



## MEETING NOTICE

July 23, 2026

THE CITY BEAUTIFUL COMMISSION WILL HOLD ITS NEXT REGULARLY SCHEDULED MEETING AT 4:00 P.M., ON **THURSDAY, July 23, 2026**, AT LITTLE ROCK CITY HALL, 2<sup>ND</sup> FLOOR, BOARD OF DIRECTORS CHAMBERS, 500 WEST MARKHAM STREET

### AGENDA:

CALL TO ORDER:

STEVE HOMEYER

ROLL CALL:

STAFF

APPROVAL OF THE MINUTES:

June 25, 2026

### VARIANCE REQUEST:

- 14 Otter Creek Court

STAFF

### TREASURER'S REPORT:

- EXPENSES REPORT

ADAM WIERCIAK

### COMMITTEE REPORT UPDATES:

- PUBLIC RELATIONS

DAX CHANCE

- KLRB (UPDATE)

MALLORY MOUNCE

- LANDSCAPE AWARDS

STEVE HOMEYER

- EYE OF THE BEHOLDER

ADAM WIERCIAK

- T.R.E.E. FUND

DAX CHANCE

- Wildflower Planting Program

ROBERT WINCHESTER

### NEW BUSINESS:

### ANNOUNCEMENTS:

- NEXT MEETING – August 27, 2026

### ADJOURNMENT:

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File No.: Z-10316

Owners: Sanscript Enterprises LLC/Doris Smith

Applicant: Vernon Huiett (Agent)

Address: 14 Otter Creek Court

Legal Description: Lot 4, Otter Creek Business Park, Otter Creek Community, Little Rock, Arkansas

Zoned: C-1

Present Use: Vacant

Proposed Use: Parking Lot

Variance(s) Requested: A variance from the regulations of Section 36-510 to allow the construction of a new parking area without interior landscaping or portion of the perimeter screening in a C-1 district

Justification: The applicant's justification letter was submitted with the application.

#### STAFF REPORT

- A. Planning and Development Civil Engineering Comments:  
No Comment
- B. Buffering and Landscape Comments:  
No Comments
- C. Building Codes Comments:  
No Comments.
- D. Staff Analysis:

The property located at 14 Otter Creek Court is within a predominately C-1 zoned neighborhood, within the Otter Creek Business park subdivision. The survey indicates the lot has a width of 319 feet and a depth of 110 feet and is currently vacant.

The applicant is proposing to construct a new 4,098 square foot laundromat on the west side of the property with an adjoining twenty-six (26) space parking lot.

