

NLR Planning Commission - UPDATED
October 13, 2020
Agenda Meeting / Public Hearing 4:00 PM

Agenda Meeting: ▪ Roll Call

Administrative: ▪ Items #13, #14, #15 postponed, items #1 and #2 withdrawn

Approval of Minutes: ▪ September 8, 2020 meeting

Planning Commission Items:

1. (Withdrawn) Rezone #2020-16 To rezone from R4 to C4 on the eastern portion of the lot and Conservation on the western portion of the lot to allow for a mini-storage facility with conservation space at 3000 N. Hills Blvd.
2. (Withdrawn) SD2020-43 The Pointe at North Hills, Lots 1R & 2 (Replat & SPR of mini storage facility at 3000 N. Hills Blvd)
3. Public Hearing #2020-22 To amend the NLR Master Street Plan
4. Conditional Use #2020-13 To allow a car wash in a C3 zone at 4315 McCain Blvd.
5. SD2020-45 Tom Salmon Subdivision, Lot 1 (SPR for a car wash at 4315 McCain Blvd.
6. SD2020-42 Collins Industrial Park, Lot 12RRR & 16RR (Replat & SPR of a building addition to Westrock Coffee at 30 Collins Industrial Pl)
7. SD2020-50 Collins Industrial Park, Lot 16RR (SPR of a new building for Westrock Coffee at 38 Collins Industrial Pl.)
8. SD2020-47 Denton Road Addition, Block 1, Lots 2-12 (Preliminary Plat & SPR of duplexes on Denton Rd.)
9. SD2020-48 Park Hill Addition, Lot A-2 (Replat of a residential lot at 410 W. A Ave to move an easement)
10. SD2020-49 Koppers Addition, Lot 2 (Preliminary Plat & SPR of a tie treatment facility located at 2201 Edmonds St.)
11. Rezone #2020-15 To amend the Land Use Plan from Single Family to Quiet Business and to rezone property from R4 to C1 to allow for house to be converted to office and classroom space at 608 N. Vine St.
12. Conditional Use #2020-14 To allow a bio-hazardous storage and clean up business at 10 Collins Industrial Pl.
13. (Postponed) Special Use #2020-8 To allow a daycare in R2 at 5301 Summertree Dr.
14. (Postponed) Conditional Use #2020-12 To allow a parking lot in a C6 zone at 901 Maple St.
15. (Postponed) SD2020-38 Baring Cross Subdivision, Block 1, Lot 18 (SPR for a quadplex at 1306 Parker St.)

Public Comment / Adjournment:

NLR PLANNING COMMISSION MEETING PROCEDURES

Public Hearings: The regularly scheduled meeting is held on the second Tuesday of each month at 4:00 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

Voting: There are 9 Commissioners. A quorum consists of 6 members. "Robert's Rules of Order" apply unless the Commission has outlined alternative procedures. According to the current by-laws, all business must be approved by a minimum of 5 votes. A simple majority of those members present does not necessarily approve a motion.

1. No person shall address the Planning Commission without first being recognized by the Chair.
2. All questions and remarks shall be made from the podium and addressed through the Chair.
3. After being recognized, each person shall state their name and address for the record.
4. When a group of citizens is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.
5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.
6. Individual (not representing a citizen group) presentations shall be limited to 3 minutes.
7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
10. Anyone wishing to submit exhibits for the record shall provide the clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.
11. Anyone wishing to read a statement into the record shall provide the secretary with a written copy of the statement.

North Little Rock Planning Commission
Regular Meeting
September 8, 2020

Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:00 PM in the Council Chambers, City Hall.

Members Present In-person:

White, Vice Chairman
Chambers
Wallace
Foster

Members Present via Phone / Zoom:

Belasco
Dietz
Banks
Phillips

Member Absent

Clifton – was in the room as an applicant, but did not participate as a Commissioner

Staff Present:

Shawn Spencer, Director
Tim Reavis, Assistant Planning Director
Amy Fields, City Attorney
Elaine Lee, Assistant City Attorney
Dustin Free, Fire Marshal's Office

Approval of Minutes:

Motion was made and seconded to approve the August meeting minutes. The minutes were approved with (8) affirmative votes.

Administrative:

Vice Chairman White gave instructions and direction on how the meeting was to proceed due to the high attendance and social distancing restrictions.

Planning Commission Items:

1. Rezone #2020-13 To rezone property from R4 to C2 to allow for a convenience store with fuel pumps located at the northwest corner of N. Hills Blvd & Waterside Dr.

The applicant, Norman Clifton, was present. He asked to reserve his comments until after others had spoken. Chairman White granted the request.

Mark Abernathy, lives between lake #1 and lake #2, spoke against the request due to environmental reasons and potential gasoline spills. Mr. Abernathy brought a folder with information for distribution to the Commissioners.

Tommy Bond, engineer, worked with Lakewood Property Owners association. Discussed the integrity of the dam. Said there was seepage on one side of the dam. Mr. Chambers asked if Mr. Bond could give the dam a grade what it would be. Mr. Bond said "C". He said the dam was built in the 30s and about a million dollars was spent about a year ago to reinforce it. Mr. Foster said he found it hard to believe that it was only a C.

Evan Blake, 4500 Lakewood Dr. Executive Director of Lakewood Property owners associated. Spoke against the rezoning. He said he sunk down to his neck in the mud from the lake. Said improvements to the plume have been done recently to prevent against flood. Said if dam fails it might take the gas tanks with it. Tanks might end up in the Arkansas River. Cleanup costs would be high.

David Hoister, 3 Bel Aire, says Plantopia is an asset to the Community. He doesn't support the rezone for a gas station. Says the Land Use Plan doesn't support this proposal. He is concerned about the sound and light pollution the development would be detrimental to the neighborhood.

Michael, Waterside Dr. resident, he said that he wouldn't be able to get a FHA refinance loan if a gas tank of 1000 gallons or above is within 300 feet of his property. He cited HUD.gov as his source.

Nile Watson, 2017 N. Poplar St, lives in Argenta. His family has lived in NLR for a long time. He opposes the rezoning request because it is environmental racism. He is concerned about damage to the environment in neighborhoods in the City. He believes that kids from the nearby school would walk to the convenience store and eat food that is bad for them, and that this would be a food swamp.

Barbara, 1432 Garland Ave, opposes the rezone due to traffic concerns. She states that it is difficult to turn left from Waterside Dr. and that the apartments have made it worse. A gas station would be worse. She states that if the project were to go forward, a traffic study should be done. Mr. Spencer stated that a traffic study would be done if necessary during Site Plan Review if required.

Jim Laidlaw, 3705 N. Hills Blvd, opposes the rezone due to environment and traffic reasons.

Dan Chatman, 3701 N. Hills Blvd, opposes the rezone due to environmental and family reasons. He cited the World Health Organization on unsafe Benzene levels. He is against the traffic increase a convenience stores. He cites an increase in crime that convenience stores bring. Mr. Foster asked about property values being decreased due to a convince stores, Mr. Foster asked if

his property gone up since the Exxon on McCain has been taken down. Mr. Chatman stated it has gone up. Mr. Foster was skeptical.

Mr. White asks that if the traffic on N. Hills gets too heavy, will it be expanded to 4 lanes all the way down. Mr. Spencer said he would need to check with the City Engineer.

Brenda Leger, 3715 Lakeview Rd. Pre-school teacher, opposes the rezone. Cited an article about property values – gas station is on the list. She is concerned that the environment will have a negative impact on the future residents of NLR.

Tiffany Nelson, 209 Goshen, opposes the rezone for environmental reasons, negative property values, it violates the Land Use Plan, an increase in crime. She cited FBI data on crime at gas stations. Mr. Foster suggested Ms. Nelson looked into a trust that could buy property to preserve open space.

Ron Walker, 1708 Waterside Dr. Is against the rezoning request for a gas station. Has traffic concerns going from Waterside Dr. onto N. Hills Blvd. He does not feel this use is compatible with the neighborhood.

Steve Giles, attorney, advises that the Commissioners to listen to the neighbors. Mr. Giles says that he has coached the residents on what to say during their presentation. He says that this will be a catalyst for future business on N. Hills Blvd. He believes a traffic study should be required.

