



# **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 9<sup>th</sup>, 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**

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**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.

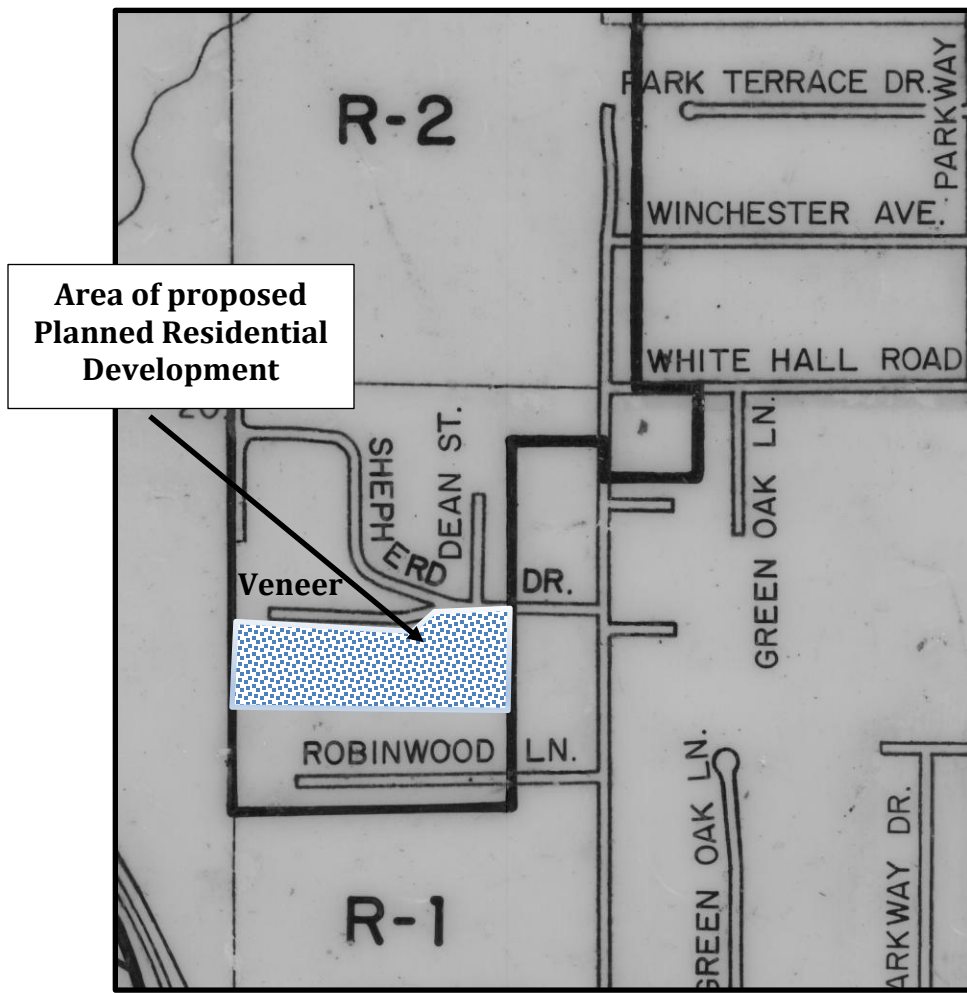
Staff finds that the proposed PUD provides a well-integrated mix of residential housing types, utilizes a coordinated design consistent with planned residential developments, is compatible with the intent of the R-2 zone and reflects a model successfully implemented elsewhere in the state at an appropriate 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