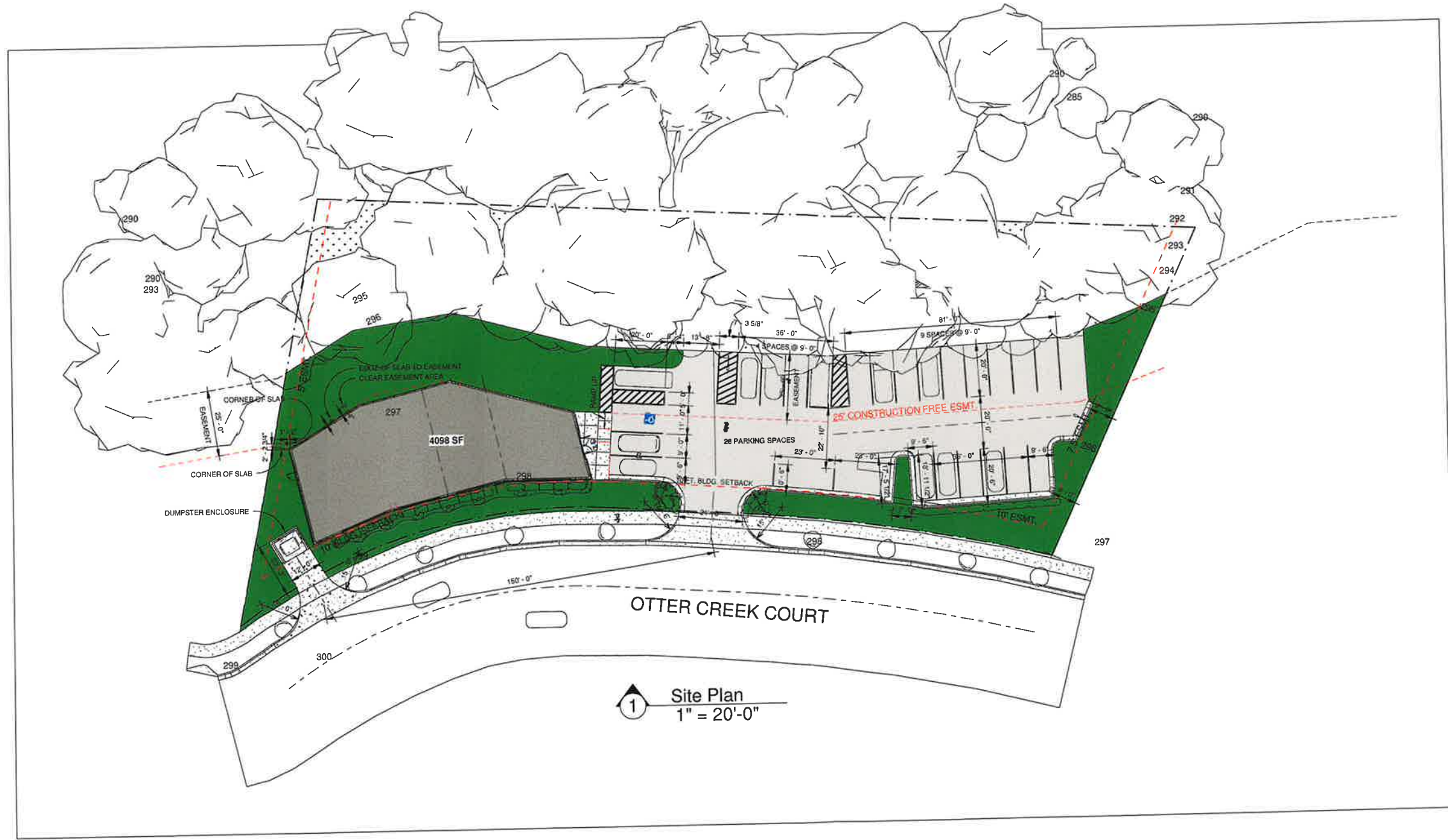
The site plan indicates that the lot is bordered along the north perimeter by Callagahan Creek and floodway. The Callagahan Creek flooding is shown to extend into the property rendering greater than 40% of the lot unusable for placement of a structure. This flooding designation also requires that an unhindered fire access way be provided along its perimeter.

Section 15-97(a) states: *Interior landscape areas shall comprise at least eight (8) percent of any vehicular use area containing twelve (12) or more parking spaces.* Therefore, the applicant is requesting to allow the omission of the required interior parking area landscape and move the required plantings to the perimeter of the property.

Staff is supportive of the requested variance. Staff views the requests as reasonable. Staff believes that due to the extremely limited useable area of the lot that a genuine hardship exists so as to allow the property to have a viable use.

E. Staff Recommendation:

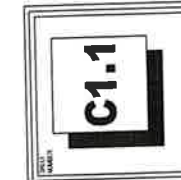
Staff recommends approval of the request to allow the omission of the required interior parking area landscape and to move the required plantings to the perimeter of the property.



**WOODS**  
GROUP ♦ ARCHITECTS, INC.  
ARCHITECTURE ♦ PLANNING ♦ INTERIOR DESIGN  
1401 BISHOP ST., LITTLE ROCK, ARKANSAS 72206 (501) 372-2230

