



CITY OF WHITE HALL

BOARD OF ZONING ADJUSTMENT & PLANNING COMMISSION/ MEETING

**6:15 p.m.
Monday, January 12th, 2026
101 Parkway
White Hall, AR 71602**



Agenda Topics

Board of Zoning Adjustment - NONE

Planning Commission

A. Call to Order

**B. Minutes of April 14th, 2025
Minutes of June 9th, 2025**

C. New Business

1. Conditional Use request by L & L Lively Investments, LLC. To develop a Residential Planned Unit Development on Shepherd Drive. The development will include duplexes, single family homes and multifamily townhouses. The property is zoned R-2, Residential.

D. Other Business: None

ADJOURN

**RECOMMENDATION
TO THE
WHITE HALL PLANNING COMMISSION**

SUBJECT: Conditional Use request by L & L Lively Investments, LLC. to develop a Residential Planned Unit Development on Shepherd and Veneer Drives. The development will include duplexes, single family homes and multifamily townhouses. The property is zoned R-2, Residential.

APPLICANT: L & L Lively Investments, LLC

ZONING AND LAND USE: R-2, Residential, Single-Family and Two-family

| ZONING | North | R-2, Residential, Single & Duplex | LAND USE: | North: | Duplex & SF Residential |
|--------|-------|-----------------------------------|-----------|--------|----------------------------|
| | South | R-2, Residential, Single & Duplex | | South | SF Residence - Undeveloped |
| | East: | R-1, Residential, Single family | | East: | Single family |
| | West: | R-1, Residential, Single family | | West: | Vacant - Undeveloped |

REVIEW

The intent of requiring Conditional Use approval is to allow conceptual design approval by the Commission prior to engineered development and to accommodate creative, innovative and flexible residential development which are in the best interest of the city.

The applicant proposes the development of a planned residential community on property zoned R-2 (Residential). The development is designed to function as an integrated residential neighborhood and is intended to emulate the general character and layout of a larger scale development in North Little Rock, but at a smaller scale appropriate to White Hall. The proposed PUD includes a mix of residential housing types arranged under a unified site plan, internal circulation system, and coordinated architectural and landscaping features.

The planned development consists of the following residential components:

13 duplex buildings (26 dwelling units)

14 single-family detached homes

One (1) multifamily building containing 18 dwelling units

This equals a total of 58 dwelling units with a mix of housing types to provide a range of living options while maintaining a cohesive neighborhood design.

The proposed site plan reflects a planned development approach rather than a typical subdivision layout allowing minimal lot size that promotes a neighborhood scale appearance and reduces visual dominance of parking areas. Use of architectural consistency across housing types are proposed to reinforce a unified development theme.

The surrounding area is characterized primarily by single-family and duplex residential uses. The proposed development's scale, building orientation, and residential character are designed to be compatible with nearby neighborhoods. The inclusion of multiple housing types is not expected to adversely impact adjacent properties, provided that appropriate buffering, setbacks, and landscaping are incorporated where the development abuts existing residential uses.

The intent is to provide gated access with internal circulation to minimize conflicts and provide adequate security for residents as well as meet city fire code requirements. Utilities are anticipated to be available to serve the development and are subject to review under the Subdivision platting requirements.

The planned development concept includes a common open space area intended for resident use. These areas contribute to the overall quality of the development and support the goal of creating a neighborhood-oriented environment similar in concept to development in larger urban areas. Landscaping, screening, and signage will be reviewed to ensure consistency with City standards and compatibility with surrounding properties.