William Hobes, Shore Point resident, opposes the rezone due to noise and light pollution reasons, traffic concerns, and changes to the character of the neighborhood.

Paul Alexander, 941 Skyline Dr., opposes the rezone due to environmental concerns. He is concerned that trees in the area will die. The petroleum run off from the underground tanks will cause problems.

Thomas Lights, 3119 N. Olive, opposes the rezone. He visits the lake to walk his dog. He doesn't think the proposed gas station would be good for the neighborhood. He agreed with the reasons others have said before him.

Lynn Abernathy, 3131 Lakeview, opposes the rezone. 20 year NLR resident. She is concerned about birds that live in the area will be harmed due to the proposed use. The vapors that will be released from the fuel pumps will cause harm. She opposes auto-centric uses in the area.

The applicant, Norman Clifton, stated that this development would meet any requirement from any governing organization. He asked that the application be considered based on its merits, not emotion. He stated that the City's Land Use Plan supports this type of development. Mr. Clifton said he purchased the property in 2014. Mr. Clifton stated that a portion of the dam was deeded to him, but he deeded it back to the Lakewood property owners association. He did this because there was a small amount of seepage from the dam. Mr. Clifton stated he was told the seepage would be corrected with improvements to the dam. Mr. Clifton discussed the drainage path of the storm water in the area. Mr. Clifton suggested the traffic study had resulted in the location for the current stop light for the apartments on N. Hills Blvd. He stated no building could be placed on the property without going through the Site Plan Review process. He stated that the gas tanks would have to meet 19 pages of index requirements on the EPA website. Mr. Clifton stated the tanks would have to be permitted and inspected by various agencies before they could be

operational. Mr. Clifton addressed concerns by suggesting that the country is an entrepreneurial country, and if he follows all laws, should be able to attempt to run his business here. Mr. Clifton restated that this proposal would meet the Land Use Plan. He inventoried surrounding uses around the property. Mr. Clifton stated that the last time this was considered was withdrawn before it got it front of the Commission. He asked the Commission to vote yes for the application.

An individual who did not identify himself said that the application does not conform to the Land Use Plan. He accused the applicant of largely ignoring the Land Use Plan, and only paying attention to a portion of it.

Mr. Chambers thanked the presenters for being civil.

Vice Chairman White called for a vote to close the public hearing.

Banks	Yes	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	absent (applicant)

Vice Chairman called for a vote on the application.

Banks	No	Dietz	No	Wallace	No
Belasco	No	Foster	No	White	No
Chambers	No	Phillips	No	Clifton	absent (applicant)

The application was recommended denial. 8 no, 1 absent (Mr. Clifton was applicant).

A. SD2020-37 WNLR Commercial Addition, Lot 4 (Preliminary Plat & SPR of a restaurant at 12311 Maumelle Blvd.

- 1. Engineering requirements before the plat will be signed:**
 - a. Option to pay the drainage in-lieu fee of \$5,000/acre instead of providing onsite detention.
- 2. 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.
 - b. Provide 70' front building setback line.
 - c. Provide 25' cross access easement on plat with abutting property.
 - d. Provide 10' utility easement along rear of property as shown.
 - e. Provide 25' utility easement along front property line as shown.
- 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. If applicable, Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.

- c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. 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.
 - g. If applicable, Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 4. Meet the requirements of the City Engineer, including:**
- a. If applicable, Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - b. If applicable, 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.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening. Label on drawing.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks along Maumelle Blvd previously waived for this subdivision.
 - b. Provide ½ of 200 ft ROW.
 - c. Meet the requirements of Access Management Plan.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (3) street trees 40' on center.
 - d. Provide parking lot shade trees at a ratio of 1 tree per 6 spaces.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.

- f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - h. Provide 6 foot front yard landscape strip between property line and paving.
 - i. Provide 4 foot side yard landscape strip between property line and paving.
 - j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
- 10. Meet the requirements of CAW, including:**
- a. All CAW 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.
 - c. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
 - d. Approval of plans by the Arkansas Department of Health Engineering Division
- 11. Meet the requirements of NLR Wastewater, including:**
- a. White oak Connection Fee required
 - b. Grease Interceptor and sampling manhole required.
 - c. Sanitary sewer service line material shall be SDR 26 or SDR 21 PVC.

The applicant, Brad Peterson, was present.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (8) affirmative votes, (1) absent.

B. (POSTPONED) SD2020-38 Baring Cross Subdivision, Block 1, Lot 18 (SPR of a quadplex at 1306 Parker St.)

C. SD2020-39 Northbrook Subdivision, Phase 2 (Block 1, Lots 12-19 & Block 5, Lots 1-24 & Block 6, Lots 1-7 & Block 7, Lots 1-12 & Block 8, Lots 1-4)

- 1. Before the plat is signed provide a variance for the minimum lot size requirements for R1.**
- 2. Before the plat is signed provide letter from the Fire Marshal stating the emergency 2nd entrance has been completed, inspected, and meets their requirements.**
- 3. Before the plat is signed provide City Council ordinance rezoning the property to R1.**
- 4. Engineering requirements before the plat will be signed:**
 - a. Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
 - b. Option to pay the drainage in-lieu fee of \$500/acre for residential development instead of providing onsite detention.

5. Planning requirements before the plat will be signed:

- f. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- g. Pay for street signs.
- h. Street names to be approved by Planning Staff.
- i. Provide 60' ROW dedication for Northbrook Dr.
- j. Provide 50' ROW dedication for Andover Dr. & Cardiff Dr.
- k. Provide 20' sewer, utility, and drainage easement in the rear of Lots 12-18, Block 1. Label on drawing.
- l. Add note to plat that no lots on block 6 and block 8 will have direct driveway access to Northbrook Dr. Add note to plat that lot 1, block 5 and lot 19, block 1 will not have direct driveway access to Northbrook Dr.
- m. Provide 10' utility easement on front property lines.

6. Permit requirements/approvals submitted before construction can begin:

- h. A signed and recorded plat must be on file with the Planning Department.
- i. Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
- j. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - iii. Proposed pipe material specifications.
 - iv. Proposed trench and bedding details, materials and specifications.
- k. Provide CNLR Grading Permit application to City Engineer with grading plans.
- l. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- m. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- n. 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.
- o. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- p. Schedule preconstruction meeting with City Engineer. The contractor's on-site superintendent must be present.

7. Meet the requirements of the City Engineer, including:

- 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. Schedule a pre-consultation meeting with the City Engineer before beginning construction of the roads.
- 8. Meet the requirements of Community Planning, including:**
- f. Provide the standard requirements of Zoning and Development Regulations.
 - g. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 9. Meet the requirements of the Master Street Plan, including:**
- D. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards on both sides of all streets.
 - E. Provide full street improvements.
 - F. Provide 50' ROW dedication for Cardiff Dr. & Andover Dr.
 - G. Provide 60' ROW dedication for Northbrook Dr.
- 10. Meet the requirements of the Screening and Landscaping ordinance, including:**
- k. All disturbed areas are to be stabilized to a non-erodible condition.
 - l. Provide 1 tree per lot within 10 feet of the front property line or provide a bond on a lot by lot bases.
- 11. Meet the following requirements concerning signage:**
- b. All signs require a permit and separate review.
- 12. Meet the requirements of the Fire Marshal, including:**
- b. Provide an approved fire protection plan.
 - c. Meet Fire Marshal's requirements on fire hydrant location.
 - d. Meet Arkansas Fire Code access requirements for subdivisions over 30 lots.
- 13. Meet the requirements of CAW, including:**
- e. All CAW requirements in effect at the time of request for water service must be met.
 - f. Approval of plans by AR Dept of Health Engineering Division is required.
 - g. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review
 - h. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
- 14. Meet the requirements of NLR Wastewater, including:**
- a. No objections.

The applicant, John Pawnall, was present.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (8) affirmative votes, (1) absent.

D. SD2020-41 Argenta Addition, Block 38, Lot 7R (Replat & SPR of a mixed use development at 601 N. Olive St.)

- 1. Engineering requirements before the plat will be signed:**
- a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.

