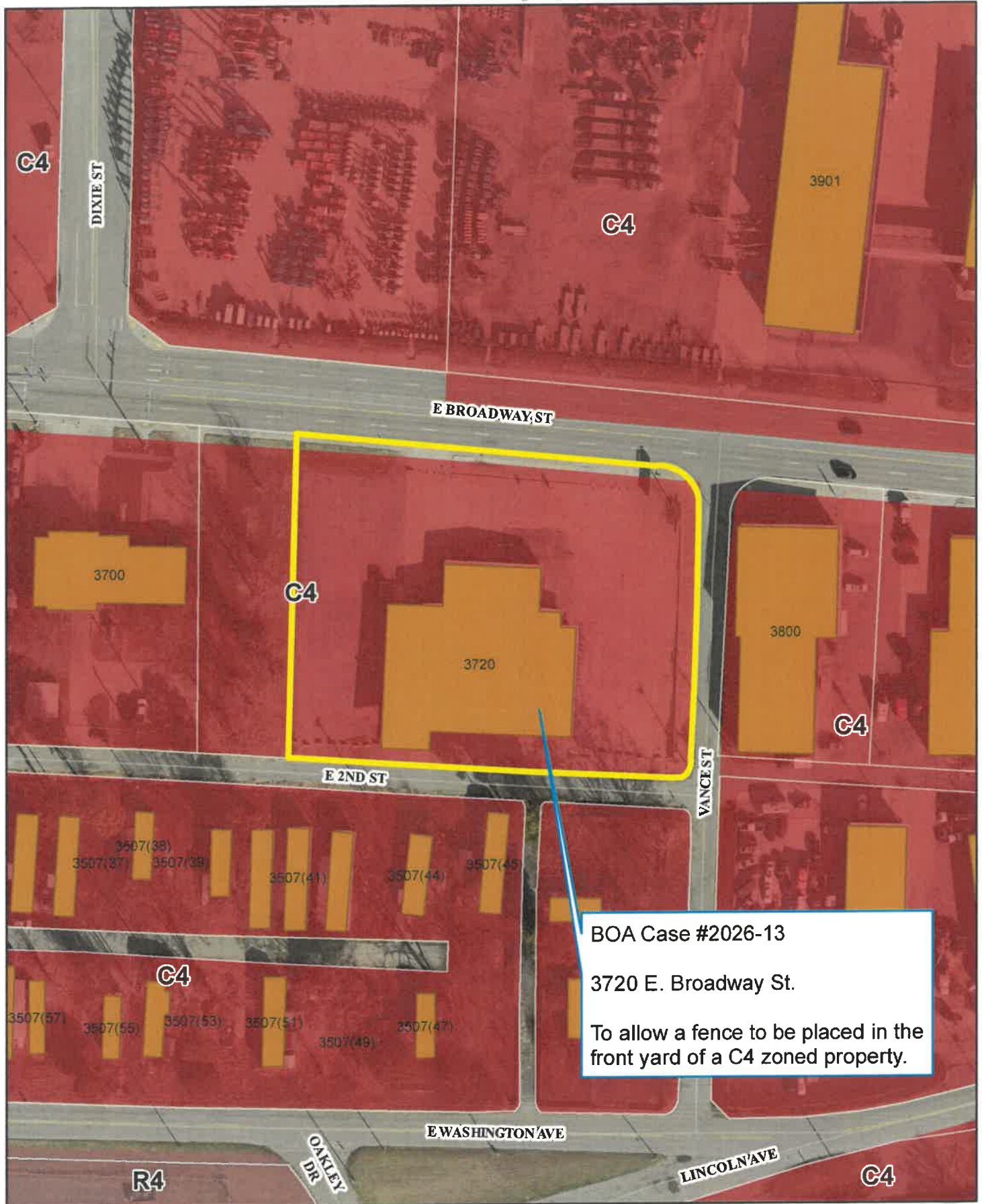
1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? There is nothing unique to the property which requires the variance. The zoning ordinances, without a variance, does not allow the placement of fences within the front yard of most commercial developments.
2. Does the zoning ordinance, if literally interpreted, deny the reasonable use of the property? No, the applicant is not being denied reasonable use of the property.
3. Will approval of the variance harm the use of the adjoining property? No, the adjoining to the west will remain unaffected the north, south, and east property lines are adjacent to the street rights-of-way.
4. Will approval of the variance alter the essential character of the district? No, there will be no change in use of the property which is allowable by right.

5. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? The approval will not weaken the general intent and purpose of the land use and zoning plan for the area.
6. Will the approval of the variance be in harmony with the spirit of the ordinance? Possibility, the applicant is proposing the placement of a fence within the front yard for security of the site.
7. Will the approval of the variance adversely affect public health, safety, and general welfare? The approval of the variance will not adversely affect public health, safety, and general welfare of the area.

Approval Allows:

1. The approval of the application as filed allows the placement of a chain-link fence a total of 6-feet in height in the front yard of the property as described above and indicated on the applicant's site plan.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment



BOA Case #2026-13

3720 E. Broadway St.

To allow a fence to be placed in the front yard of a C4 zoned property.

BOA CASE #2026-13

Date: 6/4/2026

1 inch = 100 feet

0 50 100 200 Feet



User: JHale



North Little Rock Board of Adjustment



BOA CASE #2026-13

Date: 6/4/2026

1 inch = 50 feet

0 25 50 100 Feet



User: JHale



THE CLIFTON FAMILY, LLLP
1000 CHERRY HILL DR.
NORTH LITTLE ROCK, AR 72116
FAX 501-791-9543
Email: Snclifton@sbcglobal.net
Norman 501-681-9816 Bobby 501-960-9086

May 26, 2026

To: NLR Board of Adjustment

RE: Hardship request for fence variance

My hardship exists because of safety and security concerns for vagrants and the public break-ins to the building and starting fires.

Even though securing the doors, they continually find ways to break in and enter the building.

We believe that a secure perimeter fence will help to deter any further break-ins.

From the 3100 block of East Broadway to the address of 3924 East Broadway there are approximately 25 properties that front East Broadway.

Of these approximately 25 properties, approximately 13 of them have front yard safety and secured fences.

We respectfully ask that you grant this variance as for the reasons stated above.

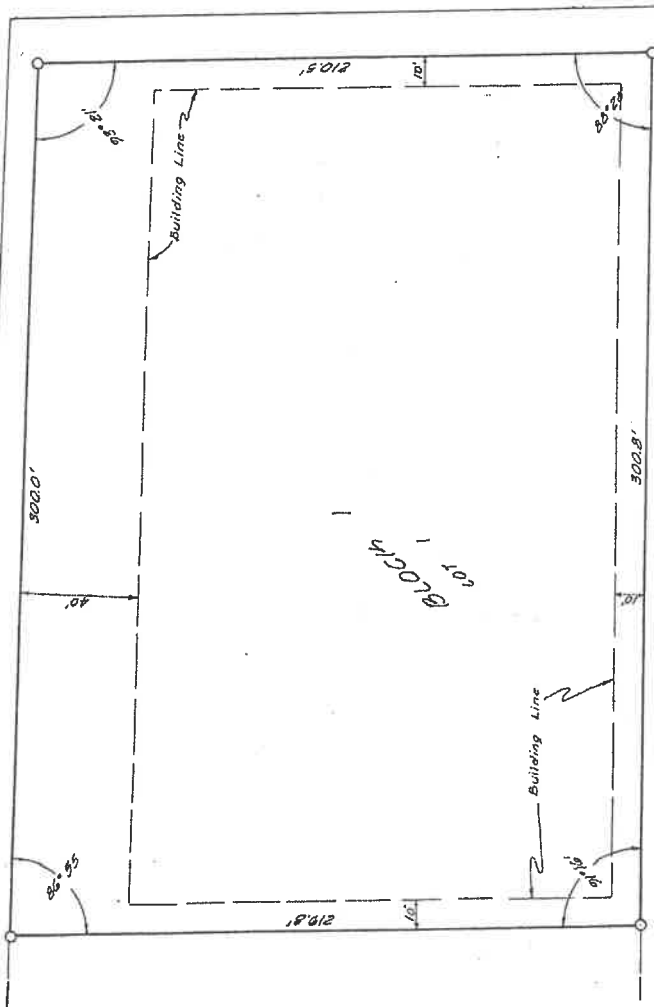
Thank you,

A handwritten signature in dark ink, appearing to read "Norman E. Clifton", written over a horizontal line.

Norman E. Clifton
Operating Manager
The Clifton Family LLLP



LEGAL DESCRIPTION

[illegible]

EAST SECOND STREET 50' R.O.W.

CERTIFICATE OF ENGINEERING ACCURACY

I hereby certify that this plat represents a survey and a plan made by me, that all monuments shown thereon actually exist and that all measurements, bearings, type and number are correctly so given, and that all engineering requirements of the Little Rock subdivision rules and regulations have been fully complied with.

Date of expiration _____ **Registered Professional** _____ **Arbitrator**
Engineer, No. 22, 2000 _____

CERTIFICATE OF FINAL PLAT APPROVAL

_____,
Carrington, on the meeting held _____,
_____ of the conditions of approval having been completed, his document
was hereby accepted and this certificate executed under the authority of
said rules and regulations.

Date of execution	Planning Director North Little Rock Planning Commission
-------------------	--

CERTIFICATE OF OWNER

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

3.13.82

CERTIFICATE OF RECORDING

This document, number _____ filed for record _____
 _____, 19____ at _____ o'clock _____ M. recorded _____
 _____ 19____ in past book _____

1

Per List of Assurance fee fixed record book	Cost

KENSINGER
TO THE
CITY OF
NORTH LITTLE ROCK, ARKANSAS
B. C. DAVIS & E. H. KENSINGER.

OWNERS
DAVIS & ROYCE ASSOCIATES INC.