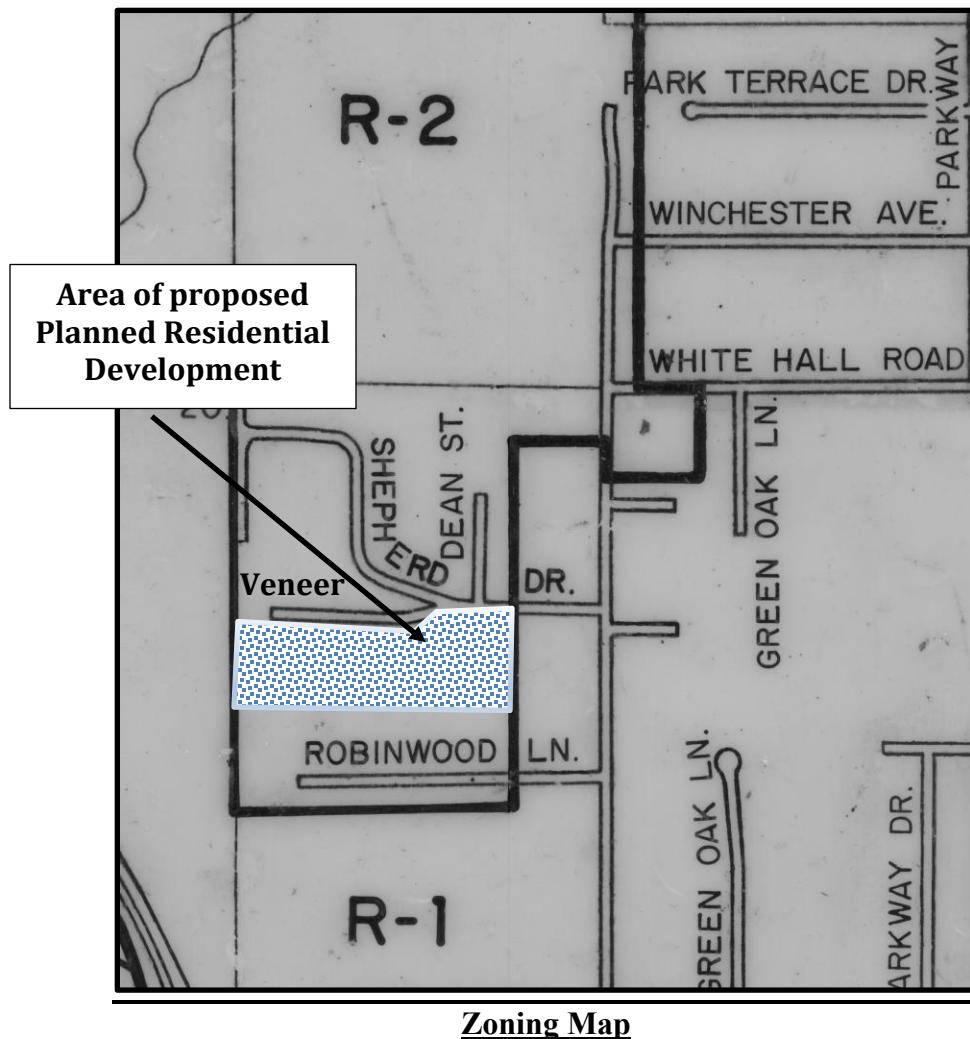
Staff finds that the proposed PUD provides a well-integrated mix of residential housing types, utilizes a coordinated design consistent with planned residential developments, is compatible with the intent of the R-2 zone and reflects a model successfully implemented elsewhere in the state at an appropriate scale for White Hall. Outstanding technical issues related to drainage, traffic circulation and/or utilities will be addressed during Preliminary Subdivision plan approval.

RECOMMENDATION

Staff recommends **approval** of the Planned Residential Development, subject to the following conditions:

1. Substantial compliance with the submitted site plan and development narrative.

2. Compliance with all applicable City of White Hall development standards.
3. Review and approval of final engineering, drainage, and utility plans prior to construction.
4. Installation of required landscaping, buffering, and screening as shown on the final approved plans.