- b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
- 2. 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.
 - b. Provide 10' rear yard building setback line.
 - c. Pay for street signs.
- 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. If applicable, Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - 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:**
- g. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - h. Alley radii shall have 25' minimum radii.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - f. Provide 1 onsite parking space per residential dwelling unit. 7 parking spaces provided, 13 required.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks to meet City Engineer's requirements.
 - b. Provide ½ street improvements.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide 3 street trees along E. 6th St.
 - d. Provide 2 street trees along N. Olive St.
 - e. Provide parking lot shade trees. For 13 parking spaces provide 3 parking lot shade trees.
 - f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - g. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - h. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - i. Provide 4 foot side yard landscape strip between property line and paving.

8. **Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
9. **Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2012 AFC for mixed use.
10. **Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
11. **Meet the requirements of NLR Wastewater, including:**
 - a. Submit plans to NLRW for review and approval
 - b. Grease interceptor and sampling manhole required for the restaurant.

The applicant, Vernon Williams, was present.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative votes, (1) absent, (1) Mr. Foster abstain.

2. Rezone #2020-10 To amend the Land Use Plan from Single Family to Multi-Family and to rezone from R3 to R4 to recognize an existing accessory dwelling at 1701 W. Short 17th St.

The applicant, Reola Perry, was present. She wishes to rezone the property from R3 to R4 in order to pull permits to remodel the 2nd dwelling unit on the property.

Mr. Spencer stated that the building was built as an accessory dwelling. It is not a storage building being converted, but the dwelling sat empty for more than a year.

Mr. Chambers asked about spot zoning.

Mr. Spencer said it was spot zoning, but that in this situation, a rezone is the best way to handle it.

Ms. Fields agreed.

There were no comments from the audience.

Vice Chairman Clifton called for a vote.

Banks	Yes	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	absent

The application passed 8 yes, 1 absent

3. Rezone #2020-14 To amend the Land Use Plan from Light Industrial to Single Family and to rezone property from C3 to R1 to allow for a single family residential neighborhood at the north end of Northbrook Dr.

The applicant, John Pawnall was present. The request is to rezone for the Northbrook Subdivision, Phase 2.

Mr. Chambers asked for some background on the C3 zoning.

Mr. Spencer said when the north belt was planned, the property owner zoned it C3, but the north loop never got built and the current property owner is stuck with it.

A woman who did not identify herself had a question about the City limits near Denton Rd. She was worried about future development along Denton Rd. and emergency services responding to that area.

Dustin Free of the Fire Marshal's office discussed mutual aide agreements with the NLR and Sherwood.

Vice Chairman White called for a vote on the application.

Banks	Yes	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	absent

The application passed 8 yes, 1 absent.

Public Comments/Adjournment:

Mr. White stated that more people are working from home from buildings in their back yard. He said that the Commission might look at that in the future.

Mr. Spencer discussed potential issues that surround that issues.

Motion made to adjourn and seconded. Vice Chairman White adjourned the meeting at 6:20 pm.

Respectfully submitted,

Tim Reavis, Planning

CASE: Rezoning #2020-16

REQUEST: To rezone from the R4 zoning classification to the proposed C4 zoning classification on the eastern portion of the lot and the Conservation zoning classification on the western portion of the lot to allow for a mini-storage facility with conservation space.

LOCATION OF REQUEST: 3000 N. Hills Blvd

APPLICANT: White-Daters & Associates, Inc

OWNER: THE POINTE NORTH HILLS, LLC/RICHARDSON PROPERTIES

P.C. BACKGROUND: 1st time on the agenda

SITE CHARACTERISTICS: The proposed site has been cleared. It sits between The Pointe Apartments and N. Hills Blvd.

MASTER STREET PLAN: Minor Arterial

ZONING: R4

LAND USE PLAN: Multi Family

SURROUNDING USES:

NORTH: R4 / apartments

EAST: R4 / apartments

SOUTH: R4

WEST: R4 & R1

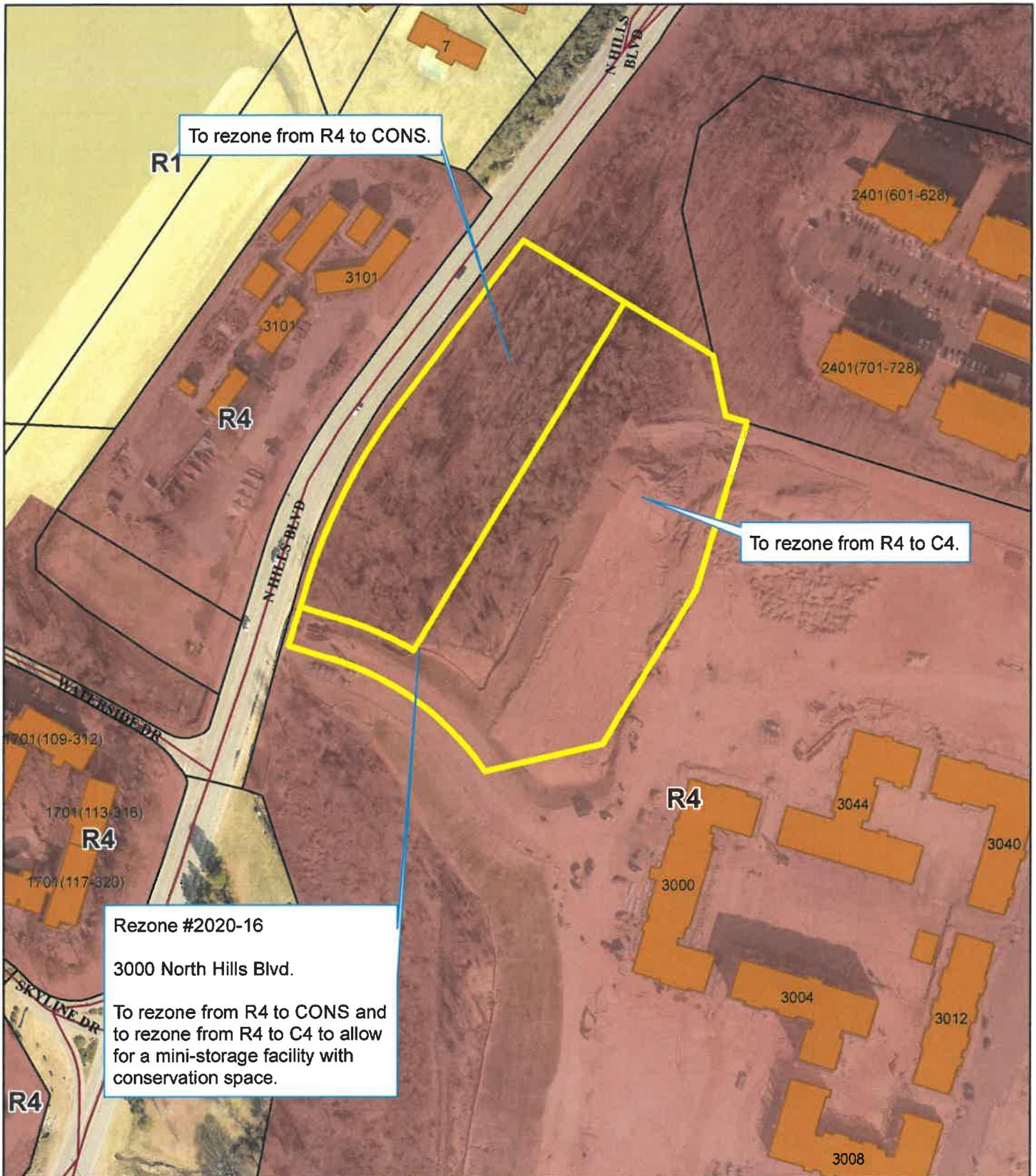
BACKGROUND: The property owner of this lot is the same owner of The Pointe Apartments. Access to the mini-storage business is proposed off the access road to the apartments, not N. Hills Blvd.

1. COMPATIBLE WITH PREVIOUS ACTIONS: Planning Commission did not recommend approval for a commercial rezoning directly across N. Hill Blvd at the September Planning Commission meeting.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: This rezoning request does not conform to the City's adopted Land Use Plan.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? C4 uses are generally not conducive to the residential setting. In an effort to mitigate potential negative effects on surrounding areas, the applicant is proposing to rezone 2.7 acres along N. Hills Blvd to Conservation. The applicant has agreed to meet the buffer requirements of Zoning Ordinance.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? This would be the only C4 zoning in this area.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? C4 is appropriate for mini-storage.