Area of proposed  
Planned Residential  
Development

Aerial photo

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

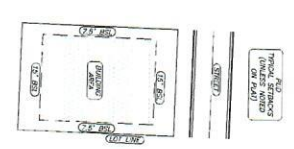
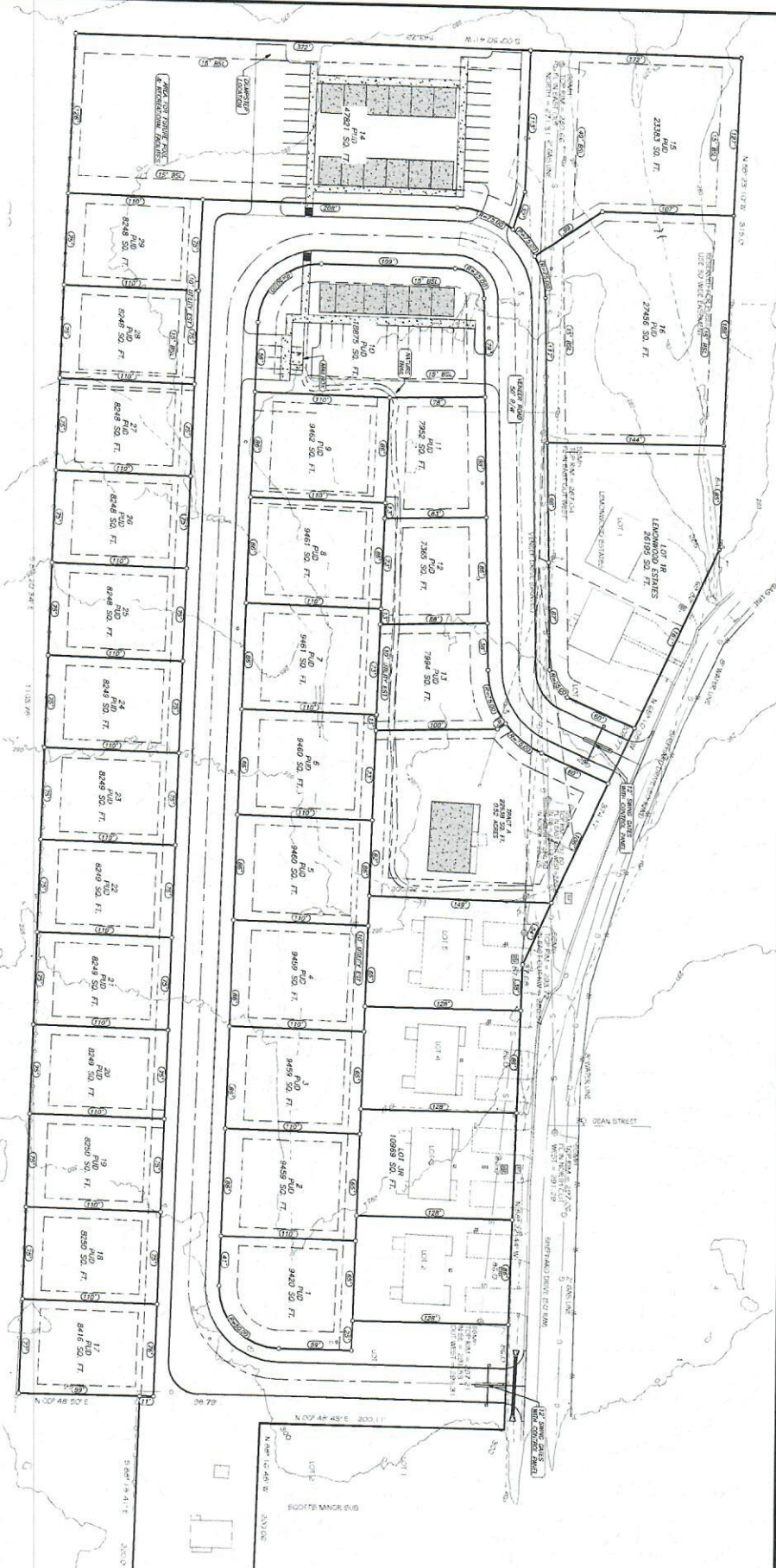
L & L Lively Investments, LLC is proposing to rezone the platted property on Shephard Drive from R-2 (Duplexes) to a PUD (Planned Unit Development). The development will include as follows:

