

January 22, 2026  
MEETING DATE



# AGENDA

## MAUMELLE PLANNING COMMISSION

### REGULAR MEETING

CITY HALL - CITY COUNCIL CHAMBERS

550 EDGEWOOD DR., MAUMELLE AR, 72113

January 22, 2026; 6:30 PM

DEPARTMENT OF PLANNING &  
PERMITS  
550 EDGEWOOD DR.  
[planning@maumelle.org](mailto:planning@maumelle.org)  
501.851.2500

#### **CALL TO ORDER**

#### **ANNOUNCEMENTS**

##### **GENERAL ANNOUNCEMENTS:**

1. Two applicants for PC Appointment. Chairman Johnson and Commissioner Ray have not renewed.

##### **STAFF REVIEWED ITEMS:**

1. SUB-25-10 Replat of Lot 244R CCA extension of lot line.

#### **APPROVAL OF MINUTES**

December 18, 2025

#### **PUBLIC COMMENTS ON NON-AGENDA ITEMS**

#### **OPEN OF PUBLIC HEARING**

#### **OLD BUSINESS**

#### **NEW BUSINESS**

1. MSP-26-1 | MILLWOOD / ODOM MSP AMEND

Amendment to re-align Millwood Cir South to connect with Odom at Lake Valley Dr., and have Millwood Cir North connect at a T. Also to downgrade a section of Odom from Arterial to Collector.

- **Location:** Odom Blvd

- **Applicant Representative:** Scott Grummer, City of Maumelle

- a) Proposed Amendment to the Master Street Plan

2. SUB-25-9 | CCA-15 Development Plan

A revised preliminary plat showing re-alignments of roadways, preliminary development plan and landscape plan for entire development. Elevations will be provided on a per development basis.

- **Location:** 12800 Maumelle Blvd

- **Applicant Representative:** Mark Redder, Holloway Engineering

- a) Preliminary Development Plan
- b) Proposed Preliminary Plat
- c) Proposed Landscape Plan

#### **CLOSE PUBLIC HEARING**

#### **CITY COUNCIL LIASON REPORTS:**

January 5, 2026 : Commissioner Jones

January 20, 2026 : Commissioner Fulk

#### **NEXT MONTH CITY COUNCIL LIAISON'S**

February 2, 2026 : Commissioner Wnek

February 17, 2026 : Vice Chair Gill

#### **ADJOURNMENT**



**2026 Maumelle Planning Commission Schedule**

Application Deadline	Sub-Committee Meeting	Staff Report Published	Planning Commission Meeting
January 2nd, 2026 <sup>1</sup>	January 8 <sup>th</sup> , 2026	January 16 <sup>th</sup> , 2026	January 22 <sup>rd</sup> , 2026
February 5 <sup>th</sup> , 2026	February 12 <sup>th</sup> , 2026	February 20 <sup>th</sup> , 2026	February 26 <sup>th</sup> , 2026
March 5 <sup>th</sup> , 2026	March 12 <sup>th</sup> , 2026	March 20 <sup>th</sup> , 2026	March 26 <sup>th</sup> , 2026
April 2 <sup>nd</sup> , 2026	April 9 <sup>th</sup> , 2026	April 17 <sup>th</sup> , 2026	April 23 <sup>rd</sup> , 2026
May 7 <sup>th</sup> , 2026	May 14 <sup>th</sup> , 2026	May 22 <sup>nd</sup> , 2026	May 28 <sup>th</sup> , 2026
June 4 <sup>th</sup> , 2026	June 11 <sup>th</sup> , 2026	June 19 <sup>th</sup> , 2026	June 25 <sup>th</sup> , 2026
July 2 <sup>nd</sup> , 2026	July 9 <sup>th</sup> , 2026	July 17 <sup>th</sup> , 2026	July 23 <sup>rd</sup> , 2026
August 6 <sup>th</sup> , 2026	August 13 <sup>th</sup> , 2026	August 21 <sup>st</sup> , 2026	August 27 <sup>th</sup> , 2026
September 3 <sup>rd</sup> , 2026	September 10 <sup>th</sup> , 2026	September 18 <sup>th</sup> , 2026	September 24 <sup>th</sup> , 2026
October 1 <sup>st</sup> , 2026	October 8 <sup>th</sup> , 2026	October 16 <sup>th</sup> , 2026	October 22 <sup>nd</sup> , 2026
October 29 <sup>th</sup> , 2026	November 5 <sup>th</sup> , 2026	November 13 <sup>th</sup> , 2026	November 19 <sup>th</sup> , 2026 <sup>2</sup>
<b>November 25<sup>th</sup>, 2026</b>	<b>December 3<sup>rd</sup>, 2026</b>	<b>December 11<sup>th</sup>, 2026</b>	<b>December 17<sup>th</sup>, 2026<sup>2</sup></b>

• Maumelle Planning Commission Sub-Committee Meetings are held on the 2<sup>nd</sup> Thursday of each month at 5:30 in the Blue Room of Maumelle City Hall, 550 Edgewood Dr, with the exception of December and November

Maumelle Planning Commission meetings are held the 4<sup>th</sup> Thursday of each month at 6:30pm in the City Council Chambers of Maumelle City Hall, 550 Edgewood Drive, December and November are held generally on the 3<sup>rd</sup> Thursday

• All applications/submissions are due by 3:00pm on the submission deadline date. The Planning & Permits Department receives submissions for planning and subdivision review via the OpenGov Portal at the following link. [APPLY ONLINE](https://maumellear.viewpointcloud.com). (https://maumellear.viewpointcloud.com)

• Incomplete applications will be deferred to another month's agenda. (refer to applications checklists)

• The Planning Commission Meeting date associated with the Application Deadline is the earliest an item can be heard by the Planning Commission if Staff determines that all comments have been addressed.

• All comments on public hearing items, received by noon on the day of the meeting, will be forwarded to the Planning Commission via email. To submit a comment or if you have questions please contact Planning Staff by email at [planning@maumelle.org](mailto:planning@maumelle.org) or phone at (501) 851-2500.

1. Due to New Years Holiday on 1<sup>st</sup> Thursday, Applications will be due Friday, January 2nd

2. Due to Thanksgiving and Christmas Holidays, meeting to be held on 3<sup>rd</sup> Thursday of the month



- **Ordinance 1097 regarding Planned Unit Developments (PRD/PCD) requires a Community Meeting at least 10 days prior to PC Review of Proposed Plans (Sub-Committee Date). This includes Legal Notices to be posted in a timely manner**

### 2026 City Council Liaison Schedule

\*Subject to Change as Commissioners are Appointed

2026	1st	2nd
January	Jones	Fulk
February	Wnek	Gill
March	Rose	Johnson*
April	Ray*	Jones
May	Fulk	Wnek
June	Gill	Rose
July	Johnson*	Ray*
August	Jones	Fulk
September	Wnek	Gill
October	Rose	Johnson*
November	Ray*	Jones
December	Fulk	Wnek

1. Due to New Years Holiday on 1<sup>st</sup> Thursday, Applications will be due Friday, January 2nd
2. Due to Thanksgiving and Christmas Holidays, meeting to be held on 3<sup>rd</sup> Thursday of the month

**MINUTES**  
**REGULAR MEETING**  
**CITY OF MAUMELLE PLANNING COMMISSION**  
**DECEMBER 18, 2025 6:30 PM**  
**CITY HALL**

**COMMISSION MEMBERS PRESENT**

Craig Johnson, Chairman  
Tracy Gill, Vice- Chair  
Mary Wnek, Secretary  
Lauren Rose  
Alice Fulk  
John Jones  
Rustyn Ray

**COMMISSION MEMBERS ABSENT**

None

**STAFF MEMBERS PRESENT**

Scott Grummer, Director of Planning & Economic  
Jason Lyon, Planning & GIS Supervisor  
Andrew Thornton, City Attorney

Chairman Johnson called the meeting of the Maumelle Planning Commission to order at 6:30pm.