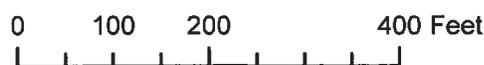
SUMMARY: The applicant is requesting a rezone from R4 to C4 and Conservation to allow for a mini-storage business. The Conservation zoning is proposed between the mini-storage location and N. Hills Blvd. The Conservation zoning would not allow for future development. The applicant proposes to retain the existing trees between the mini-storage and N. Hills Blvd. Access to the site is proposed off of the entrance road to the apartments.

STAFF RECOMMENDATION: Staff supports the City's adopted Land Use Plan.

Rezone Case #2020-16



1 inch = 200 feet

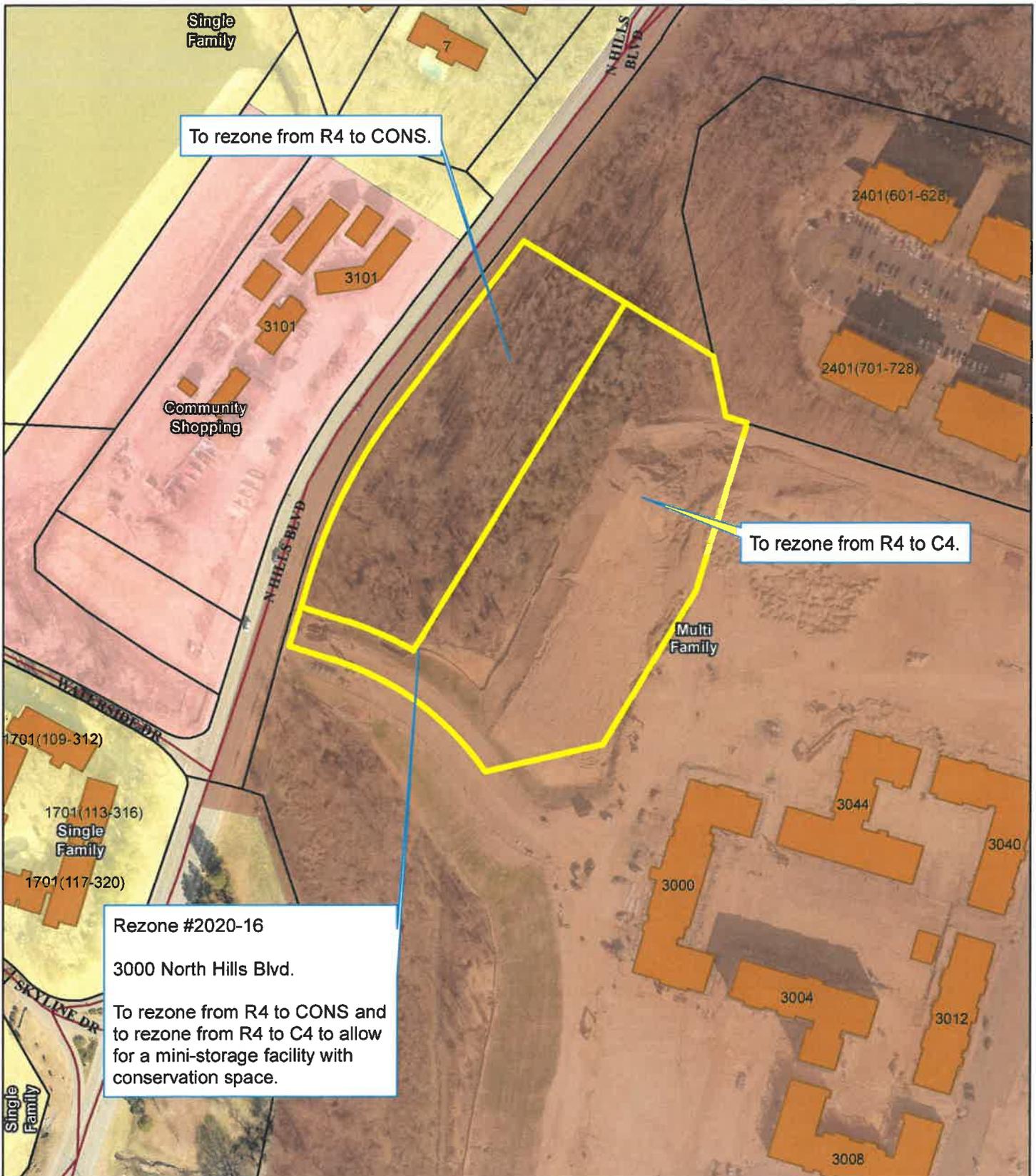


Date: 9/15/2020



Zoning Map

Rezone Case #2020-16



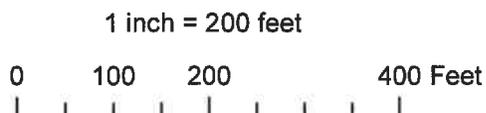
To rezone from R4 to CONS.

To rezone from R4 to C4.

Rezone #2020-16
3000 North Hills Blvd.
To rezone from R4 to CONS and to rezone from R4 to C4 to allow for a mini-storage facility with conservation space.



Land Use Map

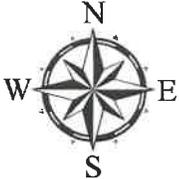


Date: 9/15/2020

Rezone Case #2020-16



1 inch = 100 feet



Ortho Map

Date: 9/15/2020

August 24, 2020

Mr. Tim Reavis
City of North Little Rock
Community Planning
120 Main Street
North Little Rock, Arkansas 72214-2134

RE: Rezoning Request
Lot 2 – The Pointe at North Hills

Mr. Reavis,

Please find attached eight copies of the rezoning map and filing fee for the above referenced project.

This property is located at along North Hills Boulevard and is owned by Richardson Properties. The proposed rezoning requests contains approximately 7.27 acres.

The developer's first part of the application is to rezone the frontage along North Hills Boulevard from R-4 (multi-family) to CONS (open space). This will ensure the scenic corridor along North Hills Boulevard that many of the neighbors have become accustomed to. This request is for approximately 2.749 acres more or less.

The second portion of the application is to rezone the portion behind the proposed open space from R-4 to C-4 to allow for the development of an upscale storage facility that will compliment the multi-family community that is under construction. The development would be very similar to the existing facility located at 601 Autumn Road in West Little Rock. This request is for approximately 4.520 acres more or less.

Please place this item on the next available Planning Commission meeting. Do not hesitate to call should you have any questions or require any additional information.

Your help in this matter is greatly appreciated.

Best Regards,



Brian Dale





**MODERN
STORAGE**

SD2020-43 The Pointe at North Hills, Lots 1R, 2, and Tract A (Replat & SPR of a mini-storage warehouse on North Hills Blvd)

- 1. Before the Plat will be signed, provide approved City Council ordinance for rezoning to C4 & Conservation.**
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient.
 - b. Show and label boundary of detention area as drainage easement.
- 3. 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.
 - b. Provide 60' access easement on plat for Lots 1R & 2 as shown. Property line may be adjusted to accommodate existing sign.
 - c. Provide 15' utility easements around property perimeter as shown.
 - d. Provide two easements for CAW water transmission lines.
- 4. 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 Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR Floodplain Development Permit application to City Engineer.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
 - g. 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.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 5. Meet the requirements of the City Engineer, including:**
 - a. The first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE).
 - b. At the completion of the project, submit Elevation Certificate to City Engineer.
 - c. Before construction can begin, submit Conditional Letter of Map Revision Based on Fill (CLOMR-F)
 - d. Provide a copy of FEMA approval to City Engineer.
- 6. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If dumpster is provided, it is to have masonry screening.
 - c. Allow fence as shown on drawing.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. Provide 8 parking spots.
- 7. Meet the requirements of the Master Street Plan, including:**
 - a. Provide half of 100' ROW.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide location for 57 additional trees.
 - d. Provide 2 parking lot shade trees.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.