LITTLE
ENGINE #3
BOGANSAS

105-21-21225

VANCE ST

EAST 2ND STREET

35

[illegible]

Lot 1 BLK 1

KENSINGER ADD

TO THE CITY OF NLR

3720 E. BROADWAY
EAST BROADWAY STREET

Variance Requested: A variance request from the area provisions of Section 6.2 – Parking Space Requirements to reduce the required number of parking spaces and a variance request from the area provisions Section 4.2.5: C3: General Commercial District to allow a building to exceed the maximum 45-foot height requirements.

Location of the Request: 4600 E McCain Blvd, North Little Rock, AR 72114

Legal Description of the Property: Block 1, Springhill Development, City of North Little Rock, Pulaski County, Arkansas

Property Owner Richards Lodging LLC

Applicant NAFA Engineering: Riz Najmi

Present Use of the Property: Office

Present Zoning of the Property: C3: General Commercial District

Site Characteristics:

The subject property is located north of Interstate 40 and south and east of Highway 67 North (Landers Road). The site lies west of Forester Road and the North Little Rock city limits line. More specifically, the parcel is situated at the southeast corner of East McCain Boulevard and Richards Road. The property is also bordered on the east by a drainage easement and the Vali Court cul-de-sac.

The rectangular lot measures approximately 400 feet in length along Richards Road and 280 feet in width along East McCain Boulevard. The site was developed in 1995 with a 13,000-square-foot office building. Associated parking areas are located on the south and west sides of the building, while a landscaped green space extends between the front of the structure and the East McCain Boulevard right-of-way.

Surrounding Land Use

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	E McCain Blvd ROW C3, General Commercial District	Office Retail/ Fuel Pumps Single-Family Homes
South	C3, General Commercial District	Office
East	Drainage Easement / Vali Ct ROW C3, General Commercial District	Restaurant / Hotel
West	C3, General Commercial District	Restaurant / Walmart

Justification:

The applicant's justification is presented in an attached letter.

Staff Analysis:

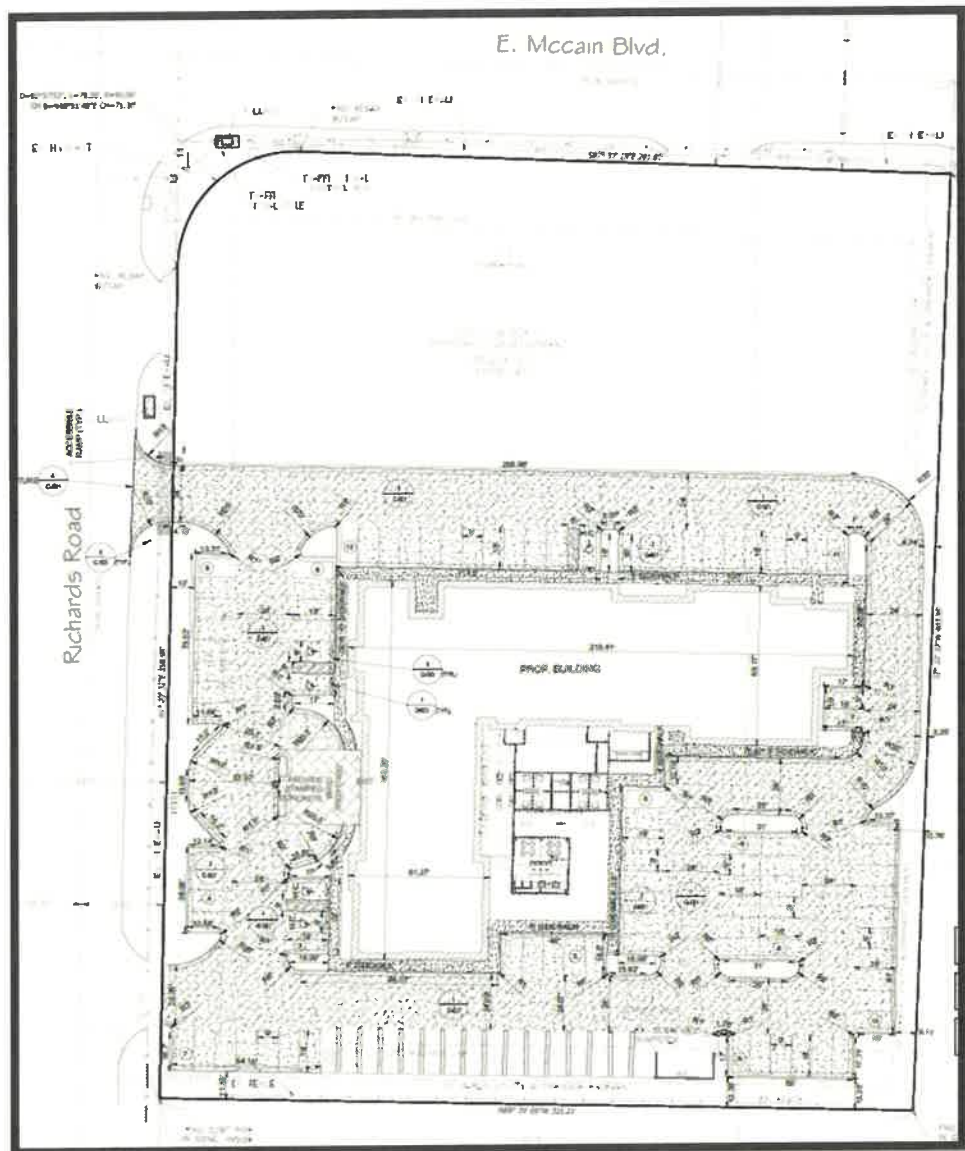
Arkansas County data indicates that the subject property was recently transferred to the current owner. The applicant proposes to raze the existing structure and redevelop the site as a four-story, 101-room Hilton Homewood Suites hotel.

The proposed building will be located approximately 185 feet east of the McCain

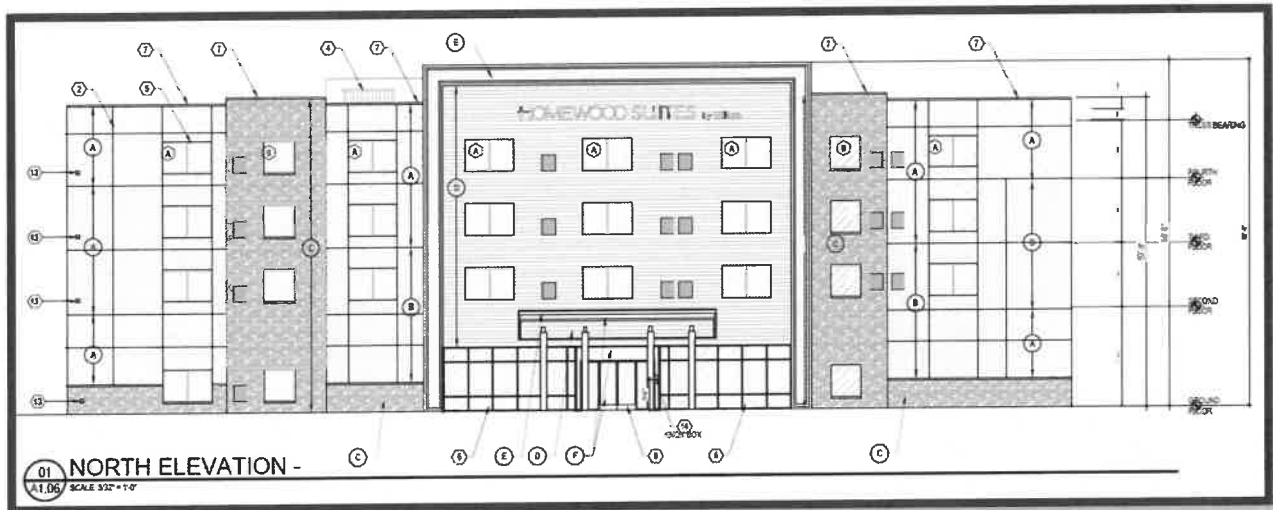
Boulevard right-of-way, leaving an undeveloped area approximately 130 feet wide between the front property line and the beginning of the parking and drive aisles. The main entrance will face west, with parking and internal circulation surrounding the building. Access to the site will be provided from Richards Road.

To facilitate the proposed development, the applicant is requesting two variances: (1) a height variance to increase the maximum permitted building height from 45 feet to 57 feet and (2) a parking variance to reduce the required parking count from 121 spaces to 109 spaces.

In the submitted hardship statement, the applicant states:



"Due to mechanical, plumbing, and structural requirements associated with a modern four-story hotel, together with architectural elements mandated by Hilton brand standards, the proposed building will have a maximum height of 57 feet (57'-0") at its highest point. The additional height is primarily attributable to an architectural feature located at the main entrance facade of the hotel. This feature is intended to create a recognizable focal point and provide the architectural character required by the Hilton brand. The feature does not increase the building occupancy, floor area, or number of guest rooms and is limited to a small portion of the overall structure. We respectfully request a variance from the height requirements of Section 4.2.5 to allow a maximum building height of 57 feet, representing an increase of 12 feet above the permitted height."



Pursuant to North Little Rock Zoning Code Section 6.2.3, Parking Type 4 (Hotels), a minimum of 1.2 parking spaces per guest room is required. For the proposed 101-room hotel, 121 parking spaces are required; however, the site plan provides 109 spaces, resulting in a requested reduction of 12 spaces.

According to the applicant, the reduction is necessary due to site constraints and the desire to preserve adequate frontage and developable area for a future commercial building planned on the property. The applicant maintains that the proposed parking supply will adequately meet hotel demand, noting that the porte-cochere area can accommodate temporary overflow parking and that comparable extended-stay hotels typically operate with lower parking ratios. As an example, applicant has noted that the nearby Candlewood Suites contains approximately 81 guest rooms and provides roughly one parking space per room.