**ANNOUNCEMENTS**

Chairman Johnson and Commissioner Ray Terms end January 2026  
Kimberly Clark Site Plan Modification- Approved at staff level

## **APPROVAL OF MINUTES**

### **MOTION:**

Commissioner Gill had concern that the October minutes did not reflect his objection to a previously denied variance, arguing that he voted "no" because the developer failed to demonstrate a legitimate hardship for the new project, but after recognizing the current discussion for the record, no further changes were requested of the October minutes.

Commissioner Jones motioned to approve October 2025 Minutes with Commissioner Rose seconding. Motion **PASSED** with a vote of 7-0.

Commissioner Rose motioned to approve November 2025 Minutes with Commissioner Jones seconding. Motion **PASSED** with a vote of 7-0.

### **OPEN OF PUBLIC HEARING 6:38PM**

### **PUBLIC COMMENTS ON NON-AGENDA ITEMS**

### **OLD BUSINESS**

#### **1. CAU-25-4 | Chapter 90 Article 3 Amendment**

The proposed amendment would update Chapter 90 in multiple sections to provide clarity on vegetation requirements along Maumelle Boulevard.

**-Location:** 550 Edgewood Dr

**-Applicant Representative:** Scott Grummer, City of Maumelle

Director Grummer summarized the staff report dated 12.12.2025, concerning updates to vegetation requirements along Maumelle Boulevard, specifically maintaining a 36-inch height for planting screens despite public requests for 48 inches. The amendment separates industrial, commercial, and residential setbacks, allowing the Planning Commission to reduce commercial setbacks from 50 feet to no less than 25 feet within a Planned Unit District (PUD) based on planning commission review for the specific area. Staff recommended a **DO PASS** to city council. City Attorney Andrew Thornton requested the removal of proposed amendments to penalty sections 90-82 and 90-121, arguing that the existing language is clearer for enforcement. Commissioner Jones thanked the public and staff for their work over several months to modernize the city's 40-year-old code.

**Motion:**

Commissioner Jones made a motion for a **DO PASS** contingent on striking out changes made on 90-82 and 90-121 with Secretary Wnek seconding. The motion **PASSED** by a vote of 7-0.

**2. CAU-25-5 | Code Amendment to Sec. 94-448 Uses allowed in PCD**

Proposed code Amendment to section 94-448 regarding permitted uses and conditional use permits, by allowing uses found in C-2 as a conditional use permit for institutional uses, pursuant to Sec. 94-353(b)(2).

**-Location:** 550 Edgewood Dr

**-Applicant Representative:** Jason Lyon, City of Maumelle

Jason Lyon explained that the amendment clarifies institutional uses within Planned Commercial Districts (PCD), adding assisted living facilities as a conditional use per a previous request from Secretary Wnek. This update ensures that such facilities, which have historically been allowed, are explicitly recognized in the code. Staff recommended a **DO PASS** to the city council.

**Motion:**

Commissioner Rose made a motion for a **DO PASS** to city council with Commissioner Jones seconding. The motion **PASSED** by a vote of 7-0.

**NEW BUSINESS**

**1. TMP-25-1,TMP -25-2,TMP-25-3 | MODEL HOMES SALES OFFICE**

Temporary Use Permits to allow Model Homes Sales Offices for the following subdivisions: The Reserve at Country Club Phase 2-3, Stone Canyon Sub, Cypress Bend Phase 2.

**-Location:** 550 Edgewood Dr

**-Applicant Representative:** Jason Lyon, City of Maumelle

Jason Lyon presented requests for temporary use permits for model homes in the Reserve at Country Club (DR Horton), Stone Canyon (DR Horton), and Cypress Bend (Lennar). Staff noted that the city code requires Planning Commission approval for these offices and limits them to 18 months or 80% buildout. The commission briefly discussed the success of existing sales offices and the lack of traffic complaints.

**Motion:**

**a) Temporary Use Permit-303 Cain Trl, DR Horton, Reserve at Country Club**

Commissioner Jones moved to **APPROVE** the Temporary Use Permit TMP-25-1 with Vice-Chair Gill seconding. The motion **PASSED** by a vote of 7-0.

**b) Temporary Use Permit-110 Stone Canyon Dr, DR Horton, Stone Canyon Sub**

Commissioner Fulk moved to **APPROVE** the Temporary Use Permit TMP-25-2 with Commissioner Jones seconding. The motion **PASSED** by a vote of 7-0.

**c) Temporary Use Permit-102 Jonathan Dr, Lennar, Cypress Bend Phase 2**

Commissioner Rose moved to **APPROVE** the Temporary Use Permit TMP-25-3 with Commissioner Jones seconding. The motion **PASSED** by a vote of 7-0.

**2. CAU-25-7 | 94-451 (c)(1)**

Discussion on what is allowed upon approval of a preliminary plat or development plan. Clarify language for clearing, grading, installation of public improvements, etc.

**-Location:** 550 Edgewood Dr

**-Applicant Representative:** Scott Grummer, City of Maumelle

Director Grummer summarized the staff report dated 11.14.2025, concerning modifications to propose a strict mandate requiring a grading permit for all land disturbances, which can only be issued after final approval of a development plan by the Planning Commission or City Council. New pre-construction requirements include the use of orange construction safety fencing and durable weathering signs to delineate non-clearing buffers, which must be inspected by staff prior to the start of work. Commissioner Jones emphasized that these modifications clarify and streamline "what gets graded and when," ensuring that protective measures remain in place until grading is complete.

**Motion:**

**a) Proposed Code Amendment**

Commissioner Jones made a motion for a **DO PASS** to the city council with Commissioner Ray seconding. The motion **PASSED** by a vote of 7-0.

**3. SUB-25-15 | CCA Lot 700A-Development Plan Re-Submittal- WITHDRAWN BY APPLICANT**

Proposed preliminary development plan and landscape plan for lot 700A, resubmittal after PC denial.

**-Location:** 12855 Maumelle Blvd

**-Applicant Representative:** Phillip Lewis, Lewis Engineering

**Motion:**

There was no motion due to item being **WITHDRAWN BY APPLICANT**.

**4. RZE-25-5 | Devoe Bend Lakes Estates rezone R-1 to A-1**

Proposed zoning amendment from R-1 to A-1 zoning district for 47+/- acres.

**-Location:** 10955 Zajac Rd

**-Applicant Representative:** Eric Holloway, Holloway Engineering

Jason Lyon summarized the proposed zoning amendment involved rezoning 47 acres on Zajac Road from R1 to A1 (Agricultural), which effectively reduces the potential density of the property compared to surrounding properties. Staff noted this was a new submission under the recently created A1 zoning and was not subject to the 12-month resubmission restriction. Commissioners questioned if previous conditions regarding Zajac Road improvements would remain; staff confirmed that all preliminary plat comments stay in effect. Staff also noted that while some residents called for clarity, there were no public comments in opposition. Staff recommended a **DO PASS** to city council.

**Motion:**

**a) Proposed Amendment to Master Zoning Map**

Commissioner Ray made a motion for a **DO PASS** to the city council with Commissioner Jones seconding. The motion **PASSED** by a vote of 7-0.

**5. BOA-25-4 (FEN-25-294)| Board of Adjustment for Fence Variance to allow Vinyl Coated Chain Link fence in R-1 district**

Applicant proposed black vinyl coated fencing along perimeter of property for estate sized lots. Board of Adjustment needed for fence material.

**-Location:** 10955 Zajac Rd

**-Applicant Representative:** Eric Holloway, Holloway Engineering

The Applicant requested a variance to use black vinyl-coated chain-link fencing instead of wood picket fencing on the 47-acre property. Commissioners discussed that this material is more appropriate for the area as it allows residents to view nature without the

obstruction of a solid fence. Chairman Johnson asked if Board of Adjustment is required with City Attorney Thornton informed the commission that they did not need to formally convene as the Board of Zoning Adjustment to hear the request, citing Section 14-115 of the city code, which allows applicants to apply directly to the Planning Commission for a variance.

**Motion:**

**a) Fence Variance (FEN-25-294)**

Commissioner Fulk made a motion to approve the Fence Variance (FEN-25-294) with Secretary Wnek seconding. The motion **PASSED** by a vote of 7-0.