- f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - h. Provide 6 foot front yard landscape strip between property line and paving.
 - i. Provide 4 foot side yard landscape strip between property line and paving.
 - j. Provide full buffer. Trees every 20 feet and an 8 foot tall opaque screen is 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. Provide an approved fire protection plan.
 - b. Meet the Fire Marshal requirements for fire hydrant location.
 - c. Gates must be 20' wide.
 - d. Radius at north end must be 25 feet.
- 11. Meet the requirements of CAW, including:**
- a. All CAW 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.
 - c. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - d. Central Arkansas Water has two 20" water transmission mains, inside easements, in this property. Include the easements on the plat.
 - e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required
- 12. Meet the requirements of NLR Wastewater, including:**
- a. No comments or objections.



The City of
NORTH LITTLE ROCK

OFFICE OF COMMUNITY PLANNING
120 Main St. • North Little Rock, AR 72114-2134
Phone (501) 975-8835 • Fax (501) 975-8837

Memo

To: Planning Commissioners
From: Planning Staff
Date: 10/01/20
Re: Update to the City's Master Street Plan

Three changes to the City's Master Street Plan are proposed:

1. To be added as a proposed Bike Lane / Enhanced Roadway Shoulders to the Master Street Plan:

-River Rd from Paul Duke Dr. to existing bike path entrance

2. To be removed as a proposed Bike Path from the Master Street Plan:

-Railroad spur trail along 15th St. of Pike Ave to Riverview Park

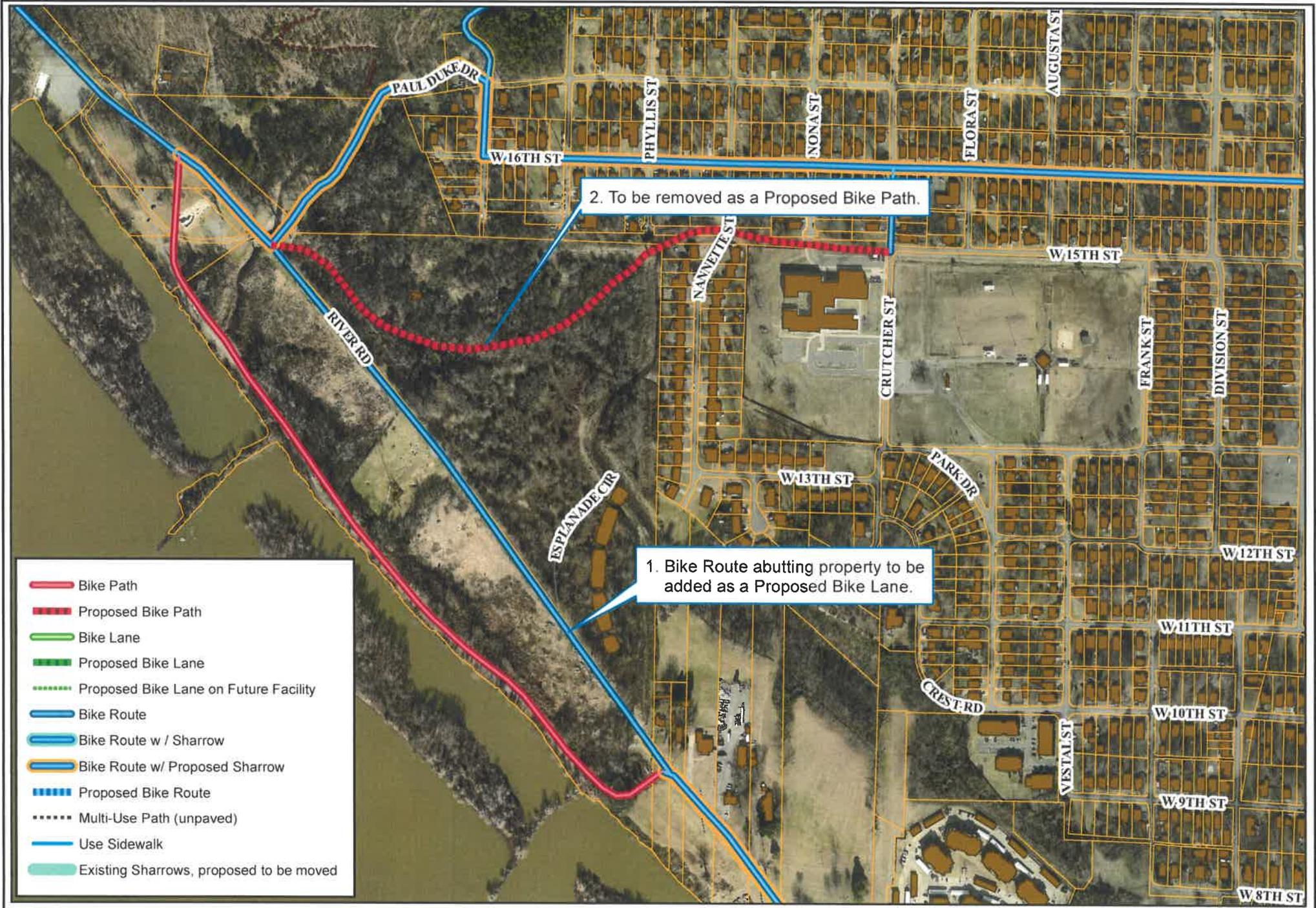
Why: For changes #1 and #2, the developer for the Esplanade Apartments has proposed constructing a Bike Lane along River Rd adjacent to the development instead of a Bike Path through the development.

Background: During Site Plan Review the developer worked with the Design Review Committee, Planning Staff, and the City Engineer to find a solution to fulfilling the intent of the Master Street Plan while also supporting the plan the developer has for the site. These two proposed changes to the MSP are the result of that collaboration.

3. To add Denton Rd. as a residential collector to the Master Street Plan

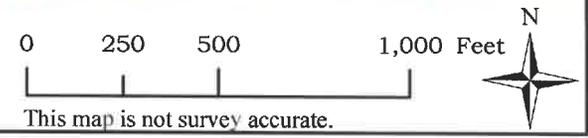
Why: Current and future development along Denton Rd warrants a residential collector designation.

Background: Denton Rd. is planned to connect Batesville Pike in North Little Rock to a residential development and Sylvan Hills High School in Sherwood. A connection on the opposite side of the houses and school leads to Hwy 107. Based on the Master Plan submitted by the developer to staff, Approximately 670 units (single family and multi-family) are planned to be accessed via a half-mile section of Denton Rd. This future development along with the expectation that Denton Rd. will be used as a cut through between Batesville Pike and Hwy 107 is why City Engineer and Planning Staff propose the residential collector designation for Denton Rd.