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by

surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Variances should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property, and is not due to or the result of general conditions in the zoning district in which the property is located. The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

Board Member's to Consider:

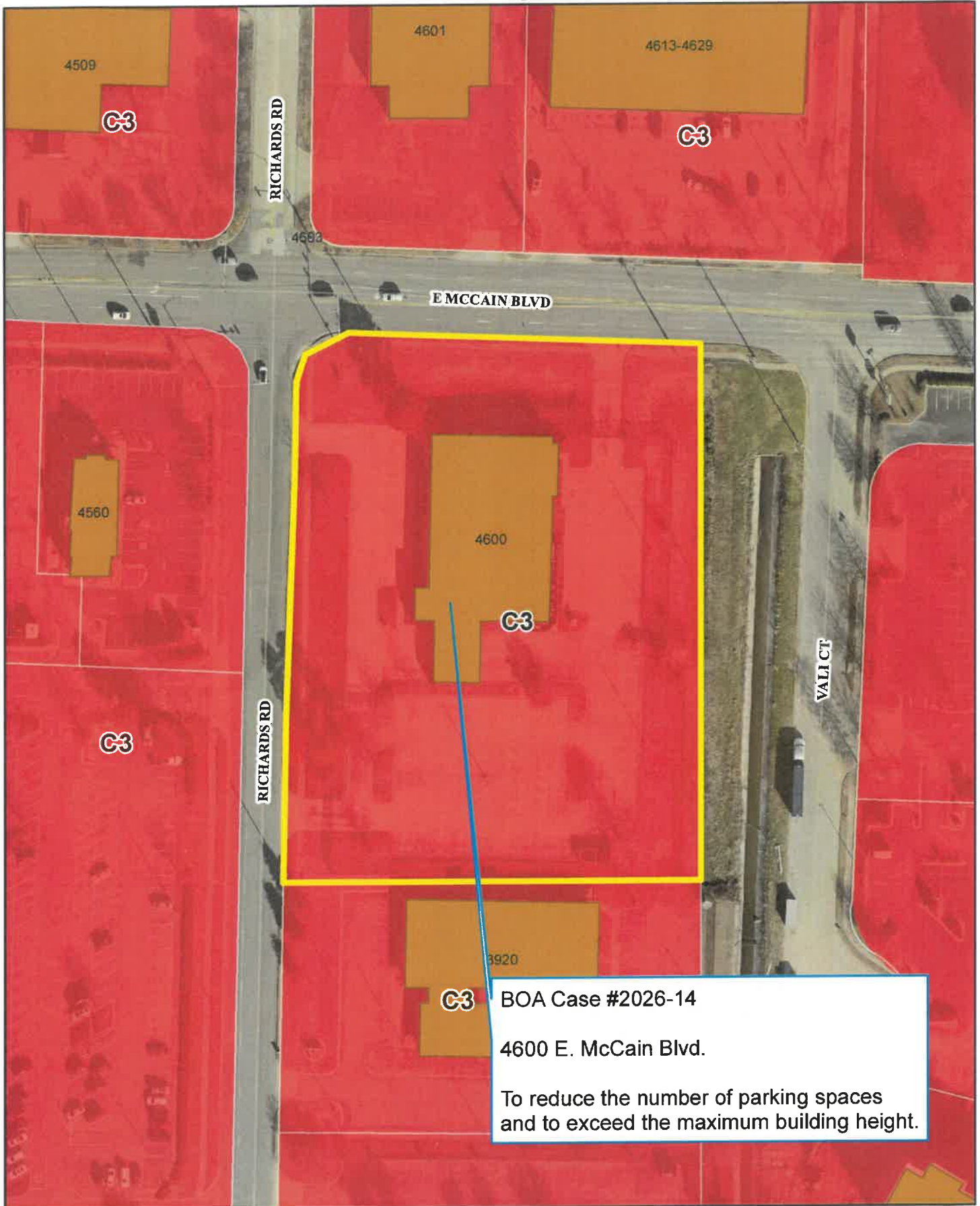
1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? No. The property does not contain any unique physical conditions that justify the requested variance. The existing plat can accommodate the required parking spaces, and no site-specific constraints require the building to exceed the maximum height permitted in the C-3 zoning district.
2. Does the zoning ordinance, if literally interpreted, deny the reasonable use of the property? No, the applicant is not being denied reasonable use of the property. The proposed development is allowable by right on this on this property and can be constructed within the code requirements.
3. Will approval of the variance harm the use of the adjoining property? No, the adjoining property to the north and west, are street rights- of-way. The remaining properties will remain as a utility easement to the east a commercially zoned property at the west.
4. Will approval of the variance alter the essential character of the district? No, the use of the property will remain unchanged.
5. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? The approval will not weaken the general intent and purpose of the land use and zoning plan for the area.
6. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the parking standards and building heights are in place to anticipate the use of current conditions. A reduction of the minimum requirements is not in harmony with the spirit of the ordinance but if approved should not create an undue burden on the surrounding properties.

7. Will the approval of the variance adversely affect public health, safety, and general welfare?
The approval of the variance will not adversely affect public health, safety, and general welfare of the area.

Approval Allows:

1. Approval of the application as filed would permit the development of a hotel with a reduction in the required number of parking spaces and an increase in the maximum building height from 45 feet to 57 feet, as shown on the submitted plans and described in the staff report.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment



BOA CASE #2026-14

Date: 6/4/2026

1 inch = 100 feet

0 50 100 200 Feet



User: JHale

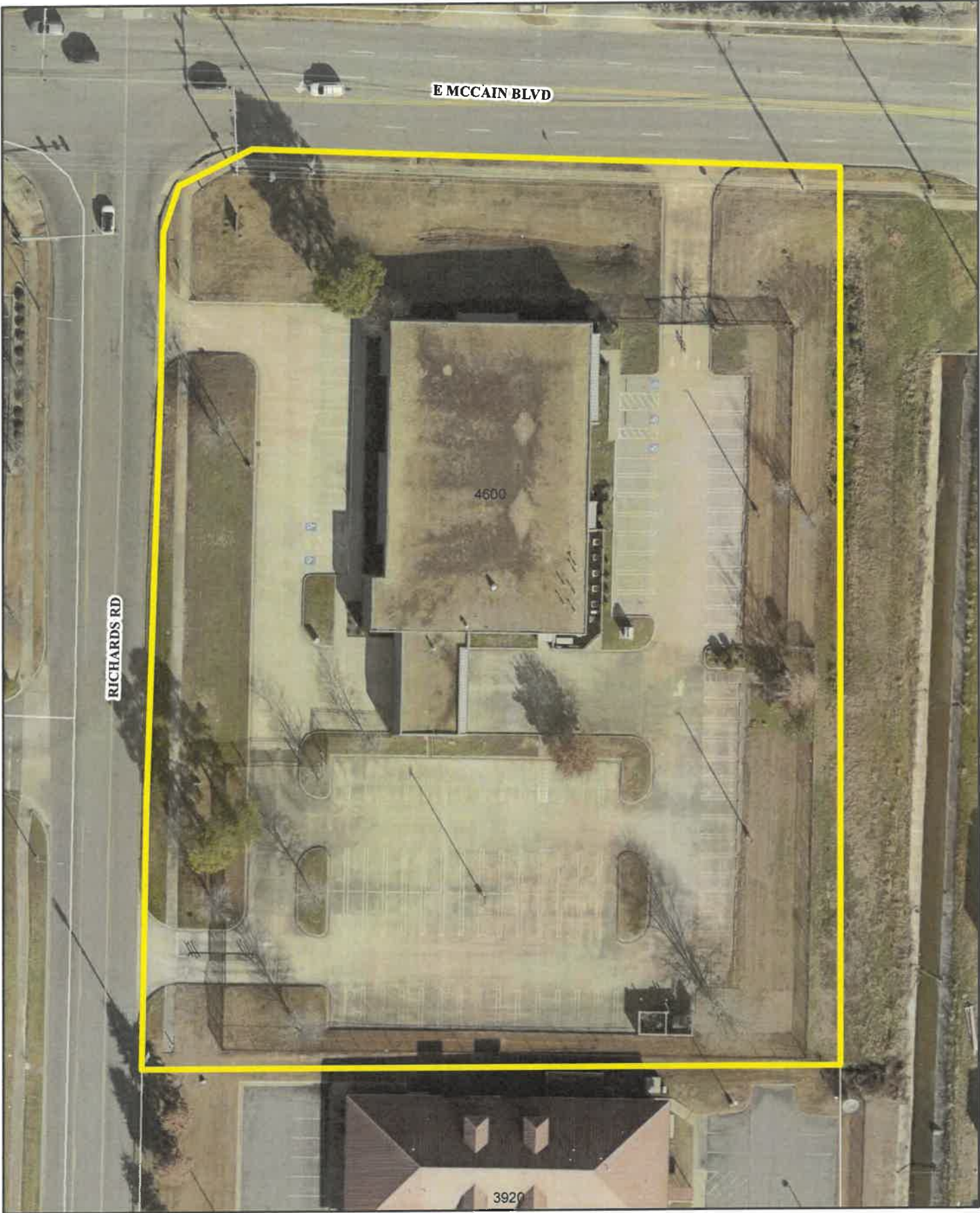


BOA Case #2026-14

4600 E. McCain Blvd.

To reduce the number of parking spaces
and to exceed the maximum building height.

North Little Rock
Board of Adjustment



BOA CASE #2026-14

Date: 6/4/2026

1 inch = 60 feet

0 30 60 120 Feet



User: JHale



KNB Hotels
176 Blackburn Dr
Little Rock, AR 72211
(501) 606-9433
bobby@knbhotels.com

June 01, 2026
City of North Little Rock Board of Adjustments
City of North Little Rock
North Little Rock, Arkansas

RE: Variance Request – Building Height and Parking Requirements
Proposed Homewood Suites by Hilton – 101 Room Hotel

Dear Members of the Board:

I am the owner/developer of the above-mentioned project. I respectfully submit this application requesting variances from the requirements of the City of North Little Rock Zoning Code.

The project consists of a **101-room Homewood Suites by Hilton** hotel to be located within a **C-3 General Commercial District**. In order to accommodate the operational, architectural, and site-specific requirements of the project, we respectfully request the following variances:

1. Building Height Variance

Pursuant to **North Little Rock Zoning Code Section 4.2.5 – C-3 General Commercial District (Area Requirements Table)**, the maximum permitted building height is **45 feet**.