**6. MSP-25-1 | CCA Phase 15 Master Street Plan Amendment**

CCA Phase 15 Master Street Plan Amendment referred back by City Council from meeting on 12/1/2025;

2 separate actions for approval: 1. Amendment to have an entry point (54-101) at the Riverland Dr median cut on Maumelle Blvd; 2. Proposed Collector.

**-Location:** Maumelle Blvd/Riverland Dr

**-Applicant Representative:** Jason Lyon, City of Maumelle

Jason Lyon explained that the City Council requested this item be split into two parts: moving a curb cut to Riverland Drive and the proposed collector corridor. Staff recommended moving the entry point to Riverland to avoid stacking and bottlenecks on Maumelle Boulevard. Steve Mosley, 16 Riverwood, opposed both the intersection and the collector, citing concerns that a new light at Riverland would cause traffic backups and dangerous blind curves on the boulevard. Genoveva Gilbert, 404 Riverland, expressed strong community opposition, presenting a petition with over 300 signatures. She argued the project would not preserve the neighborhood's character and raised concerns about pedestrian and biker safety. Applicant Representative Roy Andrews acknowledged that a lengthy traffic study and ARDOT approval are required before any work can proceed, and stated the developer is willing to risk the study costs to pursue the Riverland connection. Chairman Johnson and other commissioners debated the necessity of letting engineers perform formal traffic studies rather than making "quasi-amateur" decisions. The Commissioners noted that while public opposition exists, the commission's role is to provide a "gateway" for development based on technical data that will be reviewed by the City Engineer and ARDOT.

### **Motion:**

#### **a) Master Street Plan Amendment- Entry Point onto Maumelle Blvd**

Commissioner Jones made a motion for a **DO PASS** to the city council with Commissioner Fulk seconding. The motion **PASSED** by a vote of 7-0.

#### **b) Master Street Plan Amendment-Proposed Collector**

Commissioner Jones made a motion for a **DO PASS** to the city council with Commissioner Fulk seconding. The motion **PASSED** by a vote of 7-0

**PUBLIC HEARING WAS CLOSED 8:02PM**

### **CITY COUNCIL LIAISON REPORTS**

**December 1, 2025:** Chairman Johnson noted that the A1 zoning district and the associated land use category both passed their third readings. He also highlighted that the City Council is pursuing a bond reissuance of approximately \$10 million to \$12 million, which is scheduled for a public vote on March 3rd. This bond is intended to fund diverse community projects, including a pool at the senior center, a fire training center, an additional fire station, baseball field turf, street improvements, and trail enhancements for Valencia. The council adopted an emergency clause to transition city elections into a ward-based system, eliminating large seats.

**December 15, 2025:** Commissioner Ray reported that the third readings for Ordinance 1160 (Master Street Plan for Morgan Maumelle), Ordinance 1161 (Master Street Plan for the Industrial Park), and Ordinance 1162 all passed. However, Ordinance 1159 was referred back to the Planning Commission for further consideration. Commissioner Ray also discussed Resolution 2025-45, which involved an appeal by a developer to move forward with a preliminary development plan without the contingencies originally required by the Planning Commission. The council deferred the matter to January to allow for additional engineering clarifications.

Director Grummer announced that Jason Lyon accepted the position as the Director of Community Development in Benton, Arkansas, and thanked him for being a tremendous asset to the city.

### **NEXT MONTH CITY COUNCIL LIAISON'S**

January 5, 2026: Commissioner Jones



January 20, 2026: Commissioner Fulk

**ADJOURNMENT**

Chairman Johnson made a motion to adjourn the meeting with Commissioner Jones first and Secretary Wnek seconding. Meeting Adjourned at 8:06pm.

Approved:

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Chairman Craig Johnson, January 22, 2026



## HOLLOWAY ENGINEERING

### SURVEYING & CIVIL DESIGN

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200 Casey Drive, Maumelle, AR 72113 | Work: 501.851.3366

January 15, 2026

Scott Grummer  
Director of Planning and Zoning  
City of Maumelle  
550 Edgewood Drive, Suite 590  
Maumelle, AR 72113

Re: MSP-26-1 Master Street Plan Amendment of Siena Ridge, Maumelle, Pulaski County, Arkansas

Dear Mr. Grummer,

We are asking for an amendment to the master street plan to reroute Millwood Circle from Maumelle Boulevard to Odom Boulevard at the intersection of Lake Valley Drive. The City suffers from a lack of traffic in its commercial center because Odom Boulevard acts as a residential bypass for commuters that work outside the City. This extension, if made the primary route back to the boulevard, will likely draw some of these commuters to the north end of Maumelle Town Center.

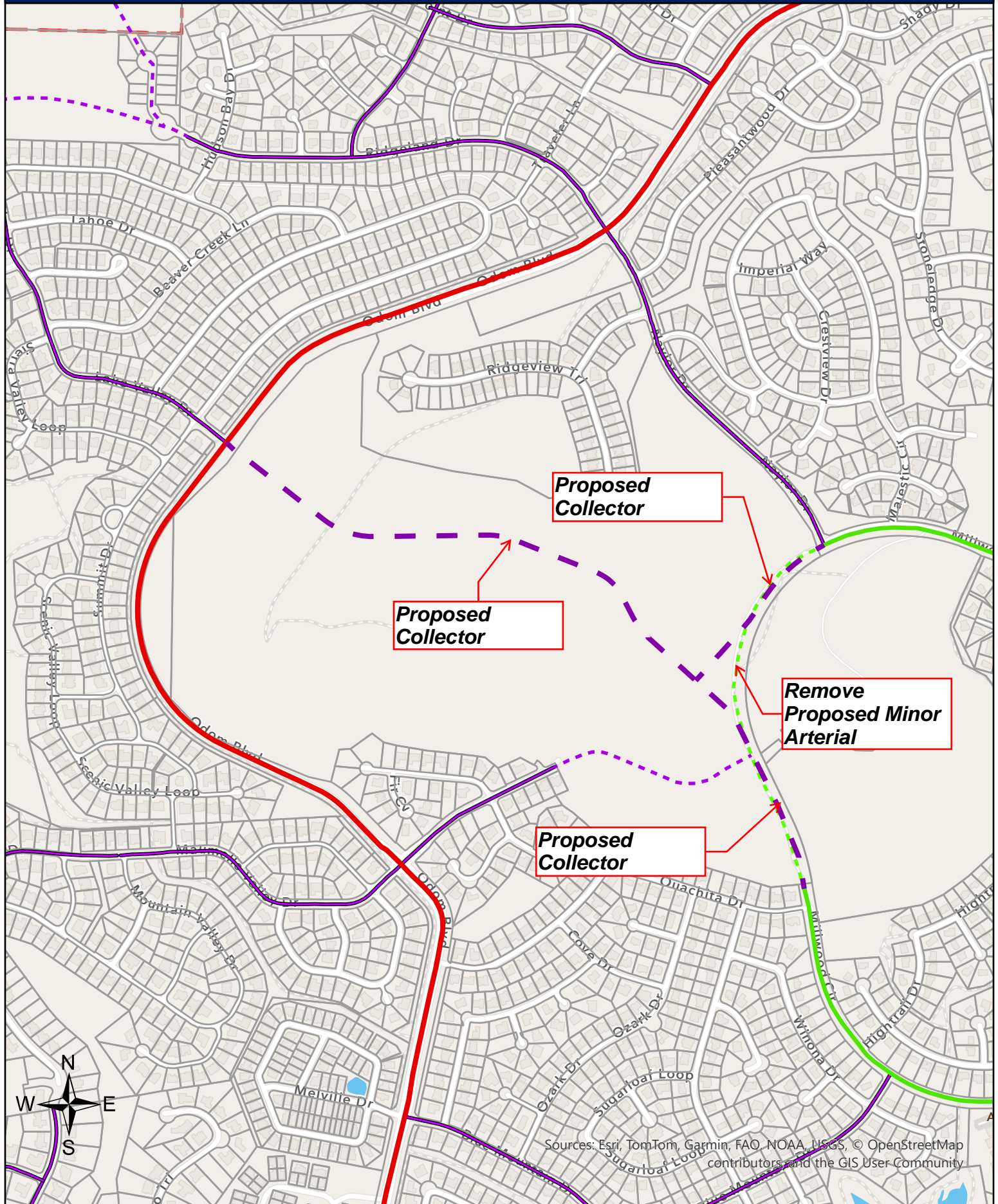
The City has received many grants and is heavily invested in this area of town with Millwood Station and the improvements to Club Manor. We believe this extension, along with the development of the remaining surrounding lands, will act as a feeder for commuters into this area of investment. Given the amount of proposed development within the undeveloped area off Odom Boulevard, this improvement should greatly mitigate traffic volumes on Odom Boulevard during peak times.