Current Bike Plan: #1, #2

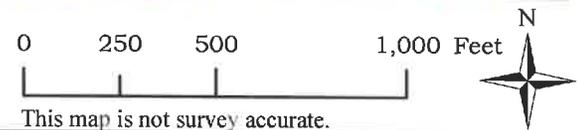
Date: 10/2/2020

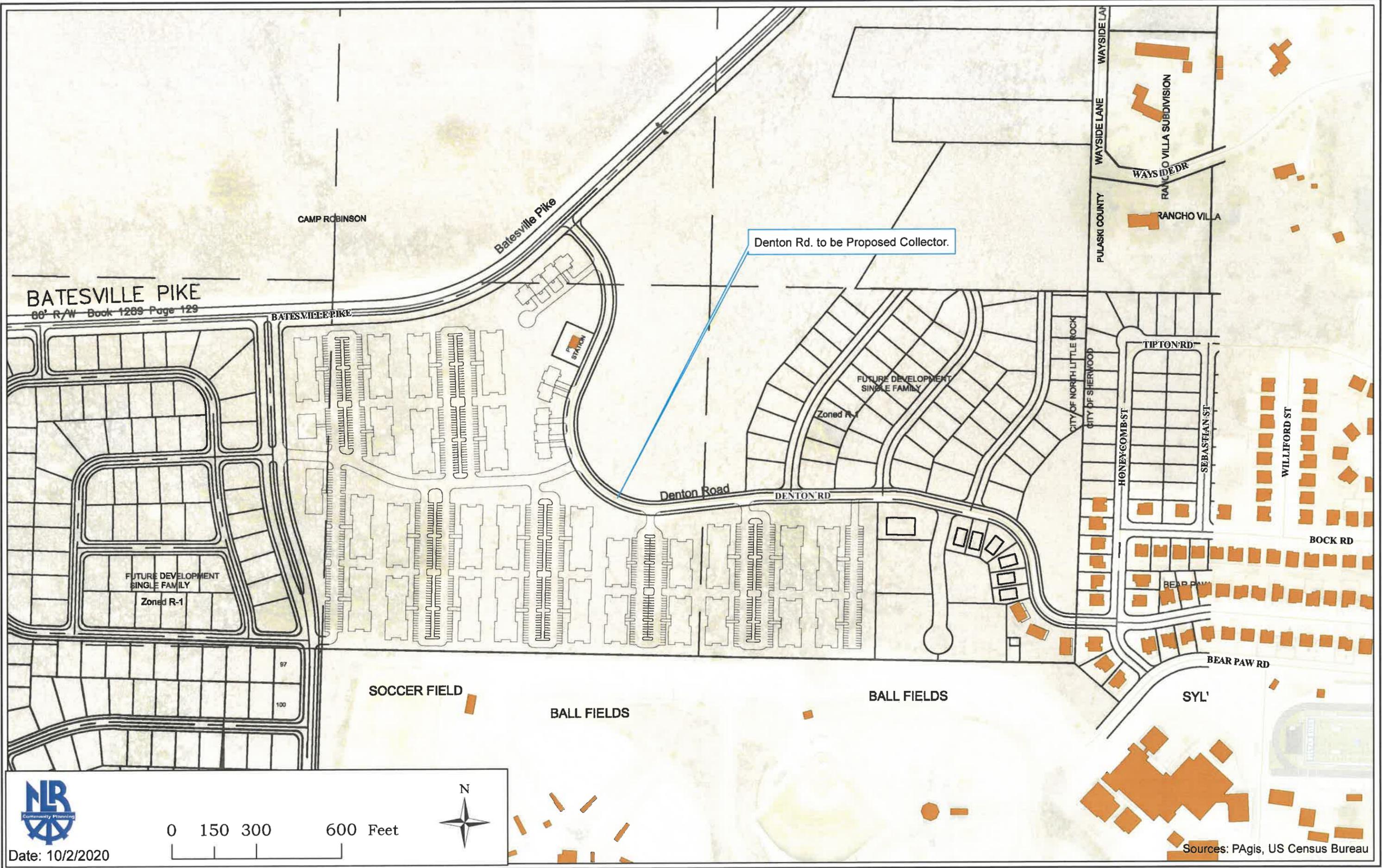




Proposed Bike Plan: #1, #2

Date: 10/2/2020





BATESVILLE PIKE

80' R/W Book 1289 Page 129

Denton Rd. to be Proposed Collector.

FUTURE DEVELOPMENT
SINGLE FAMILY
Zoned R-1

FUTURE DEVELOPMENT
SINGLE FAMILY
Zoned R-1

SOCCER FIELD

BALL FIELDS

BALL FIELDS

SYL'



Date: 10/2/2020

0 150 300 600 Feet



Sources: PAgis, US Census Bureau

CASE: Conditional Use #2020-13

REQUEST: To allow a car wash in a C3 zone.

LOCATION OF REQUEST: 4315 MCCAIN BLVD

APPLICANT: GarNat Engineering for McBee's Coffee 'N Carwash

OWNER: SMOKEY LANE LLC

P.C. BACKGROUND: 1st time on the agenda

SITE CHARACTERISTICS: Site is currently undeveloped. The application proposes new construction.

MASTER STREET PLAN: Minor Arterial

ZONING: C3

LAND USE PLAN: Community Shopping

SURROUNDING USES:

NORTH: C3 / vacant lot

EAST: C3 / restaurant

SOUTH: C3 / commercial

WEST: C3 / restaurant

BACKGROUND: This lot was platted at the same time as the lot to the west.

1. COMPATIBLE WITH PREVIOUS ACTIONS: The July 2020 zoning ordinance update requires car washes in C3 to obtain a Conditional Use.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: The site will utilize a shared access driveway onto McCain with the property to the west. This will help mitigate potential traffic problems.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? An active business at this location will add to the stability of the area.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

SUMMARY: The applicant is requesting a Conditional Use for a car wash in a C3 zone. New construction is proposed. The proposed site plan shows a pay station and a drive-thru bay. All requirements of ADEQ must be met before a business license can be issued. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE: Approval with Conditions

CONDITIONS TO BE CONSIDERED:

1. Hours of operation: Monday – Sunday 6AM – 10PM.
2. Meet the requirements of Arkansas Department of Environmental Quality (ADEQ)
3. Meet the requirements of NLR Wastewater
4. Meet the requirements of Site Plan Review
5. No building may cross the building setback line.
6. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
7. Business license to be issued after Planning Staff confirmation of requirements.
8. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

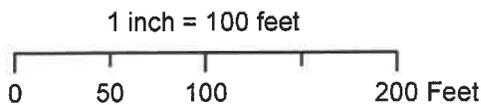
Conditional Use # 2020-13



Conditional Use # 2020-13
4315 McCain Blvd.
To allow a car wash in C3.



Zoning Map



Conditional Use # 2020-13



Conditional Use # 2020-13
4315 McCain Blvd.
To allow a car wash in C3.

Community Shopping

SMOKEY LN

EMCCAIN BLVD

GLOVER LN

220

4415

4501

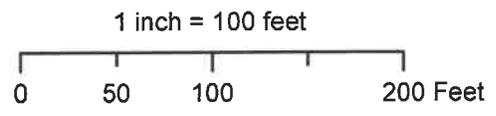
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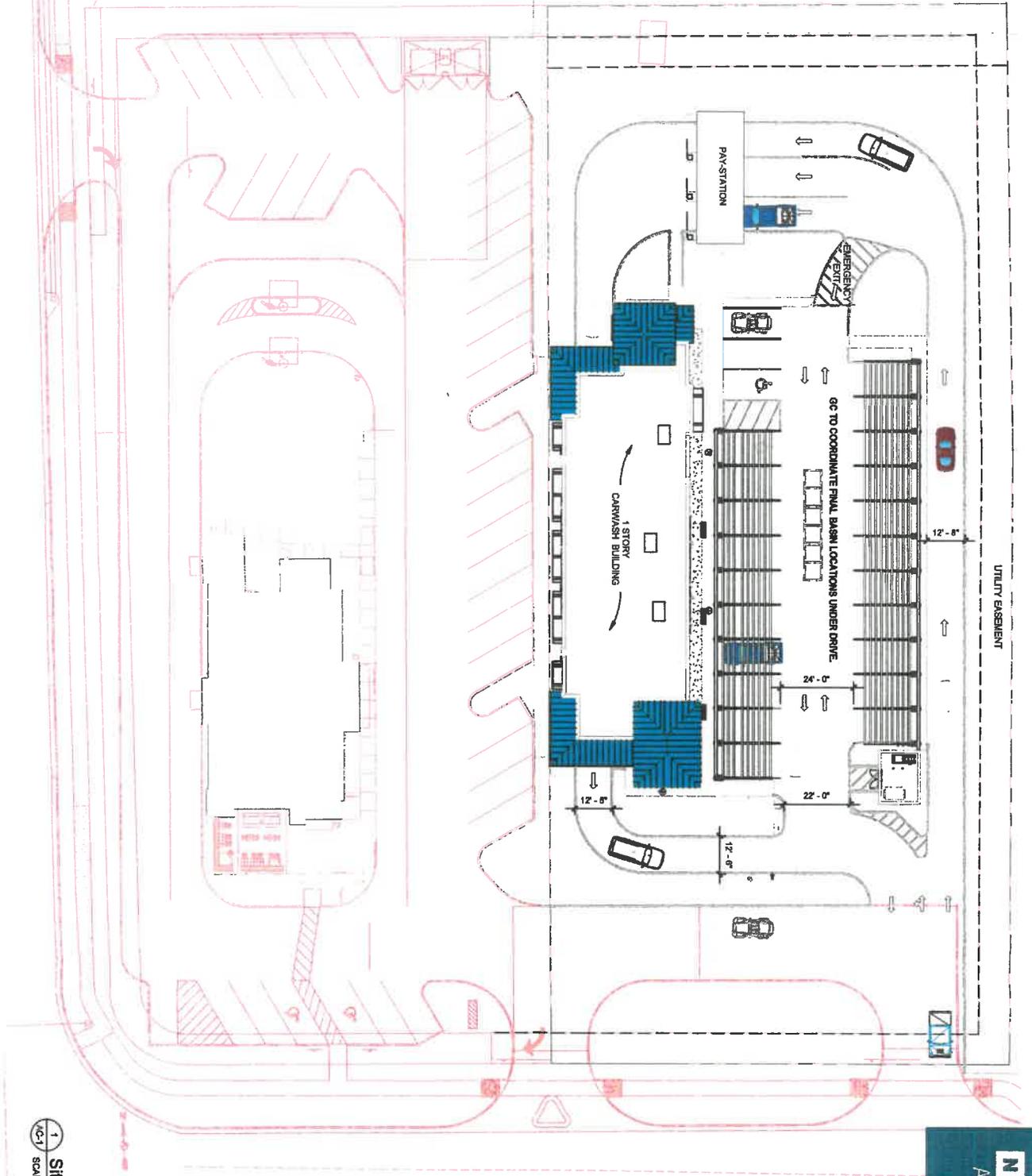
Land Use Map