Due to mechanical, plumbing, and structural requirements associated with a modern four-story hotel, together with architectural elements mandated by Hilton brand standards, the proposed building will have a maximum height of **57 feet (57'-0")** at its highest point.

The additional height is primarily attributable to an architectural feature located at the main entrance façade of the hotel. This feature is intended to create a recognizable focal point and provide the architectural character required by the Hilton brand. The feature does not increase the building occupancy, floor area, or number of guest rooms and is limited to a small portion of the overall structure.

We respectfully request a variance from the height requirements of Section 4.2.5 to allow a maximum building height of **57 feet**, representing an increase of **12 feet** above the permitted height.

2. Parking Variance

Pursuant to **North Little Rock Zoning Code Section 6.2.3 – Requirements by Parking Use Type (Parking Type 4)**, hotels are required to provide **1.2 parking spaces per guest room**.

For the proposed **101-room hotel**, the required parking calculation is as follows:

- **101 Guest Rooms × 1.2 Spaces per Room = 121 Required Parking Spaces**

The proposed development provides:

- **109 Parking Spaces**

Therefore, the project is requesting a variance to reduce the required parking count by:

- **121 Required Spaces – 109 Provided Spaces = 12 Parking Spaces**

The requested variance would allow the deletion of **12 required parking spaces**.

The requested reduction is necessary due to site constraints and the need to maintain adequate frontage and development area for a future commercial building planned on the site. Despite the reduction, the proposed parking supply is expected to adequately serve the hotel's parking demand.

Additionally:

- The porte-cochère area provides opportunities for temporary overflow parking when needed.
- The proposed parking supply is consistent with the operational characteristics of similar extended-stay hotel brands. A nearby Candlewood Suites hotel contains approximately 81 guest rooms and provides approximately one parking space per guest room, demonstrating that a reduced parking ratio can successfully accommodate hotel operations in this market area.

For these reasons, we respectfully request approval of:

1. A height variance from **45 feet to 57 feet** pursuant to Section 4.2.5 of the North Little Rock Zoning Code; and
2. A parking variance pursuant to Section 6.2.3 of the North Little Rock Zoning Code to permit **109 parking spaces in lieu of the required 121 parking spaces**, representing a reduction of **12 parking spaces**.

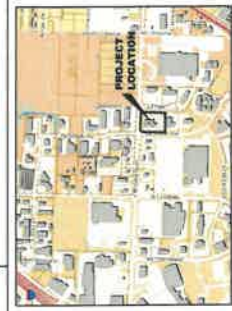
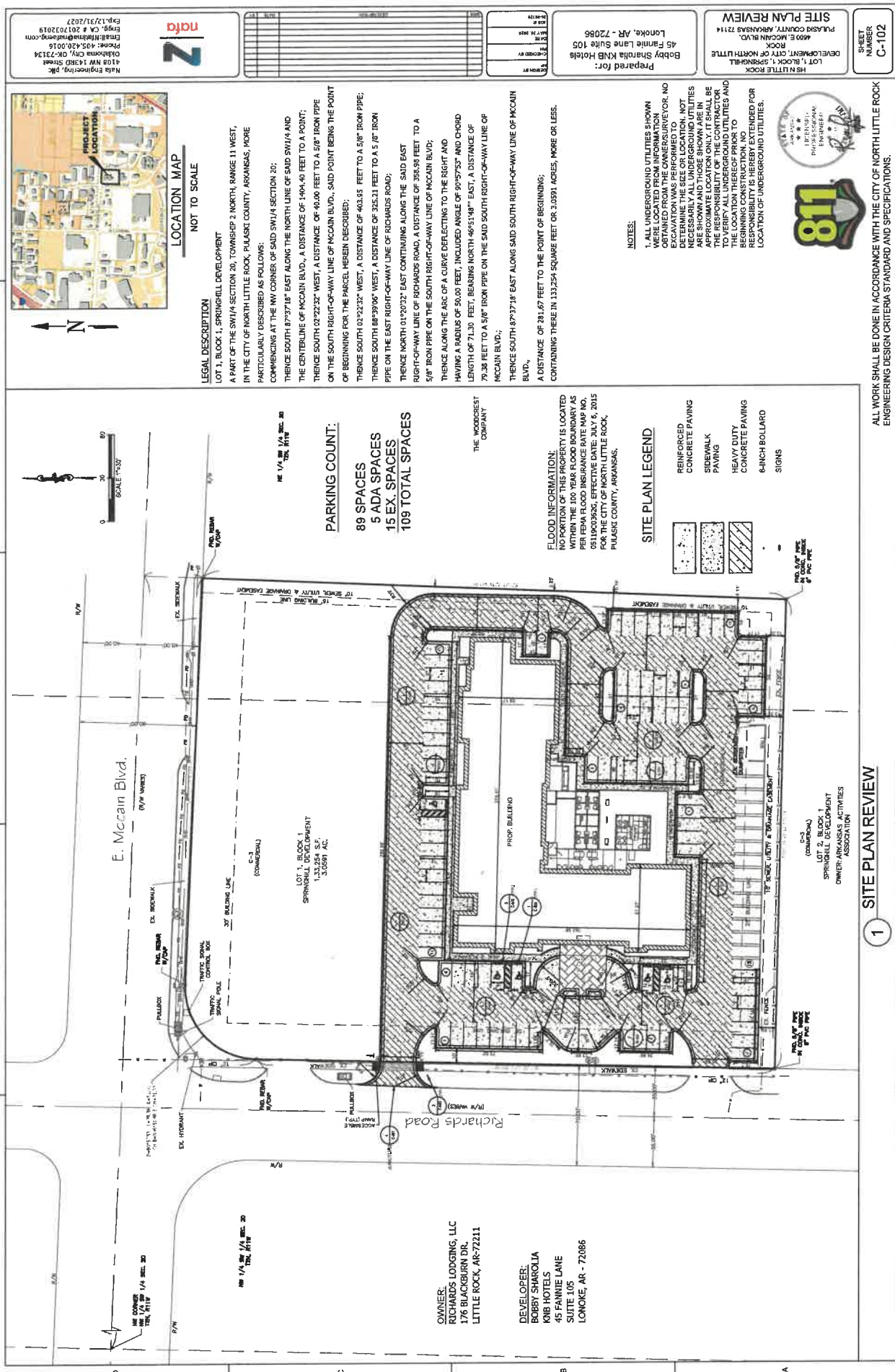
Thank you for your consideration of this request. We appreciate the Board's time and attention and look forward to presenting the project at the scheduled hearing.

Sincerely

 6-1-26
Bobby Sharolia
Owner/Developer

Attachments

Building Elevations
Site Plan



LEGAL DESCRIPTION

LOT 1, BLOCK 1, SPRINGHILL DEVELOPMENT
A PART OF THE SW 1/4 SECTION 20, TOWNSHIP 2 NORTH, RANGE 11 WEST,
IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID SW 1/4 SECTION 20;
THENCE SOUTH 87°37'18" EAST ALONG THE NORTH LINE OF SAID SW 1/4 AND
THE CENTERLINE OF MCCAIN BLVD., A DISTANCE OF 1494.40 FEET TO A POINT;
THENCE SOUTH 02°22'32" WEST, A DISTANCE OF 40.00 FEET TO A 5/8" IRON PIPE
ON THE SOUTH RIGHT-OF-WAY LINE OF MCCAIN BLVD., SAID POINT BEING THE POINT
OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;
THENCE SOUTH 02°22'32" WEST, A DISTANCE OF 403.55 FEET TO A 5/8" IRON PIPE;
THENCE SOUTH 89°39'06" WEST, A DISTANCE OF 325.23 FEET TO A 5/8" IRON
PIPE ON THE EAST RIGHT-OF-WAY LINE OF RICHARDS ROAD;
THENCE NORTH 01°20'32" EAST CONTINUING ALONG THE SAID EAST
RIGHT-OF-WAY LINE OF RICHARDS ROAD, A DISTANCE OF 358.95 FEET TO A
5/8" IRON PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF MCCAIN BLVD.;
HAVING A RADIUS OF 50.00 FEET, INCLUDED ANGLE OF 90°57'53" AND CHORD
LENGTH OF 71.30 FEET, BEARING NORTH 46°51'48" EAST, A DISTANCE OF
79.38 FEET TO A 5/8" IRON PIPE ON THE SAID SOUTH RIGHT-OF-WAY LINE OF
MCCAIN BLVD.;
THENCE SOUTH 87°37'18" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MCCAIN
BLVD.,
A DISTANCE OF 281.67 FEET TO THE POINT OF BEGINNING;
CONTAINING THEREIN 131,254 SQUARE FEET OR 3.0391 ACRES, MORE OR LESS.

PARKING COUNT:
89 SPACES
5 ADA SPACES
15 EX. SPACES
109 TOTAL SPACES

FLOOD INFORMATION:
NO PORTION OF THIS PROPERTY IS LOCATED
WITHIN THE 100 YEAR FLOOD BOUNDARY AS
PER FEMA FLOOD INSURANCE RATE MAP NO.
0511000300C, EFFECTIVE DATE, JULY 6, 2015
FOR THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS.