One can imagine that in the afternoon, Maumelle Valley residents will likely travel Highway 100 to Millwood Circle rather than stacking up at the left turn onto Odom Boulevard, which backs up significantly today. As for the classification of the road, we will have a traffic engineer study the proposed development and existing neighborhoods to determine the necessity of improvements.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

J. Eric Holloway, PE, PS



PC AGENDA ITEM NO:	1
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RECORD NO: **MSP-26-1**

**PROPERTY INFORMATION:** Proposed downgrade of a section of West Odom from a Major Arterial to a Collector, and proposed re-alignment of Millwood Cir South to Lake Valley Dr and Odom West intersection.

PROJECT SUMMARY

The MSP currently reflects an older loop/circulation concept from the New Town Maumelle planned community framework. Development patterns and current growth in the Town Center area have shifted travel demand and connectivity needs. The proposed MSP amendment would create a more direct route between the Lake Valley residential area and Town Center by connecting Lake Valley Drive to Millwood Circle, while also aligning with a creek corridor that could support a future bike/ped connection.

The proposed amendment to the **Master Street Plan Map** would **Remove** a previously planned **Minor Arterial** corridor in the Millwood/Odom area; and

**Add/confirm** a **Collector** connection linking **Lake Valley Drive** directly to **Millwood Circle**, generally following an existing **creek system** corridor to improve:

- Vehicular connectivity between the **Lake Valley residential area** and the **Town Center** area; and
- A logical corridor for **bike/ped access** to Town Center.

PUBLIC COMMENTS

None Received

STAFF ANALYSIS

1) Street Network Connectivity & Mobility

The proposed connection improves direct access between Lake Valley neighborhoods and Town Center, supporting MSP objectives for efficient access and circulation.

2) Functional Classification (Collector vs. Arterial)

The proposed roadway is intended to serve as a connection distributing neighborhood traffic toward the Town Center street system—consistent with a **Collector** function rather than a through-movement **Minor Arterial**. Collector classification standards and ROW expectations should guide future design and dedication.

3) Traffic & Intersection Operations

A new connection will likely shift and concentrate turning movements at the endpoints (Lake Valley Drive and Millwood Circle), and at downstream Town Center intersections. Operational mitigation (stop control, turn lanes, etc.) may be needed depending on volumes.

4) Access Management / Neighborhood Compatibility

Where the corridor fronts future lots or development edges, staff recommends limiting driveway connections and using internal local streets where feasible, consistent with subdivision street access principles.

### **5) Creek Corridor / Drainage Considerations**

Because the alignment follows a creek system, implementation must address drainage, floodplain constraints (if present), erosion control, and any required easements—consistent with subdivision objectives protecting public safety and natural resources.

### **6) Bicycle/Pedestrian Connectivity Opportunity**

The creek-following corridor provides a logical opportunity for a shared-use path or sidepath connection between Lake Valley and Town Center, improving multimodal access.

### **7) Implementation / ROW & Maintenance**

Future phases should identify a ROW dedication/acquisition strategy and clarify construction/maintenance responsibility. Street dedication and alignment with the MSP are consistent with subdivision requirements.

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STAFF FINDINGS

- 1. The proposed amendment advances MSP goals for efficient/safe circulation and access appropriate to current land use and growth patterns.
- 2. The corridor’s intended function is consistent with a **Collector** street classification, with future design expected to meet collector standards.
- 3. Creek corridor adjacency warrants implementation-stage drainage/environmental review and coordinated design to protect public welfare.

STAFF RECOMMENDATIONS:

Staff recommends a **DO PASS** recommendation to City Council for the Master Street Plan Amendment, as shown on the submitted exhibit, subject to the following conditions/notes:

- 1. Collector Design Standard:** The corridor shall be designed and dedicated consistent with Collector (Class V) standards, including appropriate ROW and geometry.
- 2. Traffic Review:** Prior to construction approval (plat/site plan), require a traffic analysis/memo addressing endpoint intersections and needed operational improvements.
- 3. Drainage/Creek Protections:** Require drainage documentation, erosion/sediment controls, and any necessary easements due to creek corridor alignment.
- 4. Bike/Ped Accommodation:** Include an implementation note requiring bike/ped facilities (shared-use path/sidepath or trail easement) connecting Lake Valley to Town Center where feasible.
- 5. ROW Dedication & Maintenance Plan:** To follow standard subdivision procedures for new development, contingent on City Engineer review and approval.

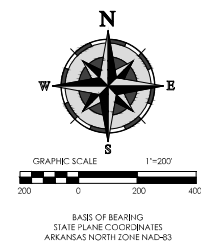
SUGGESTED MOTIONS:

Do Pass recommendatio n as presented	Do Pass recommendation with modifications	If the planning commission does not recommend approval of the proposal, the proponent may appeal to the city council, which shall review the action and may approve the proposal by not less than three-fourths vote of all the members. Such appeal shall be made via the city clerk, who shall transmit one copy to the planning commission, which will prepare and transmit a report to the city council and the applicant, stating why the proposal was not recommended for approval.
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PLANNING & PERMITS DEPARTMENT  
550 EDGEWOOD DR. | MAUMELLE, AR, 72113  
501.851.2500 | Planning@Maumelle.org





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

BY	DATE	DESCRIPTION

PRELIMINARY SKETCH OF  
**SIENA RIDGE**  
MAUMELLE, FULASKI COUNTY, ARKANSAS

**DRAFT**  
This document is preliminary in nature and is not a final signed and sealed document.

JOB NO.: 2025-131  
DATE: 1/15/26  
SHEET NUMBER:





## HOLLOWAY ENGINEERING

### SURVEYING & CIVIL DESIGN

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200 Casey Drive, Maumelle, AR 72113 | Work: 501.851.3366

January 14, 2026

Scott Grummer  
Director of Planning and Zoning  
City of Maumelle  
550 Edgewood Drive, Suite 590  
Maumelle, AR 72113

Re: Preliminary Plat, Development Plan, and Landscape Plan of Gateway Plaza Addition,  
Maumelle, Pulaski County, Arkansas

Dear Mr. Grummer,

Please find attached four (10) copies of the preliminary plat, development plan, and landscape plan for the above-referenced project for your review and consideration.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Mark Redder  
Project Manager



Comment:  
CCA 15 DEVELOPMENT PACKAGE



# PLANNING COMMISSION

January 22, 2026

## STAFF REPORT

GATEWAY PLAZA ADDN

Subdivision Review

SUB-25-9

PC AGENDA ITEM NO:	NB-2
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LOT/BLOCK/SUBDIVISION: CCA Phase 15 Lot 700R

LOCATION: 102 Orleans Dr

WARD: 1

<u>OWNER:</u> Cypress Bay Development <u>AUTHORIZED AGENT:</u> Mark Redder	<u>SURVEYOR/ENGINEER:</u> Holloway Engineering, Surveying & Civil Design Mark Redder 200 Casey Drive, Maumelle, AR 72113	<u>DEVELOPER:</u>  ,
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### PROPERTY INFORMATION:

AREA: **9.422** acres

AVG. LOT SIZE: **1.599** (acre(s))

FT. NEW STREET: **1,881** LF

ZONING: **PCD**

BUILDING COVERAGE: %

Master Street Plan Amendment needed? **No**

New Streets & Drainage Proposed? **Yes**

Is the property in a Wetlands? **No**

Is any of the property in a Floodway? **No**

NUMBER OF EXISTING LOTS: **2**

NUMBER OF PROPOSED LOTS: **6**

LOTS PER GROSS ACRE: **1.57**

LAND USE: **COMM**

OPEN SPACE: **20%**

### BACKGROUND:

Proposed replat of CCA Lot 700R into 6 lots for commercial development and new road connections at Maumelle Boulevard via future road extension off of Paul Eells Drive.