Date: 8/26/2020

Map is not to survey accuracy

2023
8/25/2020 12:27:17 PM
AC-1



1 Site Plan-Overall Concept
SCALE: 1/8" = 1'-0"

NERI
ARCHITECTS
1111 SOUTH GARDNER STREET, SUITE 200
DENVER, CO 80202
TEL: 303.733.8800
WWW.NERIARCHITECTS.COM

EAST McCAIN BLVD.
(RIGHT OF WAY VARIES)

EAST McCAIN
(RIGHT OF WAY VARIES)

SD2020-45 Tom Salmon Subdivision, Lot 1 (Site Plan Review of a car wash at 4315 McCain Blvd)

- 1. Before applying for a building permit, provide City Council Ordinance approving a Conditional Use for a car wash.**
- 2. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
 - b. A signed and recorded plat must be on file with the Planning Department.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. 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.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No building can encroach into an easement.
 - c. Provide dumpster location.
 - d. Dumpster to have masonry screening.
 - e. No fence is to be within a front building line.
 - f. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. 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.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide 3 street trees along McCain Blvd.
 - d. Provide 4 parking lot shade trees.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - h. Provide 6 foot front yard landscape strip between property line and paving.
 - i. Provide 4 foot side yard landscape strip between property line and paving.
 - j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 8. Meet the requirements of CAW, including:**
 - a. All CAW 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
 - c. Approval of plans by AR Dept of Health Engineering Division and NLR Fire Department is required.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. Submit Plans to NLR Wastewater for approval.

SD2020-42 Collins Industrial Park, Lot 12RRR & 16RR (Replat and SPR of an expansion of Westrock Coffee at 30 Collins Industrial)

- 1. Before the plat is signed, provide City Council ordinance abandoning the easement running through lot 16R.**
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient.
 - b. Show and label boundary of detention area as drainage easement.
- 3. 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.
 - b. Provide easement for NLR wastewater force main crossing the northern part of the property.
 - c. Provide cross access easement.
 - d. Provide 30' building lines.
- 4. 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 Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
 - g. 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.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 5. Meet the requirements of the City Engineer, including:**
 - a. If applicable, 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. Driveway radii shall have 25' minimum radii.
- 6. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 7. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location in industrial subdivision.
 - b. Provide half of 70' ROW dedication.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees 40' on center.
 - d. Provide parking lot shade trees 1 tree per 6 spots.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.

- g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - h. Provide 6 foot front yard landscape strip between property line and paving.
 - i. Provide 4 foot side yard landscape strip between property line and paving.
 - j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 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. Provide an approved fire protection plan.
 - b. Driveways must meet requirements of 2012 AFC volume 1 and NLRFD codes for width and 85,000 lbs design standards.
 - c. Must meet requirements of 2012 AFC volume 1 and CAW for fire hydrant placement.
- 11. Meet the requirements of CAW, including:**
- a. All CAW 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.
 - c. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - d. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
 - e. 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.
 - f. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer.
- 12. Meet the requirements of NLR Wastewater, including:**
- a. White Oak Connection fee required to connect to the sanitary sewer.
 - b. Please ensure the gravity main along north side of the property is covered by an easement 7.5' each side of the centerline of the pipe.

SD2020-50 Collins Industrial Park, Lot 16RR (SPR of a new building for Westrock Coffee at 38 Collins Industrial)

- 1. 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 Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
 - g. 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.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 2. Meet the requirements of the City Engineer, including:**
 - a. If applicable, 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. Driveway radii shall have 25' minimum radii.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - f. Silos to meet 30ft. side yard building setback line for industrial zone.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location in industrial subdivision.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees 40' on center.
 - d. Provide parking lot shade trees 1 tree per 6 spots.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - h. Provide 6 foot front yard landscape strip between property line and paving.
 - i. Provide 4 foot side yard landscape strip between property line and paving.
 - j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Driveways must meet requirements of 2012 AFC volume 1 and NLRFD codes for width and 85,000 lbs design standards.
 - c. Must meet requirements of 2012 AFC volume 1 and CAW for fire hydrant placement.
- 8. Meet the requirements of CAW, including:**

- a. All CAW 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.
 - c. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - d. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
 - e. 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.
 - f. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. White Oak Connection fee required to connect to the sanitary sewer.

SD2020-47 Denton Rd. Addition, Block 1, Lots 2 – 12 (Preliminary plat & SPR for duplexes on Denton Rd.)

- 1. Before the plat is signed, if lot width is less than 60 foot minimum, provide City Council ordinance waiving the zoning ordinance minimum lot size requirement.**
- 2. Engineering requirements before the plat will be signed:**
 - a. Meet the City Engineer requirements on detention.
 - b. Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond for both streets. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Label 25' property line corner radius.
- 3. 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.
 - b. Lots to meet minimum lot width requirement of 60 feet.
 - c. Pay for street signs.
 - d. Pay for street lights or provide a bond.
 - e. Provide street name for cul-de-sac street.
 - f. Street names to be approved by Planning Staff.
 - g. Provide (60') ROW dedication along for Denton Rd.
 - h. Provide 10' utility easements as shown along front property lines.
- 4. 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 a full set of plans and specifications (PDF format) to the City Engineer for review.
 - c. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - d. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. 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.
 - h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
 - i. Schedule preconstruction meeting with City Engineer. The contractor's on-site superintendent must be present.

- 5. Meet the requirements of the City Engineer, including:**
 - a. Denton Road shall be designed as a collector with 60' ROW.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. 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.
- 6. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No fence is to be within a front building line.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 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 to on the south side of Denton Rd. and both sides of cul-de-sac rd. Sidewalks on north side of Denton Rd. are deferred until future development.
 - b. Provide full street improvements for both streets.
 - c. Provide 50' ROW dedication for cul-de-sac road and 60' ROW for Denton Rd.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees 40' on center along south side of Denton Rd.
 - d. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - e. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - f. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - g. Provide 6 foot front yard landscape strip between property line and paving.
 - h. Provide 4 foot side yard landscape strip between property line and paving.
 - i. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 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. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
- 11. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. A water main extension will be needed to provide water service to the property along the cul-de-sac road.
 - c. 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.
 - d. Approval of plans by AR Dept of Health Engineering Division and NLR Fire Department is required.
- 12. Meet the requirements of NLR Wastewater, including:**
 - a. Sewer service is not available to the site without a main extension.

SD2020-48 Park Hill Addition, block 35, Lot A2-R (Replat to move a drainage easement on a residential lot located at 410 W. A Ave)

- 1. Before the plat will be signed, provide City Council Ordinance abandoning the existing easement.**
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide calculations showing proposed box size is sufficient.
- 3. 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.
 - b. Rename lot A-2 to A-2R.
 - c. Provide 5' utility and drainage easement along Poplar St. as shown.
 - d. Provide 5' utility and drainage easement along southern property line as shown.
 - e. Provide 25' utility and drainage easement along eastern property line as shown.
 - f. Provide 25' rear yard building setback line (southern property line).
 - g. Provide a letter from NLR Wastewater stating all requirements for sanitary sewer relocation have been met.
- 4. 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.
- 5. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
- 6. Meet the requirements of NLR Wastewater, including:**
 - a. Please submit the relocation plan to NLRW for review and approval of conflicts with sanitary sewer.