- 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

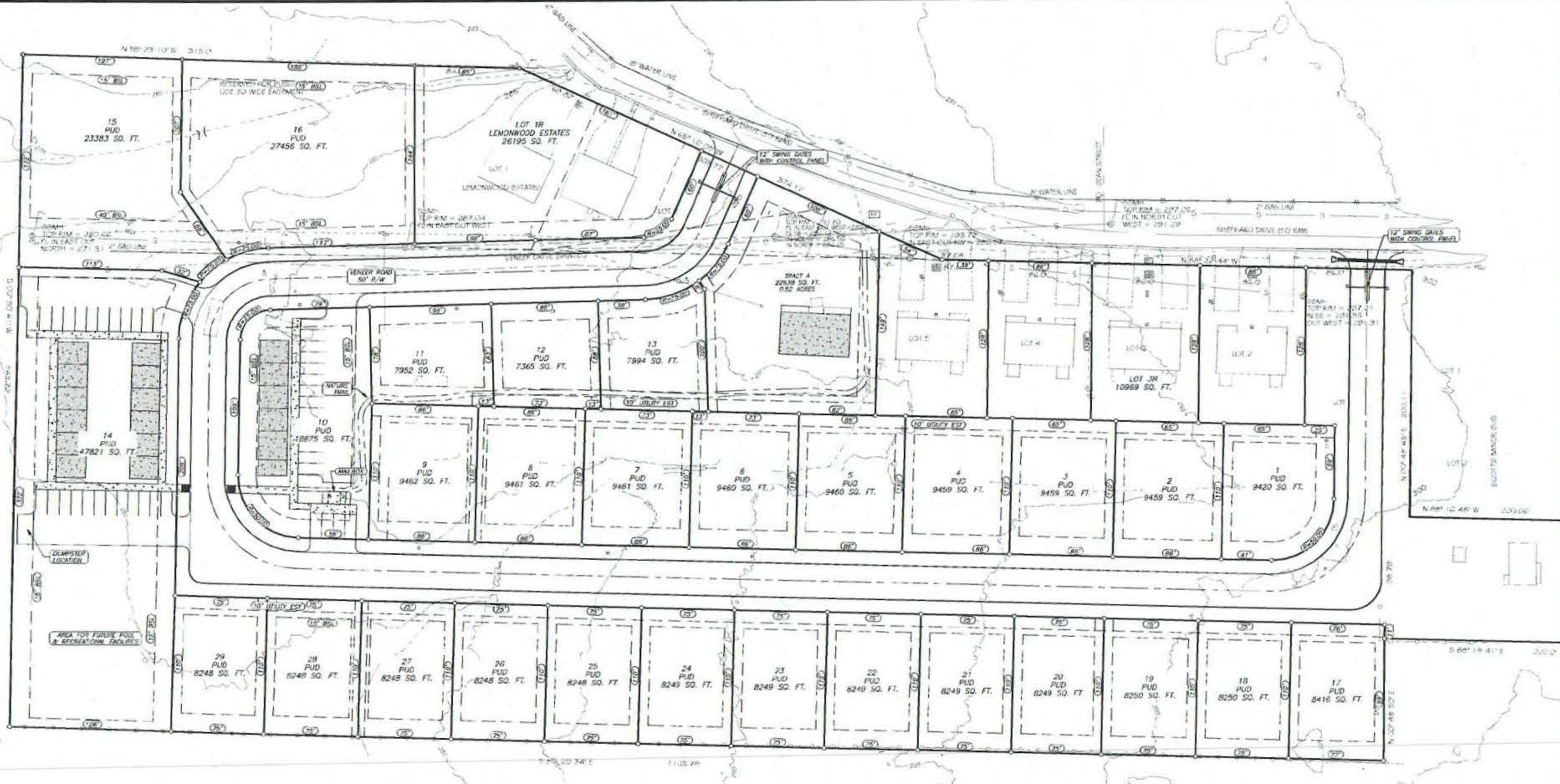


P.A.B. - PLANNED UNIT DEVELOPMENT  
 1.5' BACK SETBACK  
 7.5' SIDE SETBACK  
 (UNLESS NOTED ON PLAN)  
 D.S. - BUILDING SETBACK LINE  
 E.S. - UTILITY EASEMENT



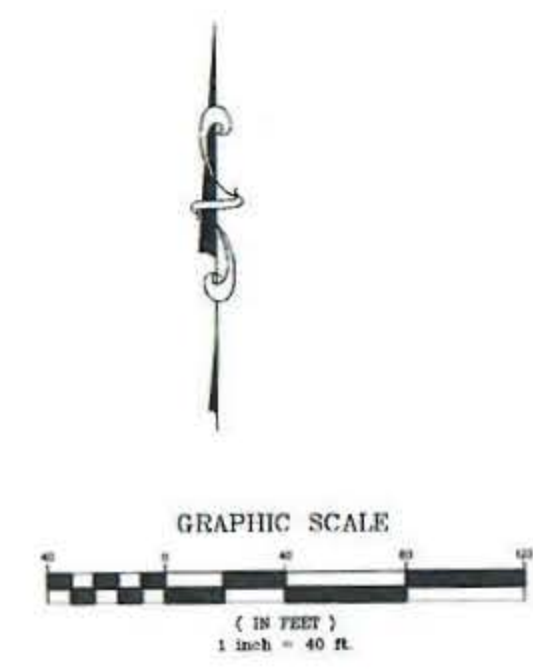
PROJECT NO.: 025-035		Date: 11/17/2025		Scale: 1" = 40'	
Sheet: 1 of 1		Revisions:		Prepared For: LONDON LIVELY	
				LIVELY PLANNED UNIT DEVELOPMENT	
				SHEPARD DRIVE	
				WHITE HALL, ARKANSAS	
				325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225	





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

BSL - BUILDING SETBACK LINE  
 EST - UTILITY EASEMENT



**RICHARDSON**  
ENGINEERING

325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

PROJECT NO.: 025-035

Date: 11/17/2025

Scale: 1" = 40'

Sheet: 1 of 1

LIVELY PLANNED UNIT DEVELOPMENT

SHEPARD DRIVE

WHITE HALL, ARKANSAS

LONDON LIVELY