### STAFF ANALYSIS:

The applicant is establishing a PDP/Preliminary Plat/Landscape Plan framework for a multi-lot commercial development, with several site-design and construction-level details intended to be addressed with future, per-lot commercial submittals (items noted "Partial" in the attached checklist). At this master-plan stage, there are still
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several core PDP items that need to be provided now, including the required project narrative/character statement, a clear pedestrian circulation plan (including how pedestrian movement will function along and within the site), and basic development schedule/phasing and selling/leasing intent information.

The preliminary plat should be corrected to show natural features/drainage information (flow direction and drainage areas) and the appropriate preliminary approval certificates (the current approval block shown is in a final-plat format). The frontage area currently labeled as a “landscape buffer” should be labeled and depicted as the required **Non-Clearing Setback** (and associated frontage treatment), with any approvals expressly contingent upon City Council adoption of proposed Ord. 1164. The bill of assurance submitted does not align with the PCD framework and will need to be revised with the final plat. Finally, the landscape plan needs to include the foundational items required at this stage—an inventory of existing protected trees with preserve/remove designations (unless this is being deferred to the individual lot submittals), a complete plant schedule (names, quantities, spacing, and sizes), and grading/contour information—so the Highway 100 frontage standards and the non-clearing setback can be consistently implemented as individual lots develop.

#### **STAFF RECOMMENDATIONS:**

Staff recommends **APPROVAL** of the preliminary development plan, plat, and landscape plan contingent on further staff, commissioner, and city engineer comments

#### **PUBLIC COMMENTS RECEIVED**

SUMMARY FROM PUBLIC MEETING TO BE PROVIDED.

#### **DEPARTMENTAL REVIEWS/STAFF COMMENTS**

##### **CITY ENGINEER:**

	PENDING
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##### **FIRE DEPARTMENT:**

	No issue with current plat
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##### **PUBLIC WORKS**

	Pending on the coordination with NLR over maintenance and dedication.
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**PERMITS**

	NO COMMENTS RECEIVED
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**UTILITY**

ENTERGY	NO COMMENTS RECEIVED
CAW	Please be aware there is an inactive 8" PVC main in this location, contact CAW prior to doing any site work in the area.
NLRWW	<p>The proposed items listed below have been reviewed by NLRW and the following comments have been noted:</p> <ol style="list-style-type: none"><li>1. PLP_RPL_CCA15_Lot700R located at Orleans Drive and Maumelle Blvd.<ol style="list-style-type: none"><li>a. Please add 15' exclusive sanitary sewer easement to all public sewer mains within Lot 700A. (See attached map)</li><li>b. Please verify the 25' Utility Easement includes the existing Force Main that is within the property boundaries. (See attached map)</li></ol></li><li>2. Due to the re-plat no public sewer will be available to Lot 700RR. A public main extension will be required to connect Lot 700RR to public sewer.</li><li>3. Please submit a full set of plans to <a href="mailto:kunderwood@nlrwu.com">kunderwood@nlrwu.com</a> for review and approval before construction begins. If you have any questions regarding these comments, please do not hesitate to contact me by phone (501- 945-7186) or by email (<a href="mailto:kunderwood@nlrwu.com">kunderwood@nlrwu.com</a>)</li></ol>
SUMMIT UTILITY	Summit Utilities has no objection to the proposed changes in the attached plat.
AT&T	NO COMMENTS RECEIVED

**COUNTY PLANNING:**

n/a

**CITY PLANNING:**

	SEE SEPARATE STAFF REPORT DATED 1/16/2026
--	---

**VARIANCE/WAIVERS:** No

VARIANCE/WAIVER STAFF RECOMMENDATION

THIS REPORT MAY NOT REFLECT ALL INFORMATION, DOCUMENTS, OR OTHER MATERIALS MADE AVAILABLE TO OFFICIALS DURING DISCUSSION AND PUBLIC INPUT. STAFF RECOMMENDATIONS ARE BASED ON TECHNICAL REVIEW OF CITY CODE AND MATERIALS PROVIDED BY APPLICANT AT TIME OF SUBMITTAL. ALL REQUESTS SHOULD BE CONSIDERED WITH REGARD TO LAND USE COMPATIBILITY AND THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC



PLANNING & PERMITS DEPARTMENT  
550 EDGEWOOD DR. | MAUMELLE, AR, 72113  
501.851.2500 | [Planning@Maumelle.org](mailto:Planning@Maumelle.org)



## STAFF REPORT

January 16, 2026

Re: SUB-25-9: CCA 15 PDP/PLAT/LANDSCAPE PLAN STAFF COMMENTS

### 1) PDP Checklist ( Sec. 94-452) + Preliminary Plat items (Ch. 70)

#### A. Preliminary Development Plan (Chapter 94 – Sec. 94-452)

	Checklist item	Code citation	Complies	Plan reference / staff notes
1	Narrative: general character/rationale statement	Sec. 94-452(1)(a)	No	Not provided in PDP
	Quantitative data: uses + floor area by use	Sec. 94-452(1)(b)2	Partial	“PCD” noted, with uses and floor area by individual lot submission
	Quantitative data: building coverage / FAR	Sec. 94-452(1)(b)3	Partial	Expected with individual lot submission, BUT Min/Max % should be provided.
	Quantitative data: open space by type	Sec. 94-452(1)(b)4	Partial	Common open space % shown; “by type” not broken out.
	Circulation (parking/service/loading/access points)	Sec. 94-452(1)(c)4	Partial	Road length shown; parking/loading/access points to be provided with individual lot plan submittals.
2	Pedestrian circulation	Sec. 94-452(1)(c)5	No	Not provided; proposed Hwy 100 frontage pathway?
	Perimeter treatment + relationship to surrounding uses	Sec. 94-452(1)(c)6	Partial	See Landscape Plan for Concept Intent; Plat & Dev Plan “Landscape buffer” should be “25’ Landscape buffer and non-clearing setback per Sec. 90-84”; This item is contingent on Approval of Ord. 1164.
	Schematic landscape plan (buffers/open space)	Sec. 94-452(1)(c)7	Partial	Provided; see comments Sec. 90
	Areas conveyed/dedicated/reserved (open space/parks/etc.)	Sec. 94-452(1)(c)8	Partial	Open space acreage shown; dedications not detailed

	Easements + public improvements (drainage/sewer/water/etc.)	Sec. 94-452(1)(c)9	Partial	Drainage/utility easements and building lines labeled; improvement plans/details per individual lot plan submission
	Structures: locations/dimensions & spacing	Sec. 94-452(1)(c)10	N/A	To be provided on individual plan submittal
	Legal description + present/proposed ownership	Sec. 94-452(1)(c)12	Partial	Ownership/certificates appear on plat & plan set (Cypress Bay Development LLC); PDP sheet should indicate proposed ownership narrative
3	Development schedule/phasing dates	Sec. 94-452(1)(c)13	No	Not provided
4	Selling/leasing intent	Sec. 94-452(1)(c)14	No	Not provided

#### B. Preliminary Plat (Chapter 70)

##### Preliminary Plat Checklist (Ch. 70)

	Preliminary Plat requirement	Correct code citation	Status (from PLP sheet)	Plat reference / staff notes
	Contours/topography (5' or 2' intervals depending on slope)	Sec. 70-101(d)(1)	Partial	Contours should be shown on Plat, but not on Dev Plan
	<b>Proposed design:</b> streets/alleys/sidewalks, street names, lot lines & approx. dimensions, easements, open space/dedications, nonresidential land	Sec. 70-101(d)(2)	Partial	Lots/streets/easements shown; sidewalks with individual plan submissions; dedications not detailed (pending NLR/Maumelle review)
5	<b>Natural features / drainage info</b> (flow direction; drainage area noted)	Sec. 70-101(d)(4)	No	Must be shown on Plat
	<b>Storm drainage analysis</b> (must handle ≥ 50-year rainfall)	Sec. 70-101(d)(5)	Partial	To be submitted with individual plan submittal
	<b>Preliminary storm drainage plan</b> (easement dimensions + typical ditch sections)	Sec. 70-101(d)(9)	Partial	To be submitted with individual plan submittal