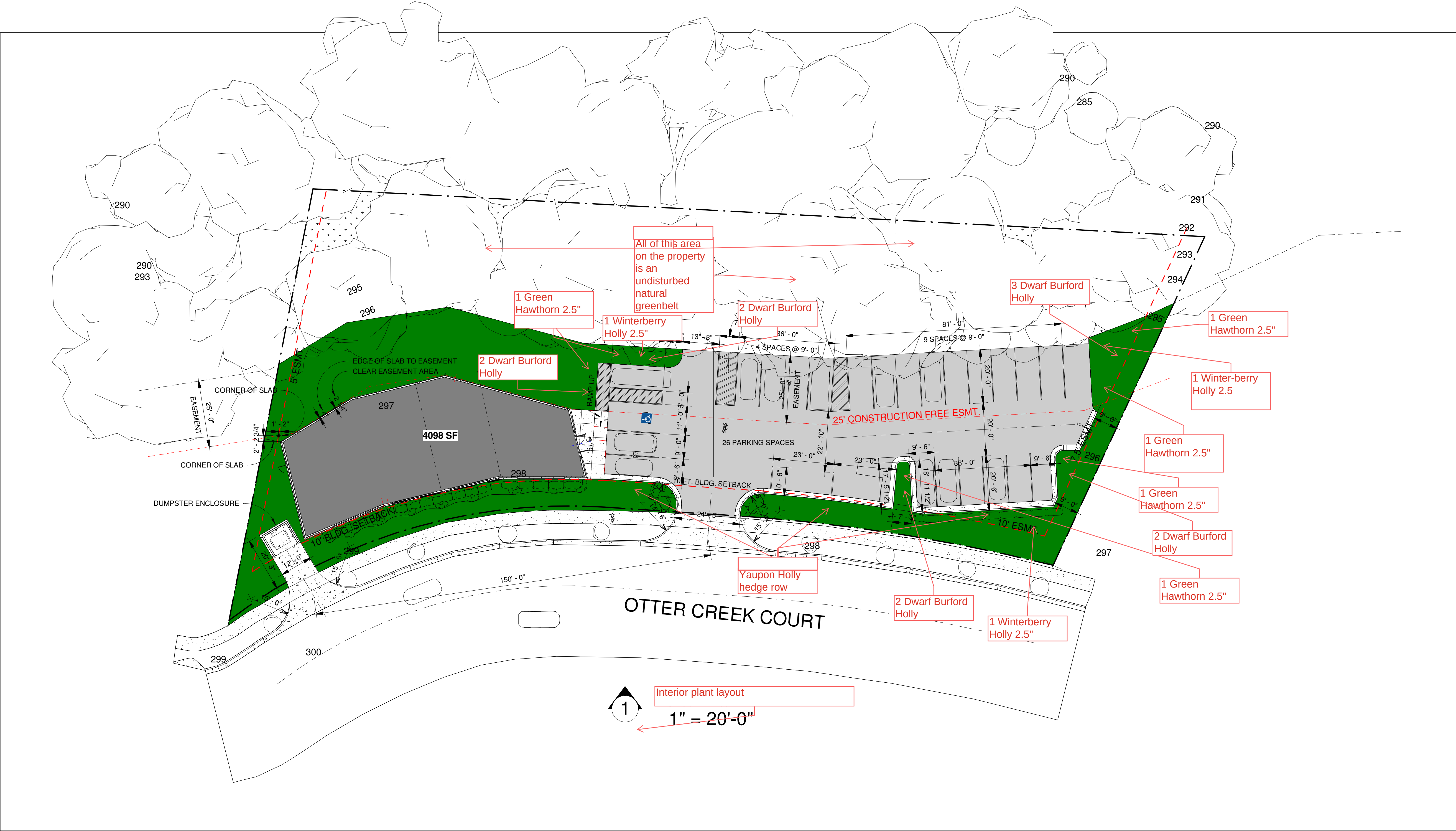
PROJECT: Sandscript Enterprises, LLC  
**MODERN LAUNDRY SYSTEMS**  
ARCH. SITE PLAN

|           |         |
|-----------|---------|
| DATE      | 4/10/26 |
| REVISIONS | 5/12/26 |
| REVISIONS |         |
| JOB NO.   | 466-26  |





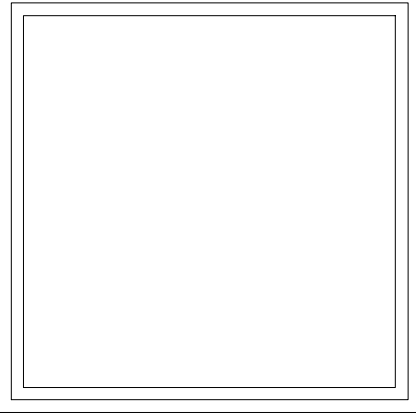




PROPOSED LANDSCAPE PLAN FOR 14 OTTER CREEK CT



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|                 |                                      |                        |                             |
|-----------------|--------------------------------------|------------------------|-----------------------------|
| SHEET<br>NUMBER | PROJECT: Sandscript Enterprises, LLC |                        |                             |
|                 | MODERN LAUNDRY SYSTEMS               |                        |                             |
|                 | ARCH. SITE PLAN                      |                        |                             |
|                 | SHEET TITLE:                         |                        |                             |
| DATE:           | 4/10/26                              | PROJECT:               | Sandscript Enterprises, LLC |
| REVISIONS:      | 5/12/26                              | MODERN LAUNDRY SYSTEMS |                             |
| REVISIONS:      |                                      | ARCH. SITE PLAN        |                             |
| JOB NO.:        | 466-26                               | SHEET TITLE:           |                             |

