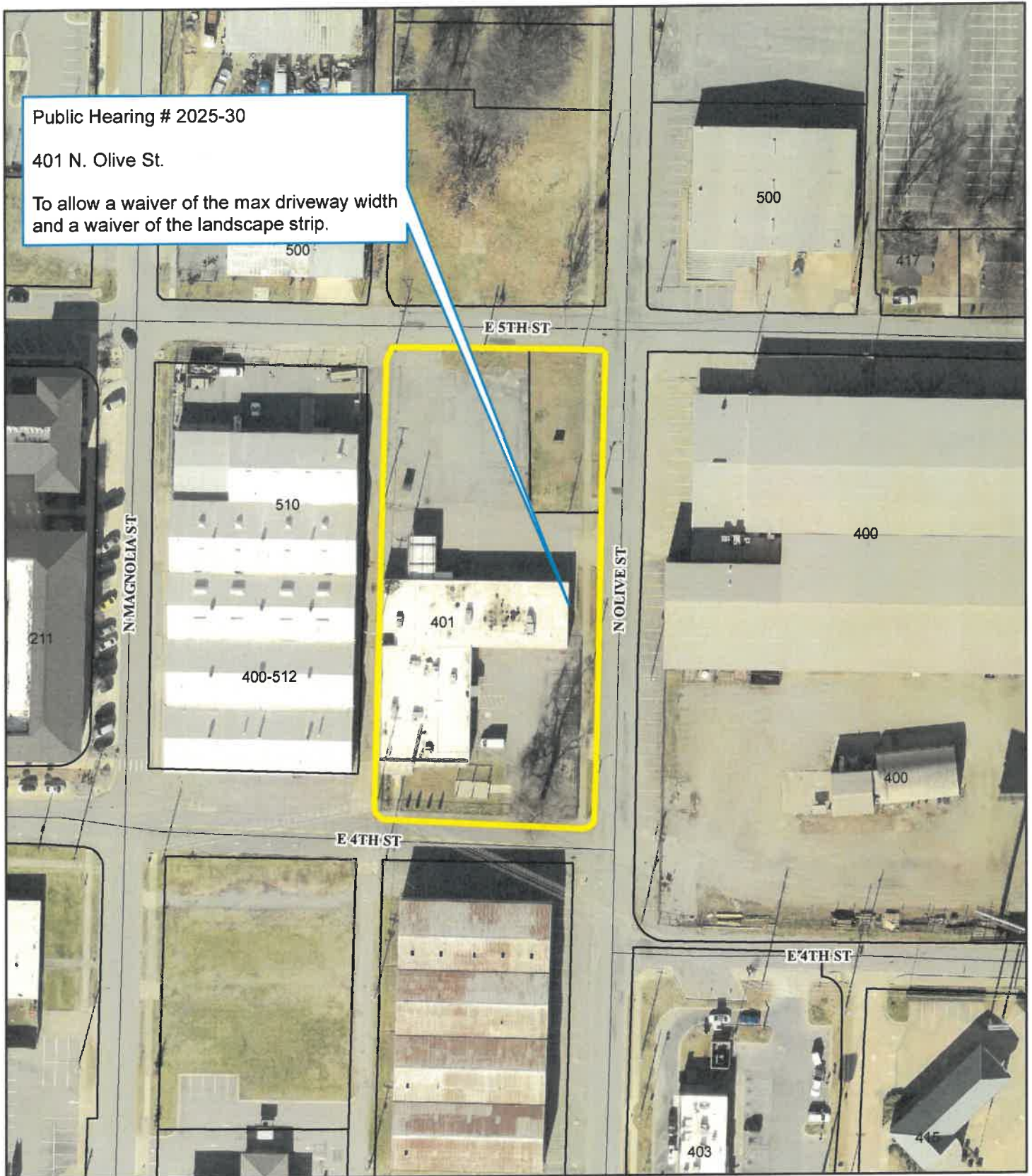


# Public Hearing Case # 2025-30

Public Hearing # 2025-30

401 N. Olive St.

To allow a waiver of the max driveway width  
and a waiver of the landscape strip.