	<b>Engineering analyses</b> (street cross-sections/profiles; floodplain analysis where applicable)	<b>Sec. 70-101(e)</b>	<b>Partial</b>	Contingent on City Engineer Review and approval
	<b>Preliminary plat certificates</b> (Surveying / Engineering / Approval)	<b>Sec. 70-101(f)(1)(a-c)</b>	<b>Partial</b>	PLP has surveying certificate; City approval block shown is <b>Final Plat</b> (not Preliminary)
	<b>Draft bill of assurance</b> submitted with preliminary plat	<b>Sec. 70-101(f)(3)</b>	<b>Partial</b>	CCA BOA provided does not apply to PCD; revised required with Final Plat

**2) Landscape Plan Checklist (Chapter 90) — using proposed Ord. 1164 amendments**

**A. General Ch. 90 requirements**

	<b>Landscape plan requirement</b>	<b>Code citation</b>	<b>Status</b>	<b>Plan reference / staff notes</b>
	Existing/proposed lighting, parking, drives, sidewalks, curbs, etc.	<b>Sec. 90-39(c)(3)</b>	<b>Partial</b>	"Parking" and general layout labels appear; lighting/sidewalk/drive data with individual plan submittals.
	Existing traffic controls/utilities/etc. in ROW	<b>Sec. 90-39(c)(5)</b>	<b>Partial</b>	To be shown on individual plan submittals
6	Existing isolated trees ≥6" caliper + tree masses; designate preserve/remove	<b>Sec. 90-39(c)(6)</b>	<b>No</b>	LSP shows proposed "street trees/tree groupings," but no existing-tree inventory/retain vs remove to be shown on master or individual plans?
7	Proposed plant materials w/ botanical/common name, quantity, spacing, size	<b>Sec. 90-39(c)(7)</b>	<b>No</b>	No plant schedule shown (only "typ." labels)
8	Decorative screen: exterior elevation + wall section (if used)	<b>Sec. 90-39(c)(8)</b>	<b>No/NA?</b>	Not shown (previous mention of retaining walls)
9	Existing/finished grade spot elevations and/or contours	<b>Sec. 90-39(c)(9)</b>	<b>No</b>	Not shown
	Irrigation plan w/ spray radii	<b>Sec. 90-39(c)(10)</b> (as amended)	<b>Partial</b>	Irrigation sleeve notes provided; <b>spray radii</b> with individual plan submittals
10	Hwy 100 frontage: identify existing trees ≥6" dia. within 50' of ROW; caliper + preserve/remove	<b>Sec. 90-39(c)(11)</b> (Ord. 1164)	<b>No</b>	Not provided; indicate whether with individual plan submittals or show on this Landscape Plan

**B. Hwy 100 frontage / street landscaping + road-setback tree protection (Ord. 1164)**

	<b>Requirement</b>	<b>Code citation</b>	<b>Status</b>	<b>Staff notes</b>
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	Street landscaping required along ROW side of vehicular use area	<b>Sec. 90-37(b)(1)</b> (Ord. 1164)	<b>Partial</b>	LSP indicates street trees, quantities/spacing with individual plan submittals
	Hwy 100 frontage landscaping strip ≥15' beyond vehicular encroachment	<b>Sec. 90-37(b)(2)a</b> (Ord. 1164)	<b>Partial</b>	Vehicular encroachment line to be submitted with individual plans
	Planting screen/durable barrier; Hwy 100 requires 36" height	<b>Sec. 90-37(b)(4)a</b> (Ord. 1164)	<b>Partial</b>	Barrier detail to be shown with individual plan submittals
	Hwy 100: one tree per 30 linear feet (staggered)	<b>Sec. 90-37(b)(5)a</b> (Ord. 1164)	<b>Partial</b>	Concept Intent notes compliance with Maumelle minimum standards; to be reviewed with individual plan submittals
11	Road setback lines (tree cutting restriction) — commercial/industrial: 50' from Hwy 100 ROW	<b>Sec. 90-84(1)</b> (Ord. 1164)	<b>No</b>	LSP shows "50' building line" and "25' utility easement & landscape buffer". Applicant should <b>clearly depict and label the non-clearing setback line.</b>

Sincerely,

Scott Grummer  
Director of Planning & Permits



LEGEND	
	BOUNDARY FINAL
	BOUND. ADJOINERS
	EASEMENT
	SETBACK
	FOUND MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	CALCULATED POINT

TOTAL PARCEL SIZE	9.422 ACRES
PROPOSED USAGE	PCD
COMMON OPEN SPACE	1.731 (18.37%)
LENGTH OF NEW ROADS	1881 LF
MINIMUM LOT SIZE	0.921 AC
# OF LOTS (COMMERCIAL)	6 LOTS
AVERAGE LOT SIZE	1.731 AC

**RECORDED LEGAL DESCRIPTION:**  
LOTS 700R OF THE COUNTRY CLUB OF ARKANSAS TRD, FILED FOR RECORD AS INSTR. #202409058 RECORDS OF PULASKI COUNTY, ARKANSAS DATED 09/23/2024

**FURNISHED LOT 700R LEGAL DESCRIPTION:**  
Lands lying in the East 1/2 of the Southwest 1/4 and in the Southeast 1/4 of the northeast 1/4 lying east of the Maumelle Boulevard east right of way line and south of the south right of way line of Orleans Drive all in Section 4, Township 2 North, Range 13 West and within the City of Maumelle, Pulaski County, Arkansas more particularly described as follows:  
Commencing at the southwest corner of the Northeast corner of the Southwest 1/4 of said Section 4 and is also the point of beginning; thence South 01 degrees 33 minutes 05 seconds West 1417.00 feet to a point on the east right of way of Maumelle Boulevard (Arkansas State Highway 100); thence continue along said Maumelle Boulevard right of way along a curve to the right having a radius of 853.47 feet and having a chord bearing and distance of North 23 degrees 35 minutes 59 seconds West 758.95 feet; thence North 02 degrees 47 minutes 59 seconds East 386.31 feet; thence along a curve to the left having a radius of 1532.45 feet having a chord bearing and distance of North 03 degrees 44 minutes 4 seconds West 348.80 feet; thence continue along said Orleans Drive right of way North 75 degrees 04 minutes 15 seconds East 130.18 feet; thence North 66 degrees 32 minutes 58 seconds East 100.00 feet; thence along a curve to the right having a radius of 890.88 feet and a chord bearing and distance of North 79 degrees 35 minutes 20 seconds East 112.91 feet; thence leaving said Orleans Drive right of way line South 09 degrees 18 minutes 56 seconds East 108.09 feet to the point of beginning

- GENERAL NOTES:**
1. FRONT YARD SETBACK IS 50.0 FEET UNLESS OTHERWISE NOTED.
  2. SIDE YARD SETBACKS ARE 10.
  3. REAR YARD SETBACK IS 15 UNLESS OTHERWISE NOTED.
  4. PROPERTY IS ZONED "PCD".
  5. ALL DRIVEWAY RADS ARE 25 UNLESS OTHERWISE NOTED.
  6. WATER TO BE SUPPLIED BY CENTRAL ARKANSAS WATER.
  7. WASTEWATER DISPOSAL WILL BE BY NORTH LITTLE ROCK WASTE WATER.
  8. EACH LOT TO HAVE 20% OF LOT SPACE TO BE RESERVED AS OPEN SPACE
  9. 60' ACCESS EASEMENT ON LOT 700A TO BE DEDICATED TO THE CITY OF MAUMELLE FOR FUTURE RIGHT OF WAY.
  10. BUILDINGS MUST BE ON BUILDING LINE ALONG MAUMELLE BOULEVARD.
  11. GATEWAY PLAZA DRIVE HAS A SPEED LIMIT OF 20 MPH.
  12. LANDSCAPE BETWEEN BUILDINGS AND ROADS TO MATCH APPROVED LANDSCAPE PLAN INTENTION.