SITE PLAN LEGEND

- REINFORCED CONCRETE PAVING
- SIDEWALK PAVING
- HEAVY DUTY CONCRETE PAVING
- 6-INCH BOLLARD
- SIGNS

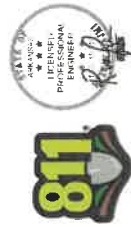
1 SITE PLAN REVIEW

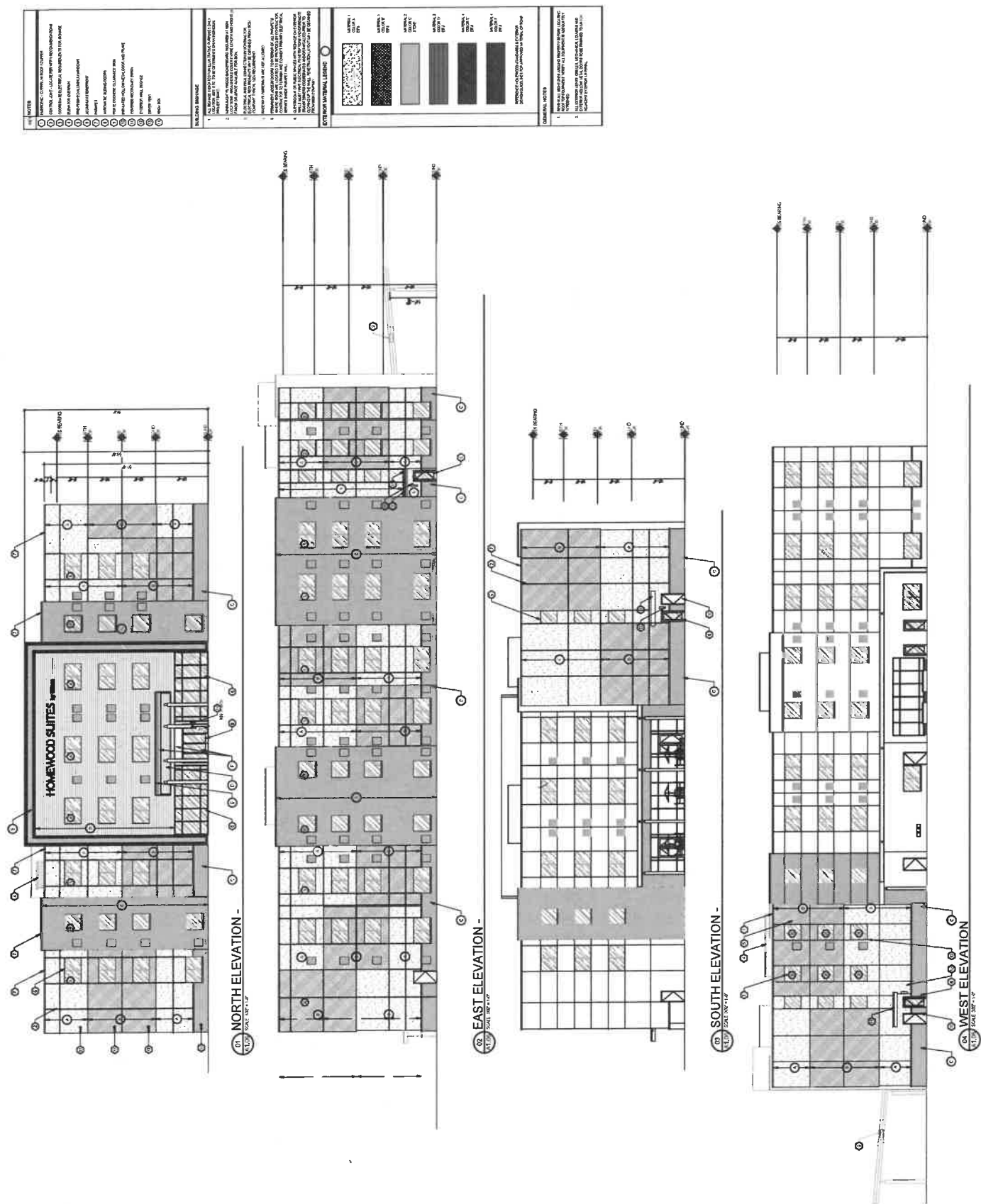
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK
ENGINEERING DESIGN CRITERIA STANDARD AND SPECIFICATIONS.

SITE PLAN REVIEW
PULASKI COUNTY, ARKANSAS 72114
DEVELOPMENT, CITY OF NORTH LITTLE
LOT 1, BLOCK 1, SPRINGHILL
H&N LITTLE ROCK
4000 E. MCCAIN BLVD.
NORTH LITTLE ROCK, AR 72114

Prepared for:
Bobby Sharolia K&B Hotels
45 Fannie Lane Suite 105
Little Rock, AR - 72086

nata
Nata Engineering, LLC
4125 NW 13th Street
Oklahoma City, OK 73134
Phone: 405.420.0016
Email: info@nataengineering.com
Exp: 12/31/2027





Variance Requested: – A variance request from the area provisions of 4.2.5: C3: General Commercial District to allow an accessory structure in the front yard commercial zoned property and to allow the front yard setback to be less than 40 feet as required for principal buildings.

Location of the Request: 1501 Hwy 161, North Little Rock, AR 72117

Legal Description of the Property: PART OF THE SOUTH QUARTER OF THE SOUTH QUARTER OF THE SOUTHEAST QUARTER, SECTION 29, TOWNSHIP 2 NORTH, RANGE 11 WEST AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 32, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, AND THE EASTERLY 100 FEET OF LOT 10 AND ALL OF LOT 11, WALTERS SUBDIVISION NO. 1,

Property Owner: Otus Pack Revocable Trust

Applicant: Jaco Engineering: Jordan Patoka

Present Use of the Property: Otus Pack Supply / Warehouse

Present Zoning of the Property: C3: General Commercial District

Site Characteristics:

The subject property is located south of Interstate 40, north of Arkansas River, west of Interstate 440, and east of Interstate 30. More specifically, the property is situated on the northwest corner of E Broadway St and Hwy 161 of Arkansas Highway 161, The site is approximately 9 acres in area, the pie shaped parcel is average approximately 1200 feet in length and an average width of feet of approximately 350 feet. The site was developed in 1979 with one primary building and several warehouse storage structures that serve this construction supply business.

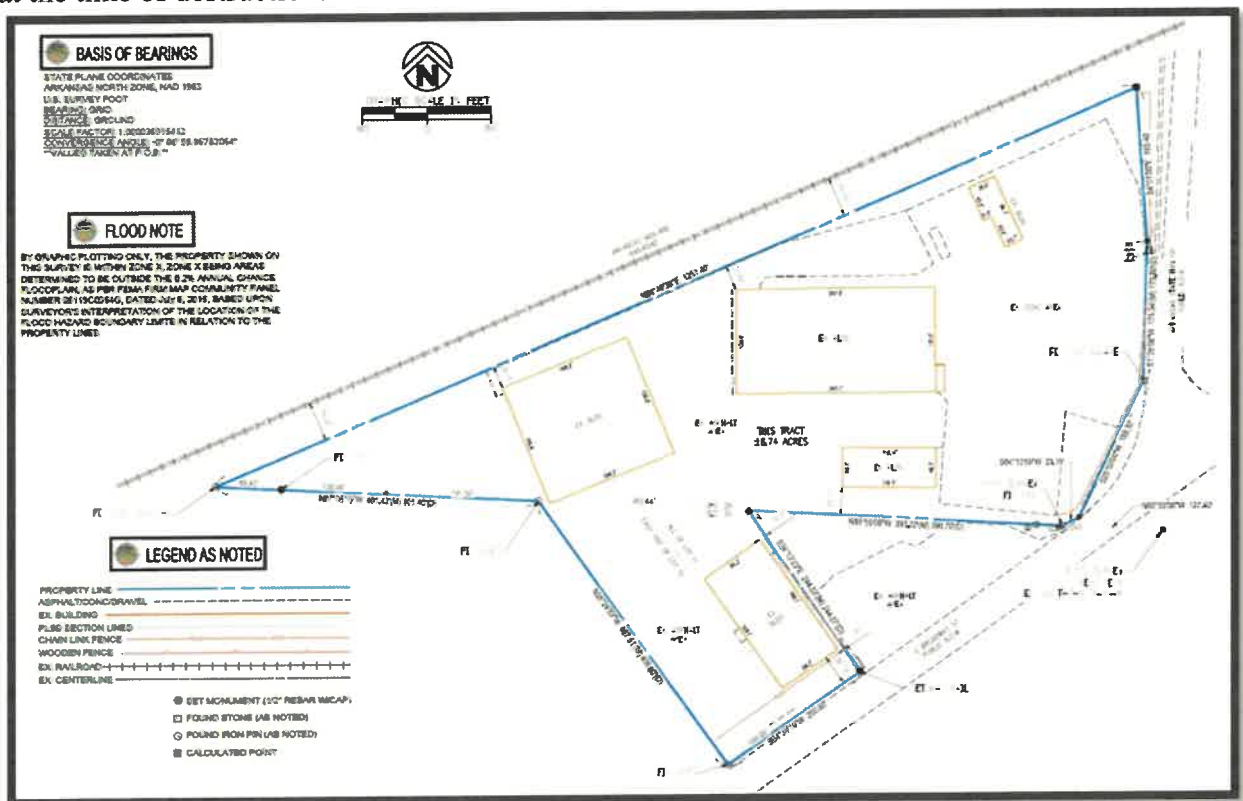
Surrounding Land Use

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2, Light Industrial District	Railroad Easement
South	C3, General Commercial District C4: Services and Trades District	Warehouse-Storage / Restaurant Undeveloped
East	C3, General Commercial District	ROW, Convenience Store, Undeveloped
West	I2, Light Industrial District	Railroad Easement

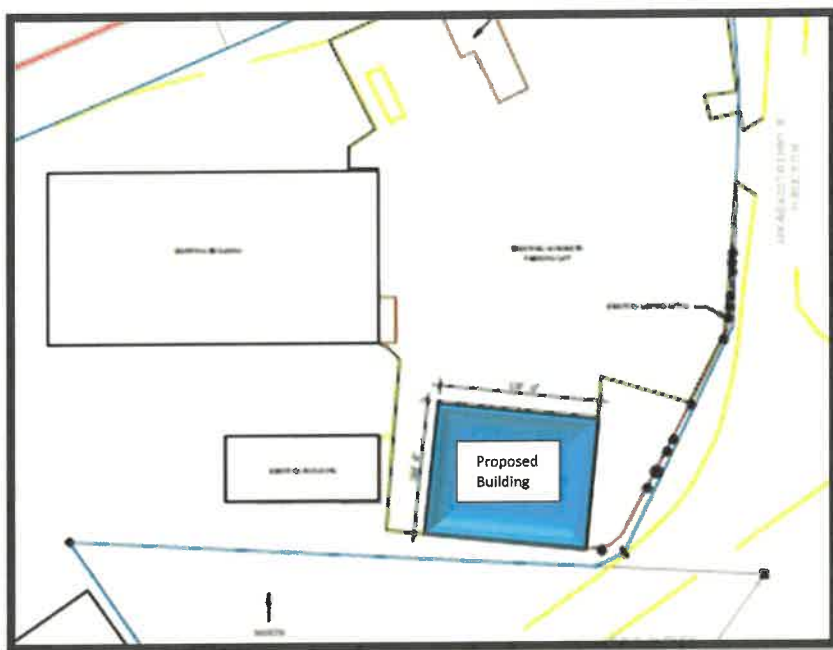
Justification: The applicant's justification is presented in an attached letter.