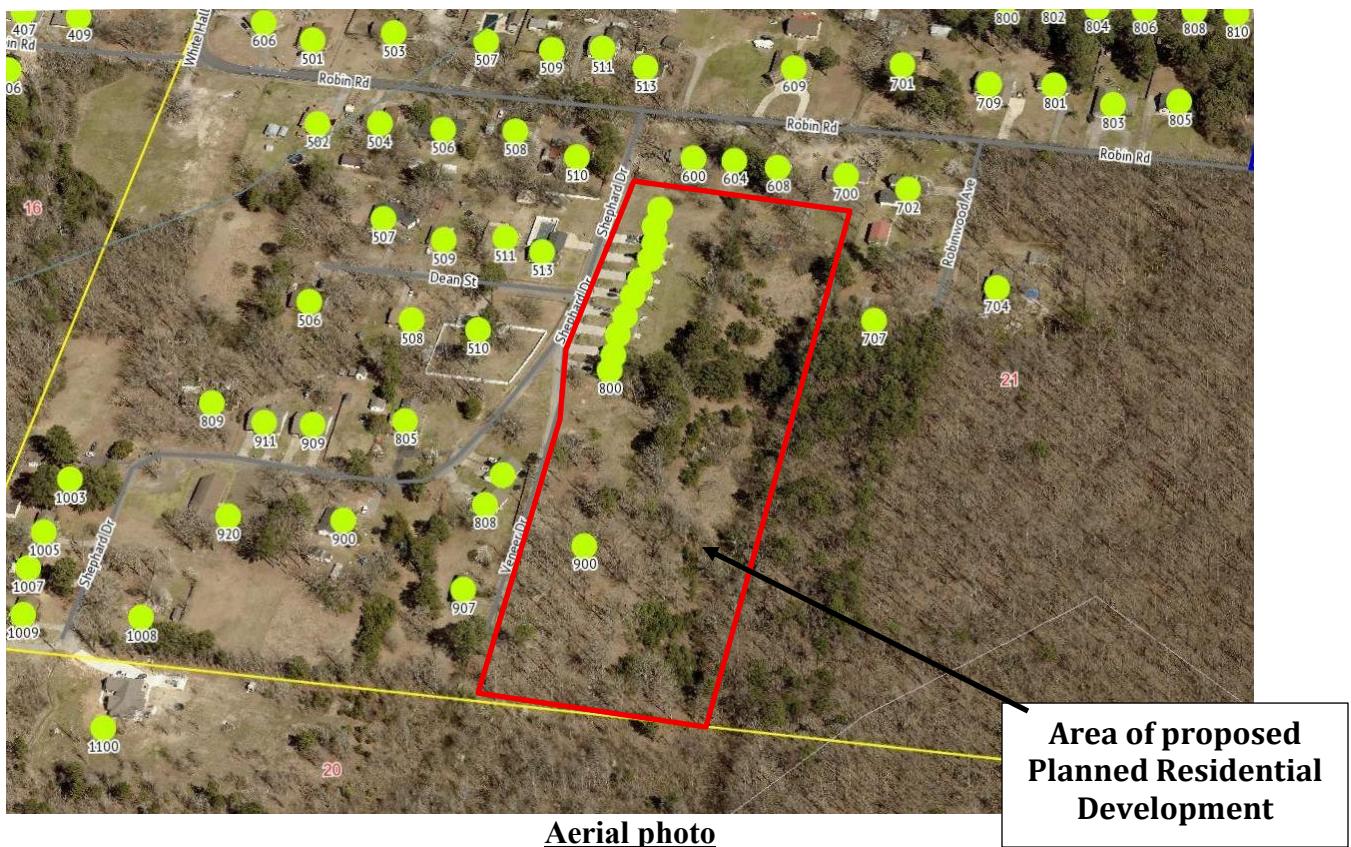
Zoning Map



Ownership map

Conditional Use

AGENDA ITEM #1
SHEPHERD ROAD
JANUARY 12TH, 2026



Aerial photo

Area of proposed
Planned Residential
Development

Surrounding area photos



Entrance to Shepherd off Robin



Robin Street near Shepherd – development west and behind



Robin Street near Shepherd - development west and behind



Robin St - development west and behind



Robinwood property – south adjoining development



Robinwood property – south adjoining development



Shepherd at Dean St



Dean Street at Shepherd





West on Shepherd



Veneer St west off Shepherd