**FLOOD STATEMENT:**  
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 0517PC030902, DATED JULY 6, 2015, INDICATES THAT NO PORTION OF THE PROPERTY LIES WITHIN THE AREAS OF 100 YEAR FLOODING.

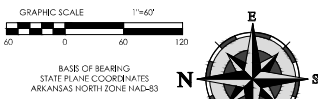
**CERTIFICATE OF SURVEYING ACCURACY**  
I, JERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, TYPE AND MATERIAL ARE CORRECTLY SHOWN.  
DATE 1/14/26  
JERIC HOLLOWAY  
PROFESSIONAL SURVEYOR NO. 1803, AR

**CERTIFICATE OF ENGINEERING ACCURACY**  
I, JERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE MAUMELLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.  
DATE 1/14/26  
JERIC HOLLOWAY  
PROFESSIONAL ENGINEER  
AR NO. 18895

**CERTIFICATE OF OWNER**  
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE Laid OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.  
DATE  
CYPRESS BAY DEVELOPMENT LLC,  
1 COUNTRY CLUB CIRCLE  
MAUMELLE, AR 72113

INSTRUMENT NO. 2011407253

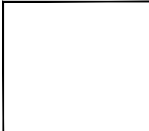
**CERTIFICATE OF FINAL PLAT APPROVAL**  
PURSUANT TO THE MAUMELLE SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THE DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.  
DATE  
SCOTT GRUMMER  
DIRECTOR OF PLANNING & PERMITS



CORNERS		
POINT #	DESCRIPTION	EASING
1	CAIC	183326.29 119220.85
2	1/2" REBAR	181959.81 119222.49
3	ARND HWY MONU	18262.29 119193.45
4	ARND HWY MONU	18291.14 119197.07
5	CAIC	183339.20 119194.76
6	CAIC	183372.74 119200.07
7	CAIC	183412.56 119212.30
8	1/2" REBAR	183402.96 119225.18

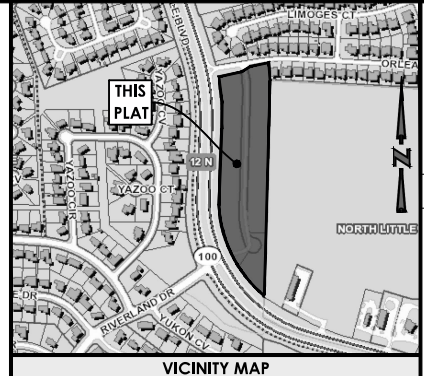
ACREAGE PER 40		
NE 1/4, SE 1/4, SECTION 04	9.309 ACRES	
SE 1/4, SE 1/4, SECTION 04	0.119 ACRES	
TOTAL	9.422 ACRES	

**CERTIFICATE OF RECORDING**



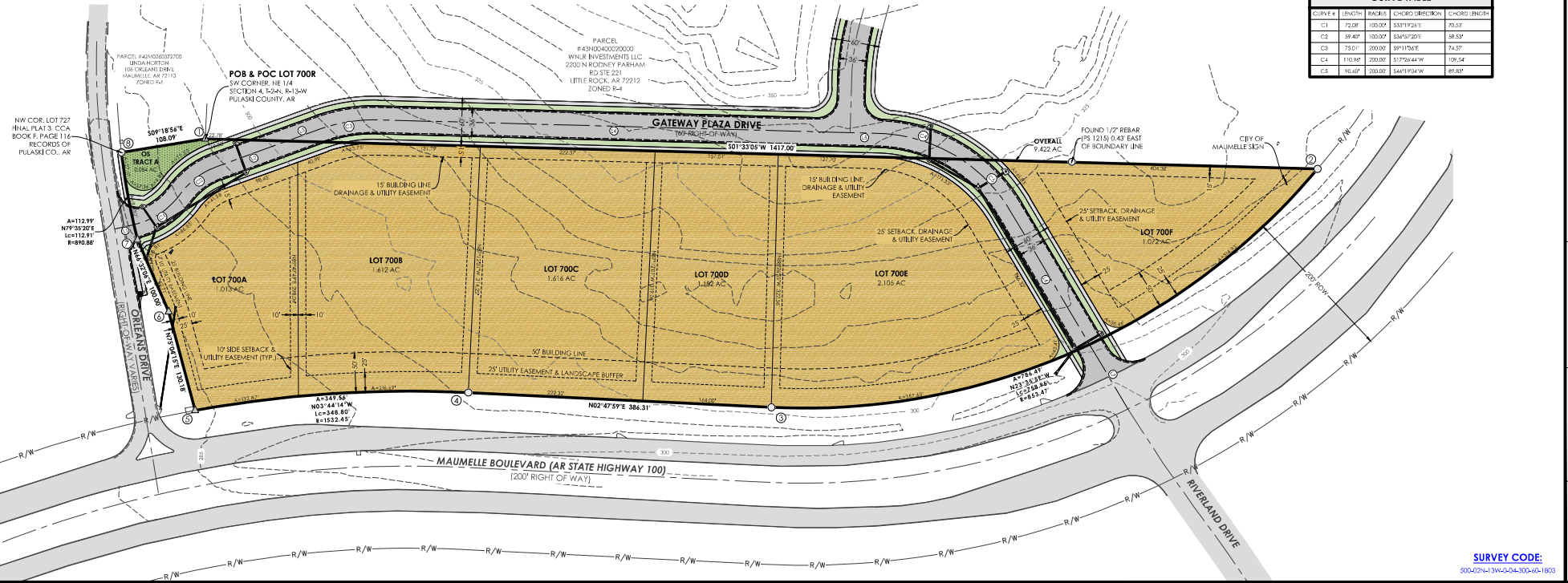
SIGNED: \_\_\_\_\_  
BOOK HOLLANDS WORTH  
PULASKI COUNTY CLERK

LINE TABLE		
LINE #	Length	Direction
L1	24.95	S12°40'30"E
L2	95.50	S17°36'00"E
L3	42.94	S1°58'00"E
L4	40.07	S1°02'00"W
L5	56.80	S89°15'00"W
L6	185.79	S89°17'40"W
L7	55.59	S89°17'40"W



**PRELIMINARY DEVELOPMENT PLAN  
GATEWAY PLAZA ADDITION  
MAUMELLE, PULASKI COUNTY, ARKANSAS  
ZONED COMMERCIAL "PCD"  
1/14/26**

CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	72.08	102.00	S33°19'26"E	70.57
C2	89.40	102.00	S34°57'20"E	88.53
C3	75.01	200.00	S9°11'53"E	74.57
C4	110.80	200.00	S17°59'44"W	106.54
C5	95.40	200.00	S44°19'34"W	89.89



**GATEWAY PLAZA ADDITION  
MAUMELLE, PULASKI CO, ARKANSAS  
FOR: CYPRESS BAY DEVELOPMENT LLC**

**PRELIMINARY DEVELOPMENT PLAN**



JOB NO.: 2025-062  
DATE: 1/14/26  
SHEET NUMBER:

**SURVEY CODE:**  
500-02N+13W+0-04-000-60-1803



**RECORDED LEGAL DESCRIPTION:**  
LOTS 700R OF THE COUNTRY CLUB OF ARKANSAS 'PRD' FILED FOR RECORD AS INSTR. #2024049058 RECORDS OF PULASKI COUNTY, ARKANSAS DATED 09/23/2024

**FURNISHED LOT 700R LEGAL DESCRIPTION:**  
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Commencing at the southwest corner of the Northeast corner of the Southwest 1/4 of said Section 4 and is also the point of beginning; thence South 01 degrees 33 minutes 05 seconds West 1417.00 feet to a point on the east right of way of Maumelle Boulevard (Arkansas State Highway 100); thence continue along said Maumelle Boulevard right of way along a curve to the right having a radius of 853.47 feet and having a chord bearing and distance of North 23 degrees 33 minutes 59 seconds West 758.93 feet; thence North 02 degrees 47 minutes 59 seconds East 386.31 feet; thence along a curve to the left having a radius of 1532.45 feet having a chord bearing and distance of North 03 degrees 44 minutes 14 seconds West 345.80 feet; thence continue along said Orleans Drive right of way North 75 degrees 04 minutes 15 seconds East 136.18 feet; thence North 66 degrees 32 minutes 06 seconds East 100.00 feet; thence along a curve to the right having a radius of 890.88 feet and a chord bearing and distance of North 79 degrees 35 minutes 20 seconds East 112.91 feet; thence bearing said Orleans Drive right of way line South 09 degrees 18 minutes 56 seconds East 108.09 feet to the point of beginning

- GENERAL NOTES:**
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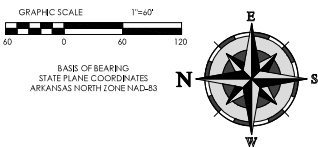
**FLOOD STATEMENT:**  
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 0519C03090, DATED JULY 6, 2015, INDICATES THAT NO PORTION OF THIS PROPERTY LIES WITHIN THE AREAS OF 100-YEAR FLOODING.