Staff Analysis:

The subject property was developed in 1979 as a building materials supply business and has expanded over time with the addition of various buildings and storage facilities. While much of the site would be classified as legal nonconforming development, the existing structures were constructed prior to the adoption of current zoning regulations and are permitted to remain. Pursuant to Zoning Code Section 10.1.2, a nonconforming structure may not be rebuilt or repaired if it is considered destroyed unless it is brought into compliance with the Ordinance. A structure is considered destroyed when the cost of repairs exceeds sixty (60) percent of its replacement cost at the time of destruction.



Until recently, a legal nonconforming storage building was located on the southeast portion of the site, situated in front of the primary structure and in close proximity to the East Broadway and Highway 161 rights-of-way. The building measured approximately 150 feet by 150 feet. A recent storm destroyed the structure, and the property owner is requesting approval to rebuild on the existing slab with a smaller building measuring approximately 120 feet in length and 100 feet in width. The proposed structure is shown as a pre-engineered metal building enclosed on three sides, with the north elevation remaining open for lumber storage.



Accessory structures are permitted only within the rear yard of commercially zoned properties. The applicant is seeking to reconstruct the storage building in a manner that will allow the site to continue functioning as it has since the establishment of the business. The proposed structure would be located within the required 40-foot front yard setback, approximately 30 feet from the front property line. Side yard setbacks for accessory structures may be reduced to a minimum of 10 feet, while

primary structures may maintain a zero-lot-line setback. Although the proposal encroaches into the required front yard setback, the side yard setbacks meet the minimum requirements applicable to both primary and accessory structures within the C-3 zoning district.

The property owner maintains that reconstructing the storage building in compliance with current code requirements would not be feasible due to limited available space and restricted access to the rear of the property.

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owner's own action.

Variances should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property and is not due to or the result of general conditions in the zoning district in which the property is located. The development or use of the property for which the variance is sought, if limited by literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

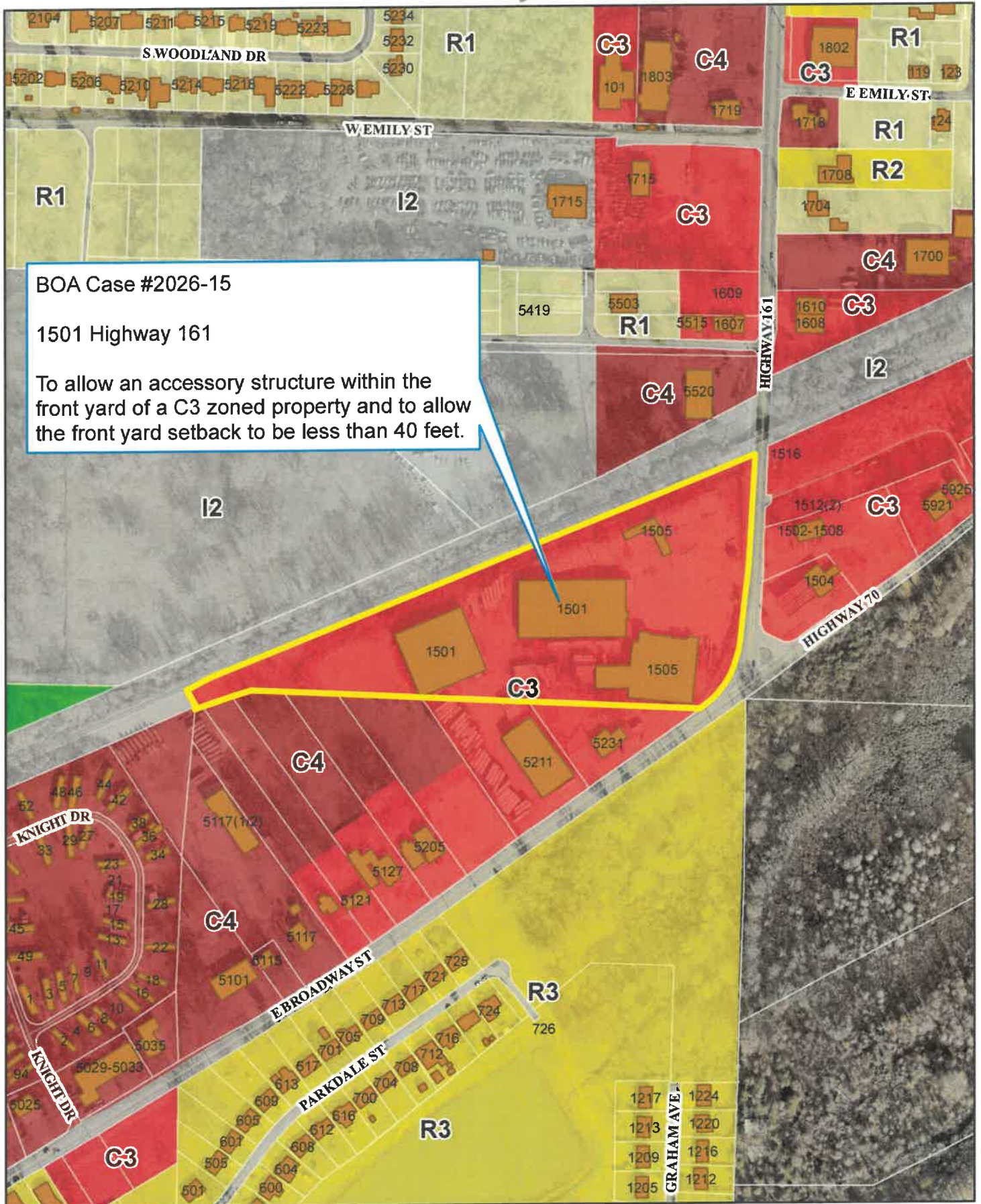
Board Member's to Consider:

1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? Possibly. The property was developed prior to current code requirements and contains a nonconforming layout, including an accessory structure located in front of the principal building. This configuration may limit the ability to reconstruct the recently destroyed rear building with adequate access.
2. Does the zoning ordinance, if literally interpreted, deny the reasonable use of the property? No. A literal interpretation of the zoning ordinance does not deny reasonable use of the property. The applicant's request is intended to restore the property to a condition similar to that which previously existed on the site.
3. Will approval of the variance harm the use of the adjoining property? No, the adjoining to the south is owned by the applicant and used for the same business. Property to the north will remain industrial and the east property line is adjacent to the Hwy 161 right-of-way.
4. Will approval of the variance alter the essential character of the district? No, the use of the property will remain unchanged.
5. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? The approval will not weaken the general intent and purpose of the land use and zoning plan for the area.
6. Will the approval of the variance be in harmony with the spirit of the ordinance? Possibly. The request would allow the replacement of a storage building that was destroyed, generally maintaining the location and development pattern that previously existed on the property.
7. Will the approval of the variance adversely affect public health, safety, and general welfare? The approval of the variance will not adversely affect public health, safety, and general welfare of the area.

Approval Allows:

1. Approval of the application as submitted would allow the reconstruction of an accessory building within the front yard of a commercially zoned property and permit a reduction in the required front yard setback from 30 feet, as required for principal buildings, as shown on the applicant's site plan and described above.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment



BOA Case #2026-15

1501 Highway 161

To allow an accessory structure within the front yard of a C3 zoned property and to allow the front yard setback to be less than 40 feet.