West down Shepherd – toward Lively existing duplexes

9810 Dollarway Rd Suite #105
White Hall, AR 71602



P.O. Box 20446
White Hall, AR 71612

December 8, 2025

City of White Hall, Planning Commission

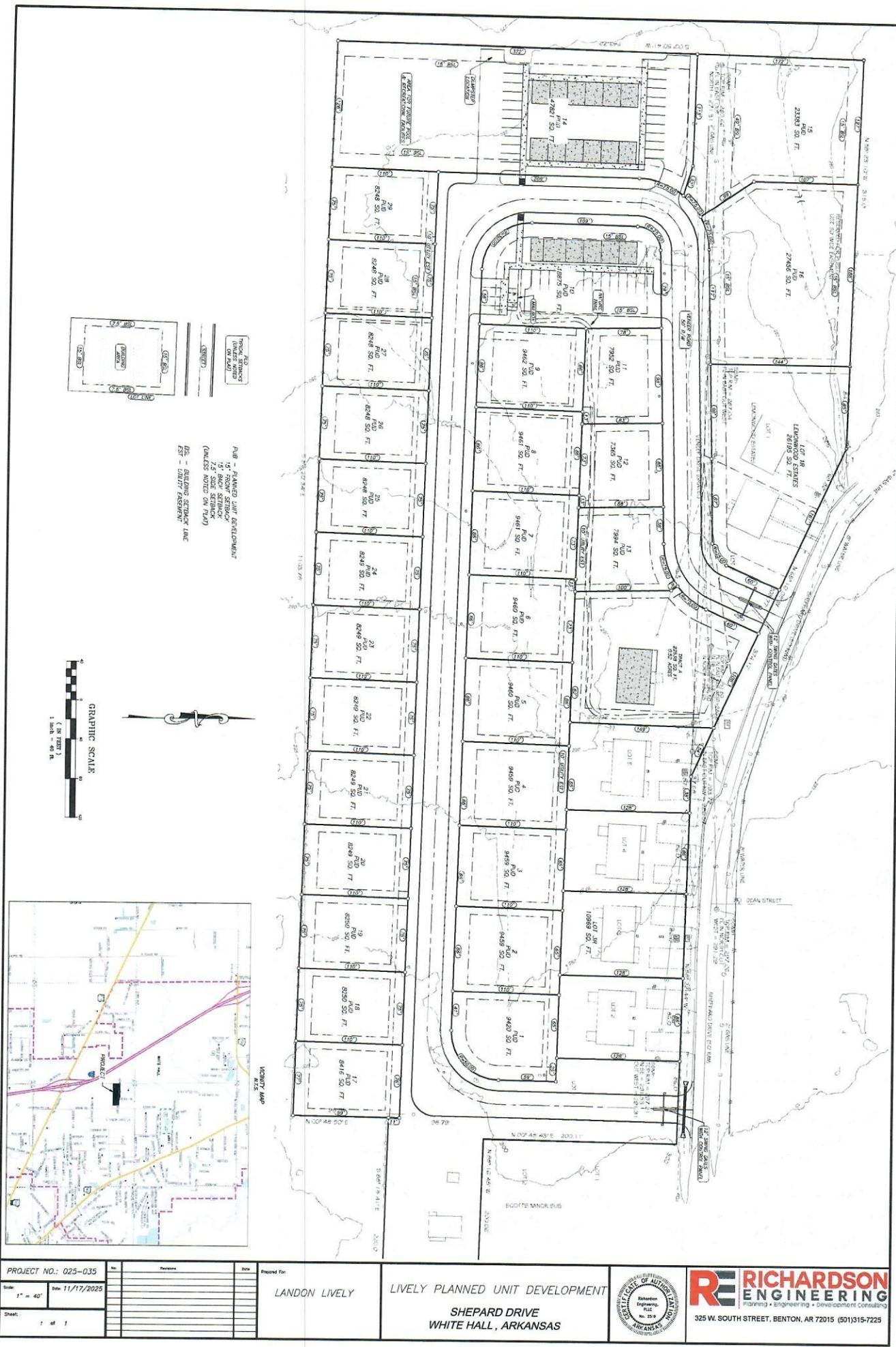
L & L Lively Investments, LLC is proposing to rezone the platted property on Shephard Drive from R-2 (Duplexes) to a PUD (Planned Unit Development). The development will include as follows:

- 13- Duplexes
- 14-Single Family Houses
- 18- Units of Multifamily Townhouses.

It will be a gated community to restrict access and allow privacy for the residents. There will also be a designated area for future Pool and Recreation facility.