**CERTIFICATE OF SURVEYING ACCURACY**  
I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THE PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, TYPE AND MATERIAL ARE CORRECTLY SHOWN.  
DATE 1/14/26  
J. ERIC HOLLOWAY  
PROFESSIONAL SURVEYOR NO. 1803, AR

**CERTIFICATE OF ENGINEERING ACCURACY**  
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DATE 1/14/26  
J. ERIC HOLLOWAY  
PROFESSIONAL ENGINEER  
AR NO. 18895

**CERTIFICATE OF OWNER**  
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.  
DATE \_\_\_\_\_  
CYPRESS BAY DEVELOPMENT, LLC  
1 COUNTRY CLUB CIRCLE  
MAUMELLE, AR 72113  
INSTRUMENT NO. 2011042753

**CERTIFICATE OF FINAL PLAT APPROVAL**  
PURSUANT TO THE MAUMELLE SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THE DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.  
DATE \_\_\_\_\_  
SCOTT GRUMMER  
DIRECTOR OF PLANNING & PERMITS



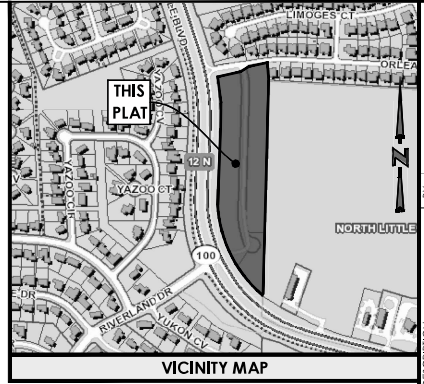
CORNERS			
POINT #	DESCRIPTION	NORTHING	EASTING
1	CAUC	185526.29	1192352.55
2	1/2" REBAR	187929.68	1192212.28
3	2"X12" PINE 1" NAIL	186256.29	1191628.48
4	2"X12" PINE 1" NAIL	187951.14	1191927.92
5	CAUC	185339.20	1191964.78
6	CAUC	185372.74	1192050.57
7	CAUC	185412.56	1192120.30
8	1/2" REBAR	186432.96	1192335.16

ACREAGE PER 40	
NE 1/4, SE 1/4, SECTION 04	9.303 ACRES
SE 1/4, SE 1/4, SECTION 04	0.119 ACRES
TOTAL	9.422 ACRES

**CERTIFICATE OF RECORDING**

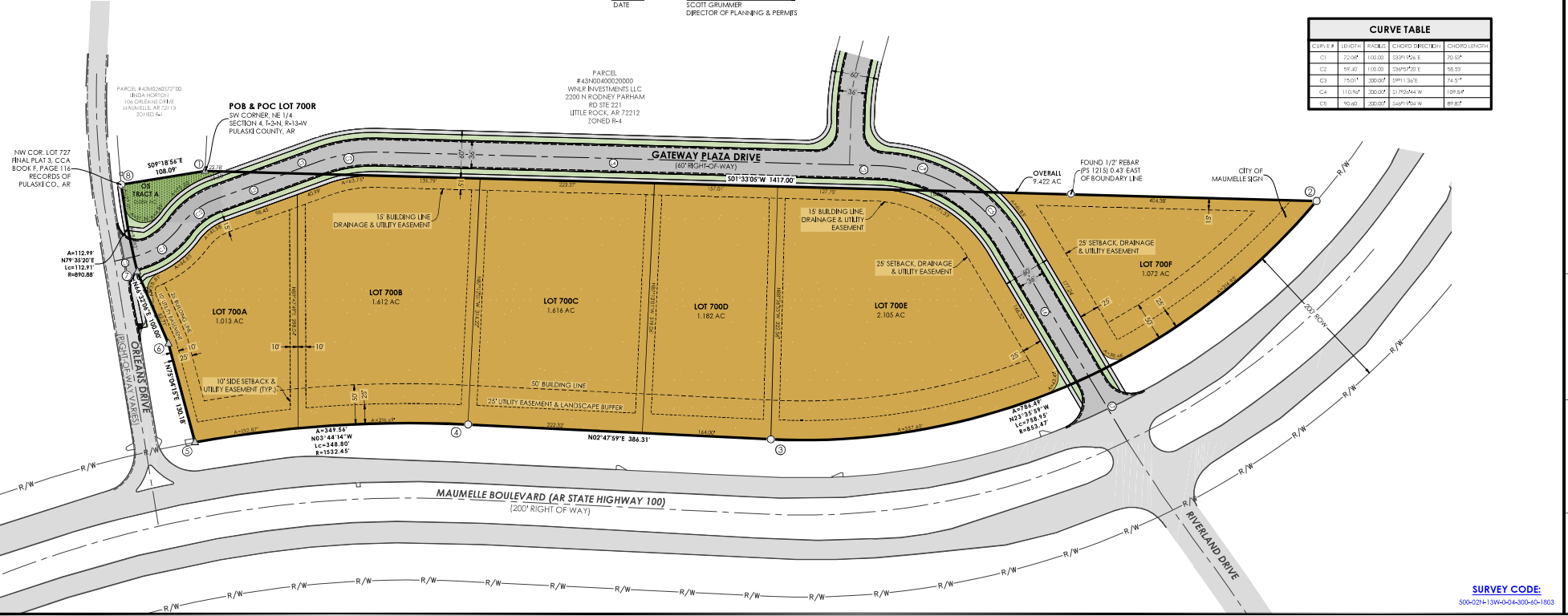
SIGNED: J. ERIC HOLLOWAY  
PULASKI COUNTY CLERK

LINE TABLE		
LINE #	LENGTH	DIRECTION
11	24.95	S 21° 07' 50" E
12	85.80	S 1° 05' 00" E
13	25.95	S 1° 05' 00" E
14	40.00	S 1° 05' 00" E
15	36.80	S 1° 05' 00" E
16	158.75	S 89° 14' 00" W
17	55.92	S 89° 14' 00" W



**PRELIMINARY PLAT  
GATEWAY PLAZA ADDITION  
MAUMELLE, PULASKI COUNTY, ARKANSAS  
ZONED COMMERCIAL PCD  
1/14/26**

CURVE TABLE			
CURVE #	BEARING	ANGLE	CHORD LENGTH
C1	72° 08'	110.00'	S 89° 14' 00" W
C2	59° 40'	100.00'	S 89° 14' 00" W
C3	75° 01'	200.00'	S 89° 14' 00" W
C4	116° 02'	200.00'	S 89° 14' 00" W
C5	70° 40'	200.00'	S 89° 14' 00" W



**GATEWAY PLAZA ADDITION**  
MAUMELLE, PULASKI CO, ARKANSAS  
FOR: CYPRESS BAY DEVELOPMENT LLC

**PRELIMINARY PLAT**

DATE OF SURVEY: 1/14/26

STATE OF ARKANSAS  
PULASKI COUNTY  
CLERK  
#1879

JOB NO.: 2025-062  
DATE: 1/14/26  
SHEET NUMBER:

**SURVEY CODE:**  
500-0204-13W-0-04-300-40-1803

**C0.02**



U:\2023\2025-062 CCA\15 Restaurants\Drawings\Sheets\C7.00 LANDSCAPE.dwg