BOA CASE #2026-15

Date: 6/4/2026

1 inch = 300 feet

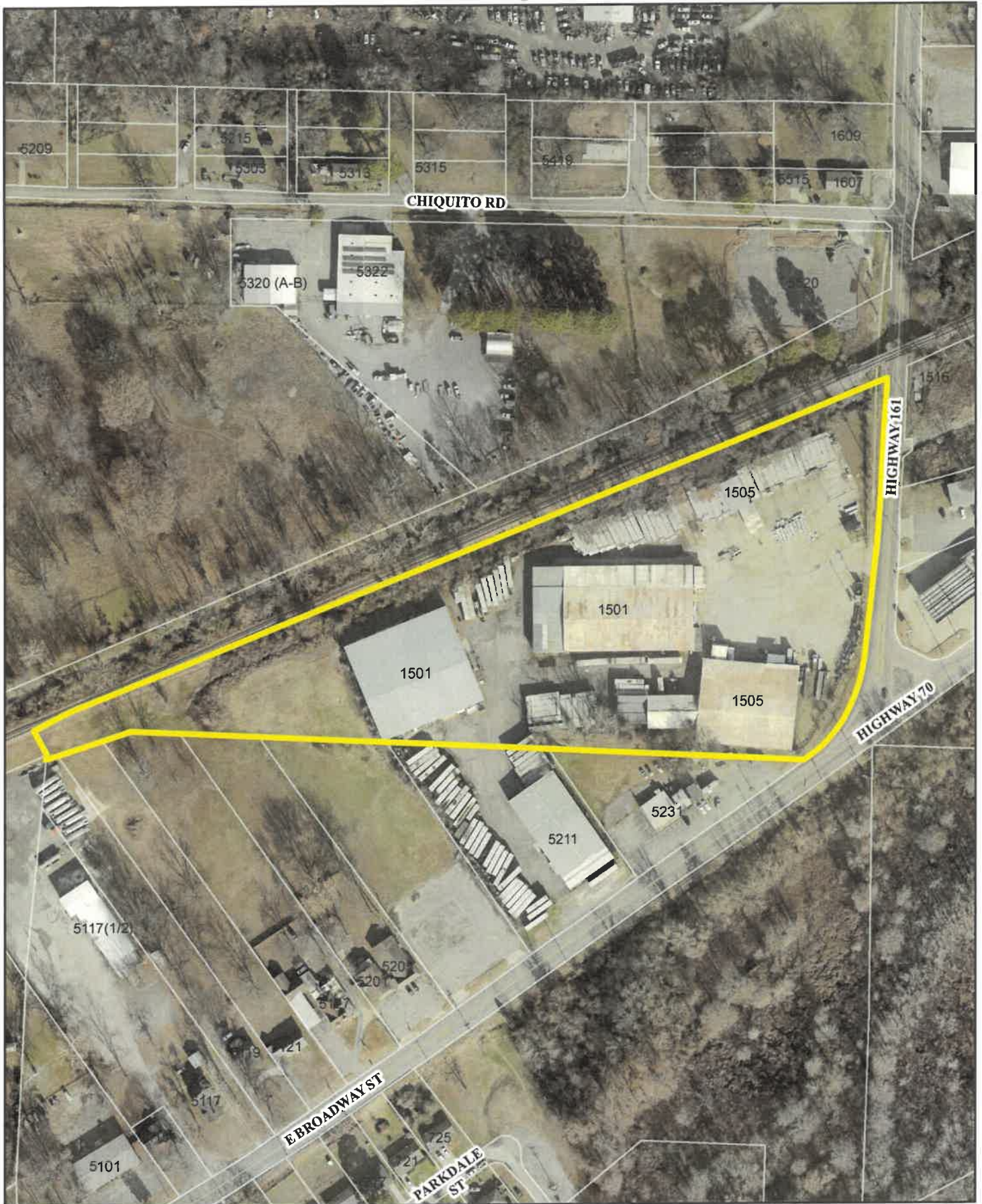
0 150 300 600 Feet



User: JHale



North Little Rock Board of Adjustment



BOA CASE #2026-15

Date: 6/4/2026

1 inch = 200 feet

0 100 200 400 Feet



User: JHale



ODUS PACK BUILDING MATERIALS NEW BUILDING

Project Address: 1501 Hwy 161, North Little Rock, AR 72117

JACO ENGINEERING, LLC.

653 FOX DEN RD, EL PASO, AR 72045

JORDAN PATOKA, P.E.

501-690-4200

MAY 31, 2026

To:

Donna James and/or Shawn Spencer

City of North Little Rock

700 W. 29th Street

North Little Rock, AR 72114

Subject:

Site Plan Review/Board of Zoning Application/Planning Commission Application

29-2N-11W

Odus Pack Building Materials

Mrs. James/Mr. Spencer,

Please accept this letter as our application for the above referenced submittal. We would like to be placed on the upcoming Board of Zoning Adjustment meeting on 6/18/26 as well as the subsequent 7/14/2026 Planning Commission Meeting agendas.

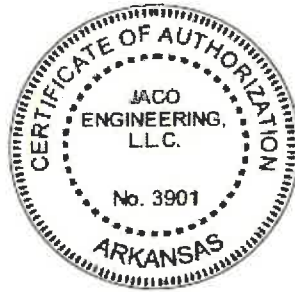
The owner is requesting a new 100' x 120' metal building to be placed on the existing slab/location of the previous "big blue" building that was destroyed in the recent snow/ice storm event. The new building will be smaller than the existing building.

The owner is requesting a variance in regard to both the site setback requirements and stormwater requirements.

Site Setback requirements – the new site setback requirements are not met with this new building, however due to site constraints and current layout of existing concrete, the owner is kindly requesting to replace the building within the same space as the previous building was located.'

Stormwater runoff/SWPPP requirements – the new building will be placed directly on the existing slab area therefore not increasing any runoff flow due to the construction of this new building compared to when the "big blue" building was there. Due to this, the owner is kindly requesting that no new stormwater runoff calculations/detention be required for this project.

If there are any questions regarding this application or the proposed construction, please feel free to contact me.



Jordan Patoka, P.E.

5/31/2026

BASIS OF BEARINGS

STATE PLANE COORDINATES
 ARKANSAS NORTH ZONE, NAD 1983
 U.S. SURVEY FOOT
 BEARING: GRID
 DISTANCE: GROUND
 SCALE FACTOR: 1.0000006015412
 CONVERSION FACTOR: 1.0000000000000000
 VALUES TAKEN AT P.O.B.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY. THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05119003846, DATED JULY 5, 2015, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

LEGEND AS NOTED

- PROPERTY LINE
- ASPHALT/CONCRETE
- EX. BUILDING
- PLSS SECTION LINES
- CHAIN LINK FENCE
- WOODEN FENCE
- EX. RAILROAD
- EX. CENTERLINE
- SET MONUMENT (1/2" REBAR WCAP)
- FOUND STONE (AS NOTED)
- FOUND IRON PIN (AS NOTED)
- CALCULATED POINT

SURVEY DESCRIPTION

PART OF THE SOUTH QUARTER OF THE SOUTH QUARTER OF THE SOUTHEAST QUARTER, SECTION 28, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, AND THE SOUTHERLY 1/2 OF LOT 10 AND ALL OF LOT 11, WALTERS SUBDIVISION NO. 1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH POINT BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE ALONG THE SOUTH LINE THEREOF, N86°59'08"W A DISTANCE OF 127.40 FEET TO A FOUND REBAR, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N86°59'08"W A DISTANCE OF 393.22 FEET TO A SET STAKE; THENCE LEAVING SAID SOUTH LINE, S34°13'23"E A DISTANCE OF 244.03 FEET TO A SET MAG NAIL, SAID POINT BEING ALONG THE NORTHERLY RIGHT OF WAY OF EAST BROADWAY STREET; THENCE ALONG SAID RIGHT OF WAY, S54°39'16"W A DISTANCE OF 200.00 FEET TO A FOUND REBAR; THENCE LEAVING SAID RIGHT OF WAY, N32°24'53"W A DISTANCE OF 407.51 FEET TO A FOUND REBAR; THENCE LEAVING SAID RIGHT OF WAY, N86°48'39"E A DISTANCE OF 1251.40 FEET TO A POINT, SAID POINT BEING ALONG THE WESTERLY RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 161; THENCE ALONG SAID RIGHT OF WAY, THE FOLLOWING 3 COURSES AND DISTANCES; THENCE S4°01'00"E A DISTANCE OF 183.40 FEET TO A POINT; THENCE S1°35'56"W A DISTANCE OF 175.34 FEET TO A FOUND REBAR; THENCE S25°50'00"W A DISTANCE OF 188.30 FEET TO A POINT; THENCE S84°19'59"W A DISTANCE OF 23.79 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 8.74 ACRES, MORE OR LESS.

SURVEY CERTIFICATION

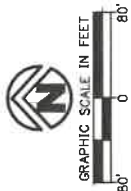
FOR THE USE AND BENEFIT OF ODUS J. PACK JR., REVOCABLE TRUST:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 04/10/2026.

DATE OF PLAT OR MAP: 04/15/2026

NICHOLAS TUCKER, LS #1755



STATE PLAT CODE: 500-02N-11W-0-29-220-60-1755
 STATE PLAT CODE: 500-02N-11W-0-32-110-60-1755



GRAPHIC SCALE IN FEET
 80' 0' 80'

BOUNDARY SURVEY
 PREPARED FOR:
 ODUS J. PACK JR., REVOCABLE TRUST
 1805 AR HWY 161, S211 E BROADWAY ST.
 PT. NE/4, NE/4 SEC. 32, T-2-N, R-11-W
 PT. SE/4, SE/4 SEC. 29, T-2-N, R-11-W
 MNR, PULASKI COUNTY
 ARKANSAS



TUCKER
 LAND SURVEYING

DATE	DESCRIPTION	BY
04/15/2026	FIELD SURVEY	N. TUCKER
04/15/2026	MAP PREP	N. TUCKER
04/15/2026	PLAT PREP	N. TUCKER
04/15/2026	PLAT FILE	N. TUCKER
04/15/2026	PLAT COPY	N. TUCKER
04/15/2026	PLAT SIGN	N. TUCKER
04/15/2026	PLAT MAIL	N. TUCKER
04/15/2026	PLAT ARCH	N. TUCKER
04/15/2026	PLAT DESTROY	N. TUCKER