L & L Investments, LLC
Landon Lively



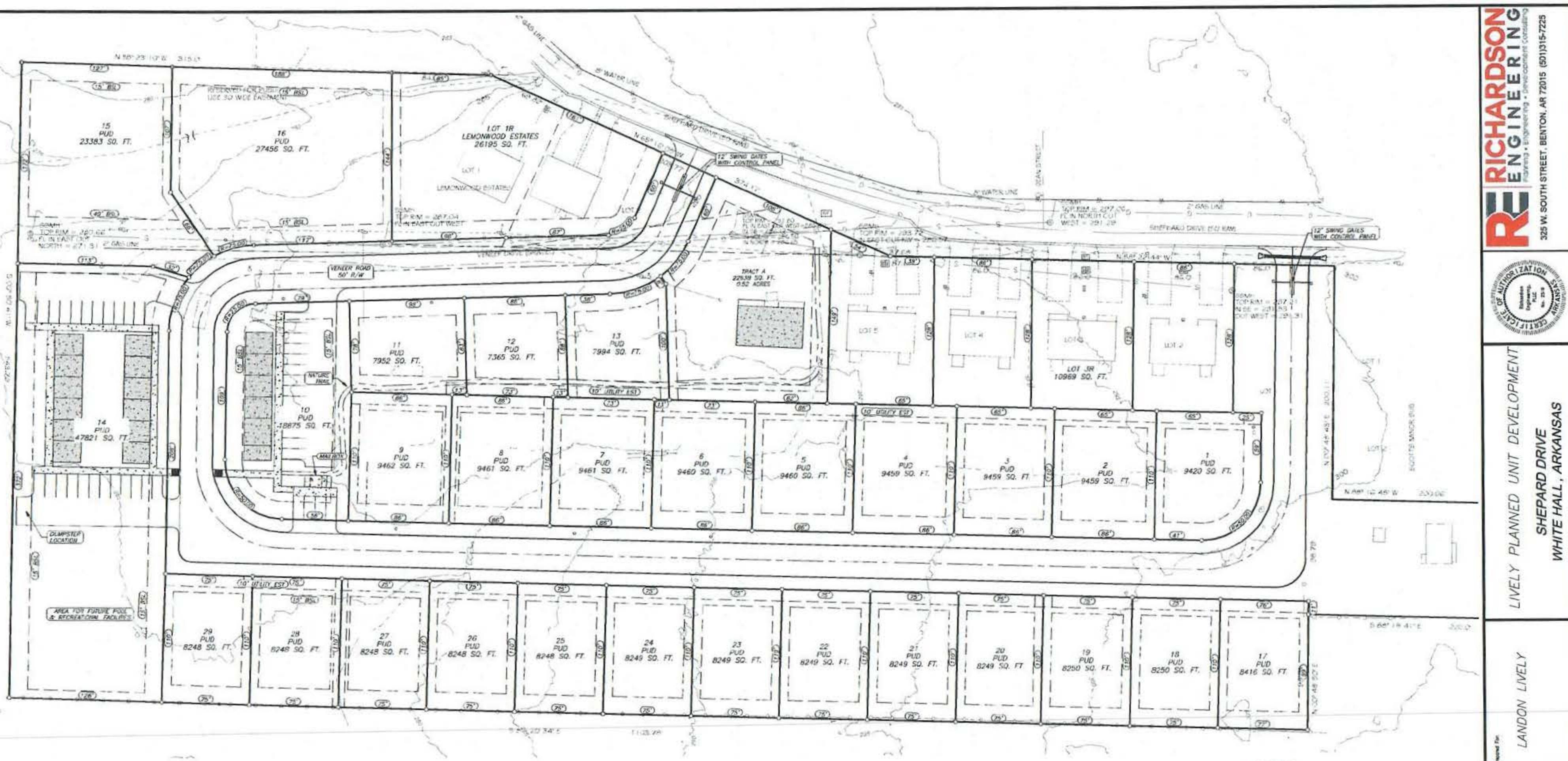
| | | | | |
|----------------------|----------|------------------|-----------|------|
| PROJECT NO.: 025-035 | | No. | Revisions | Date |
| Scale: | 1" = 40' | Date: 11/17/2025 | | |
| Sheet: 1 of 1 | | | | |

LANDON LIVELY

LIVELY PLANNED UNIT DEVELOPMENT
SHEPARD DRIVE
WHITE HALL, ARKANSAS

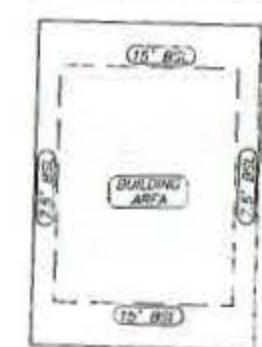


The logo for Richardson Engineering. It features a stylized 'R' icon composed of three horizontal bars of increasing length from left to right. To the right of the icon, the word 'RICHARDSON' is written in a bold, sans-serif font, with 'RICHARDSON' in a larger size than 'ENGINEERING'. Below 'RICHARDSON', the words 'Planning • Engineering • Development Consulting' are written in a smaller, all-caps, sans-serif font. At the bottom of the logo, the address '325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225' is printed in a small, all-caps, sans-serif font.



PUB - PLANNED UNIT DEVELOPMENT
15' FRONT SETBACK
15' BACK SETBACK
7.5' SIDE SETBACK
(UNLESS NOTED ON PLAT)

BSL - BUILDING SETBACK LINE
EST - UTILITY EASEMENT



| PROJECT NO.: 025-035 | | Prepared for | LANI |
|----------------------|-----------------|--------------|------|
| Exterior | Interior | Comments | None |
| $f'' = 40'$ | Date 11/17/2025 | | |
| Sheet: | 1 of 1 | | |