Ortho Map

1 inch = 100 feet



Date: 12/11/2025



**Crafton Tull**  
architecture | engineering | surveying

10825 Financial Centre Parkway, Suite 300  
Little Rock, Arkansas 72211

501.664.3245 (ph)  
501.664.6704 (fax)

December 11, 2025

City of North Little Rock  
Mayor Hartwick and City Council Members  
300 Main Street  
North Little Rock, AR 72114

RE: PC Hardware Replat and SPR @ 401 N Olive St  
SD2025-59  
CTA Job No. 25802900

Dear Mayor and City Council Members:

We are working on an exciting warehouse and parking addition for PC Hardware at 401 N Olive Street. This steadfast company has been serving central Arkansas residential and commercial clients for over 76 years with the highest quality finish hardware, metal frames, specialties, and wood doors. This project has been submitted and conditionally approved for Site Plan Review by City Staff, the Design Review Committee, and the Planning Commission.

We are writing to request waivers for the following:

- Waive required driveway spacing and width for the proposed drives along E 5<sup>th</sup> Street.
- Allow landscaping and irrigation within the public right-of-way adjacent to our site.

We appreciate the City's consideration of these waivers and request that it be placed on the agenda for December 22<sup>nd</sup>, 2025 City Council meeting.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Travis Tolley, P.E.  
Civil Engineer | Infrastructure



**The City of  
NORTH LITTLE ROCK  
PLANNING**

700 W. 29<sup>th</sup> St. • North Little Rock, AR 72114-2135  
Phone (501) 975-8835

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December 10, 2025

Mr. Travis Trolley  
Crafton Tull  
10825 Financial Centre Parkway, Suite 300  
Little Rock, AR 72211-3554

Re: SD2025-56 PC Hardware Replat and SPR @ 401 N Olive Street

Dear Mr. Trolley,

This is to advise that on December 9, 2025, the Planning Commission granted approval to subject case with conditions as follows:

1. Engineering requirements on detention:
  - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
2. Engineering requirements before the plat will be signed:
  - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
  - b. Provide half of the required 60 foot right-of-way.
  - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Permit requirements/approvals submitted before a building permit will be issued:
  - a. A signed and recorded plat must be on file with the Planning Department.
  - b. 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 driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
  - d. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
  - e. 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.
  - f. 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. 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. Meet the requirements of Community Planning, including:
    - a. Provide the standard requirements of Zoning and Development Regulations.
    - b. Dumpster are 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.
    - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
    - e. Provide City Council approval of the placement of the landscaping within the right of way.
  7. 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.
  8. Meet the requirements of the Screening and Landscaping ordinance, including:
    - a. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
    - b. Landscape plan as submitted is acceptable. Before a building permit can be issued to install the required landscaping and irrigation in the public right-of-way, approval from the City Council will be required.
  9. Meet the following requirements concerning signage:
    - a. All signs require a permit and separate review.
  10. Meet the requirements of the Fire Marshal, including:
    - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
    - b. Group S-1 storage facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. Unless the new addition is separated by a 3-hour fire rated barrier, the entire building shall be considered an S-1 fire area and shall be fire sprinklered. (Volume 2 Section 903.2.9, Volume 2 Table 707.3.10)
  11. Meet the requirements of CAW, including:
    - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met
    - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required
    - c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
    - d. Due to the nature of this facility, installation of an approved reduced pressure zone backflow

preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

12. Meet the requirements of NLR Wastewater, including:

- a. The proposed building will be required to connect to the existing private sewer service line within the parcel.
- b. Please submit a full set of plans to [kunderwood@nlrwu.com](mailto:kunderwood@nlrwu.com) for review and approval prior to construction beginning.

If you believe the conditions do not accurately reflect the deliberations of the Planning Commission, please contact this office at your earliest convenience. Please be advised file status automatically expires April 2027.

Respectfully,

Donna James  
Assistant Director of Planning