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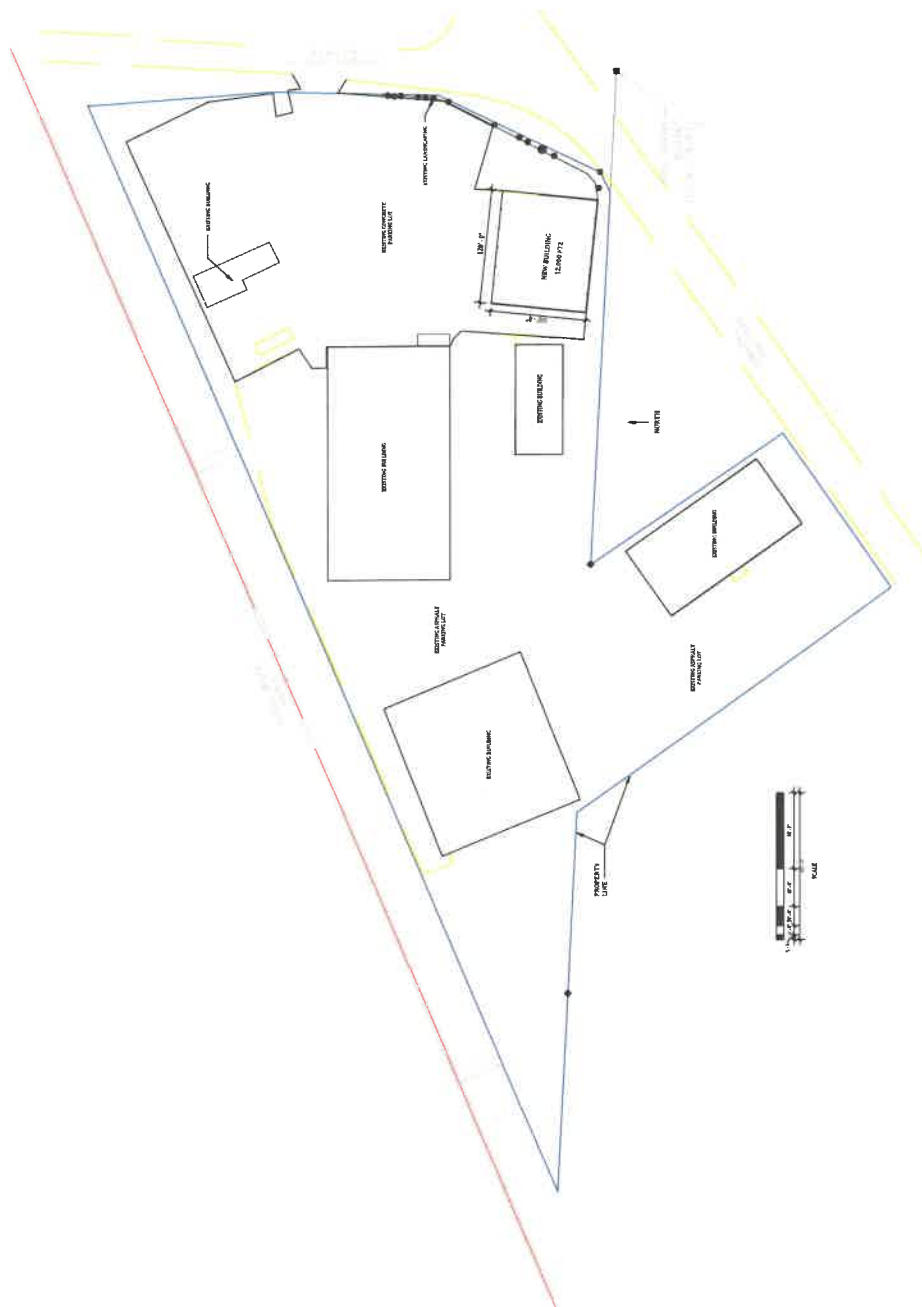
ODUS PACK BUILDING MATERIALS
1501 HWY 161, NORTH LITTLE
ROCK, AR 72117

[illegible]

PROJECT NO: 2026-153
DATE: 5/31/2026
SHEET TITLE:
SHEET SIZE = 24" X 36"

SITE PLAN

SHEET NO. C102



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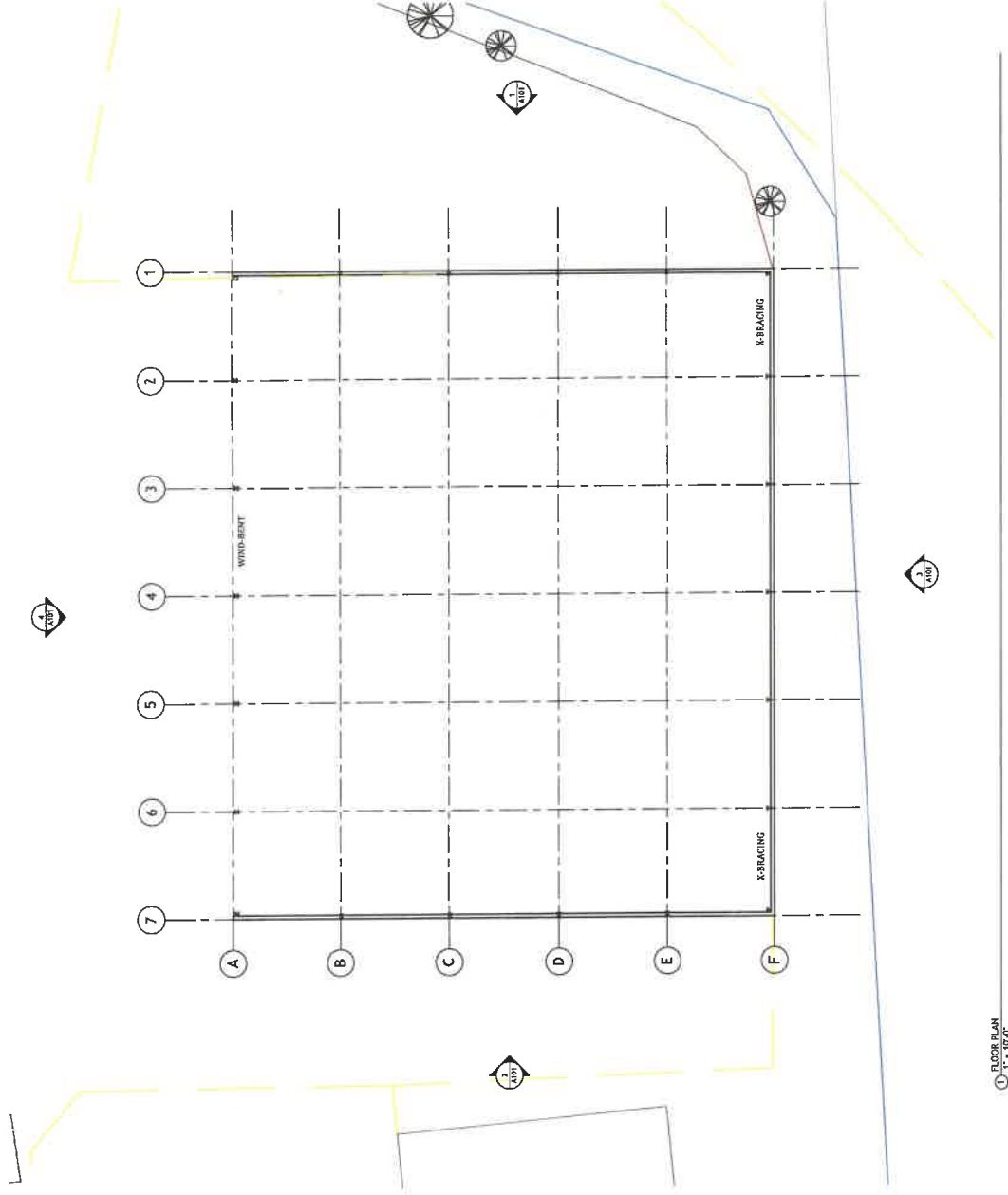
ODUS PACK BUILDING MATERIALS
1501 HWY 161, NORTH LITTLE
ROCK, AR 72117

Revisi Information	
No.	Description
1	Initial Design
2	Final Design
3	Construction

PROJECT NO. 2006-13
DATE: 5/10/2009
SHEET TITLE:
SHEET SIZE: 34" x 36"

FLOOR PLAN

SHEET NO.
A100



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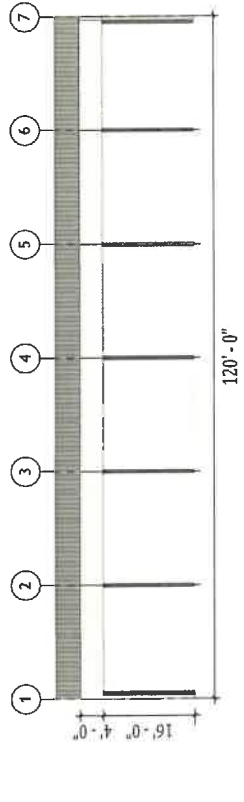
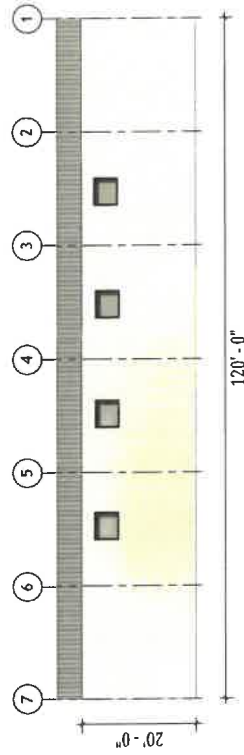
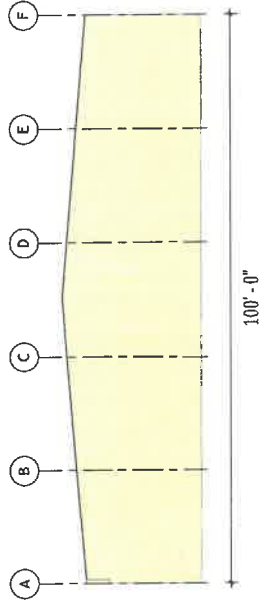
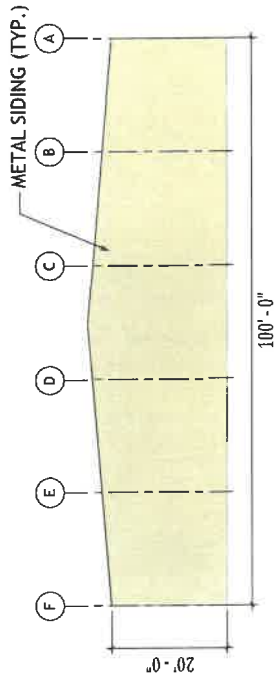
ODUS PACK BUILDING MATERIALS
1501 HWY 161, NORTH LITTLE
ROCK, AR 72117

[illegible]

PROJECT NO: 2020-153	DATE: 5/31/2020	SHEET TITLE: SHEET SIZE = 24" X 36"
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ELEVATIONS

SHEET NO. A101



PROJECT NUMBER:
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ODUS PACK BUILDING MATERIALS
1501 HWY 161, NORTH LITTLE
ROCK, AR 72117

Revis Information		
No.	Description	Date

PROJECT NO. 2024-153
DATE: 05/10/2024
SHEET TITLE:
SHEET SIZE: 36" x 36"

ROOF PLAN

SHEET NO.
A201