SD2020-49 Koppers Addition, Lot 2 (preliminary plat & spr of a tie treatment facility at 2201 Edmonds St.)

- 1. Engineering requirements before the plat will be signed:**
 - a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient.
 - b. Provide detention easement on plat.
 - c. ½ street improvements not required due to existing site conditions.
- 2. 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.
 - b. Provide half of 50' ROW dedication along Van St. as shown.
 - c. Provide 15' utility easement along southern property line as shown.
 - d. Provide 10' utility easement along east and west property lines as shown.
 - e. Provide 30' side and rear building setback lines. Provide 40' front yard building setback line as shown.
 - f. Provide 12' electric easements as shown.
 - g. Provide water main easement near Van St. per CAW requirements as shown.
 - h. Allow existing encroachment to cross the building line along the south. Building cannot be rebuilt when damaged or demolished.
 - i. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 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 Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. 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 Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is utilized on the site, provide masonry screening.
 - c. Allow existing fence to remain.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. Provide 4 on-site parking spots. Show on drawing.
- 5. 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.
 - b. Provide half of 50' ROW dedication for Van St.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. Provide drawing showing gaps in street trees along Van St. and a proposed plan to fill in the gaps.
 - b. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - c. Provide automated underground irrigation to all required trees and shrubs.
 - d. Provide 1 parking lot shade tree.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

7. **Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
8. **Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Fire hydrants will be required as per 2012 AFC.
 - c. Fire apparatus access is required 360 degrees around the building.
 - d. Gravel areas to meet 85,000 lbs per Fire Code.
9. **Meet the requirements of CAW, including:**
 - a. Central Arkansas Water has a public water main inside an easement near Van St on this property.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - c. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - d. 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 Little Rock Fire Department is required.
 - e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
 - f. 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.
 - g. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
10. **Meet the requirements of NLR Wastewater, including:**
 - a. Provide plans and profile for the proposed sewer main extension to NLRW for review and approval.
 - b. Contact Ed Toland, Pretreatment Supervisor, to coordinate any modifications to the Industrial Pretreatment Permit.
 - c. Developer is responsible for any offsite main extension or improvements required to serve the proposed development.

CASE: Rezoning #2020-15

REQUEST: To amend the Land Use Plan from Single Family to Quiet Business and to rezone from the R4 zoning classification to the proposed C1 classification to allow for a single family house to be converted into office and classroom space.

LOCATION OF REQUEST: 608 N. Vine St.

APPLICANT: SHORTER COLLEGE INC

OWNER: SHORTER COLLEGE INC

P.C. BACKGROUND: 1st time on the agenda

SITE CHARACTERISTICS: A single family house sits on the lot.

MASTER STREET PLAN: local street

ZONING: R4 LAND USE PLAN: Single Family

SURROUNDING USES:

NORTH: R1 / single family house

EAST: R1 / single family house

SOUTH: R1 / single family house

WEST: R4 / Shorter College

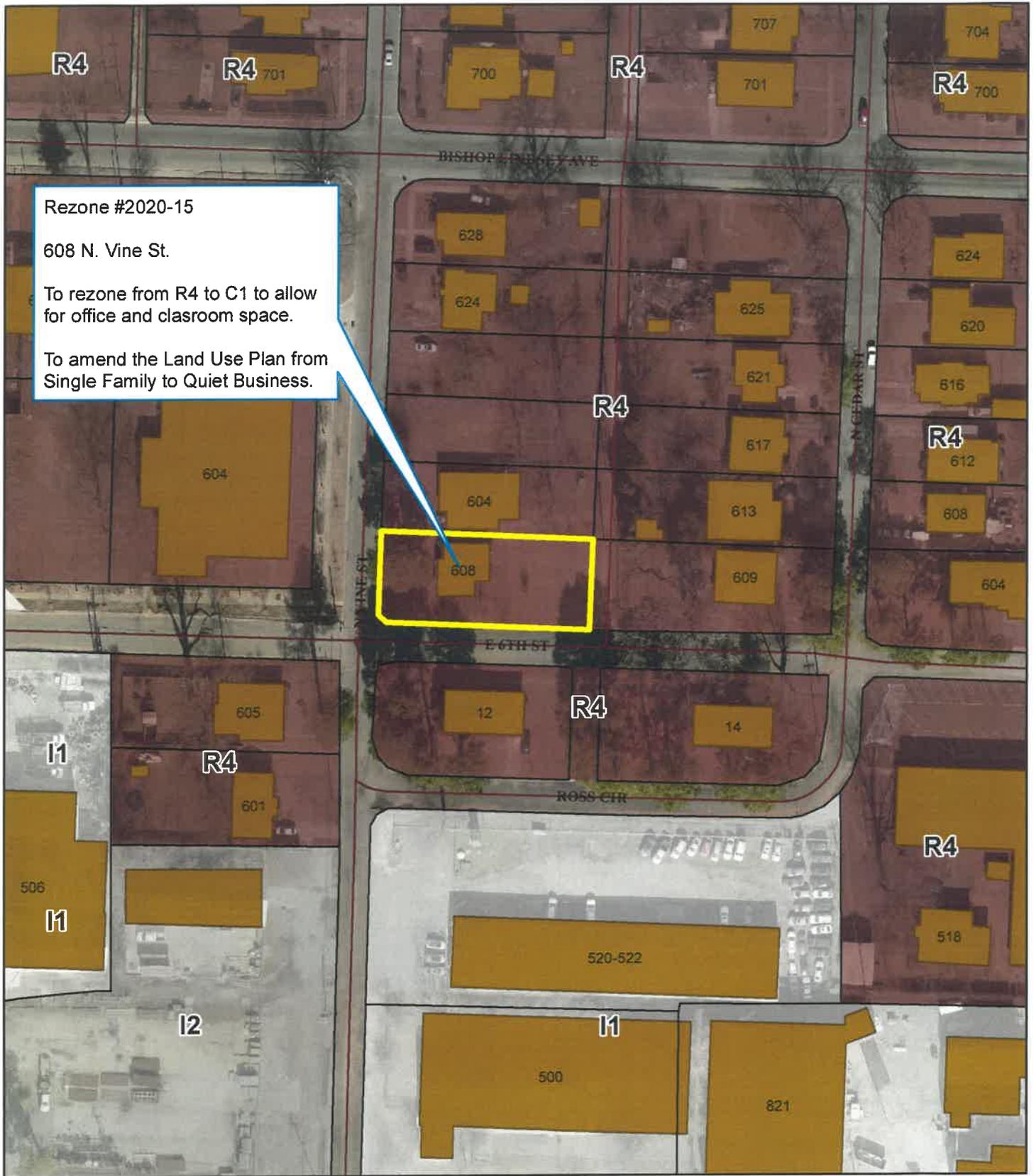
BACKGROUND: The applicant cannot pull the permits needed to remodel the house into a commercial use without first rezoning the property.

1. COMPATIBLE WITH PREVIOUS ACTIONS: Shorter College is located across Vine St. from this location.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Considering the proximity to the college, the request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? The applicant is proposing a parking lot to be accessed off of a shared alley in the rear.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? No expansion of the existing footprint is proposed.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? While the commercial zoning will be new for the area, the use of the property for classroom and office space is compatible with the use of the college across the street.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No. C1 is the "lowest" level of zoning that permits the proposed use.

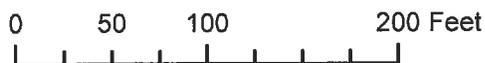
SUMMARY: The applicant is requesting to amend the Land Use Plan from Single Family to Quiet Business and to rezone from R4 to C1 to allow for office and classroom space. The location is directly across the street from the Shorter College campus. A single family house currently sits on the property. The applicant wishes to turn the house into office and classroom space, but cannot pull the permits to do so unless the zoning of the property allows for it.

STAFF RECOMMENDATION: Approval

Rezone Case #2020-15



1 inch = 100 feet

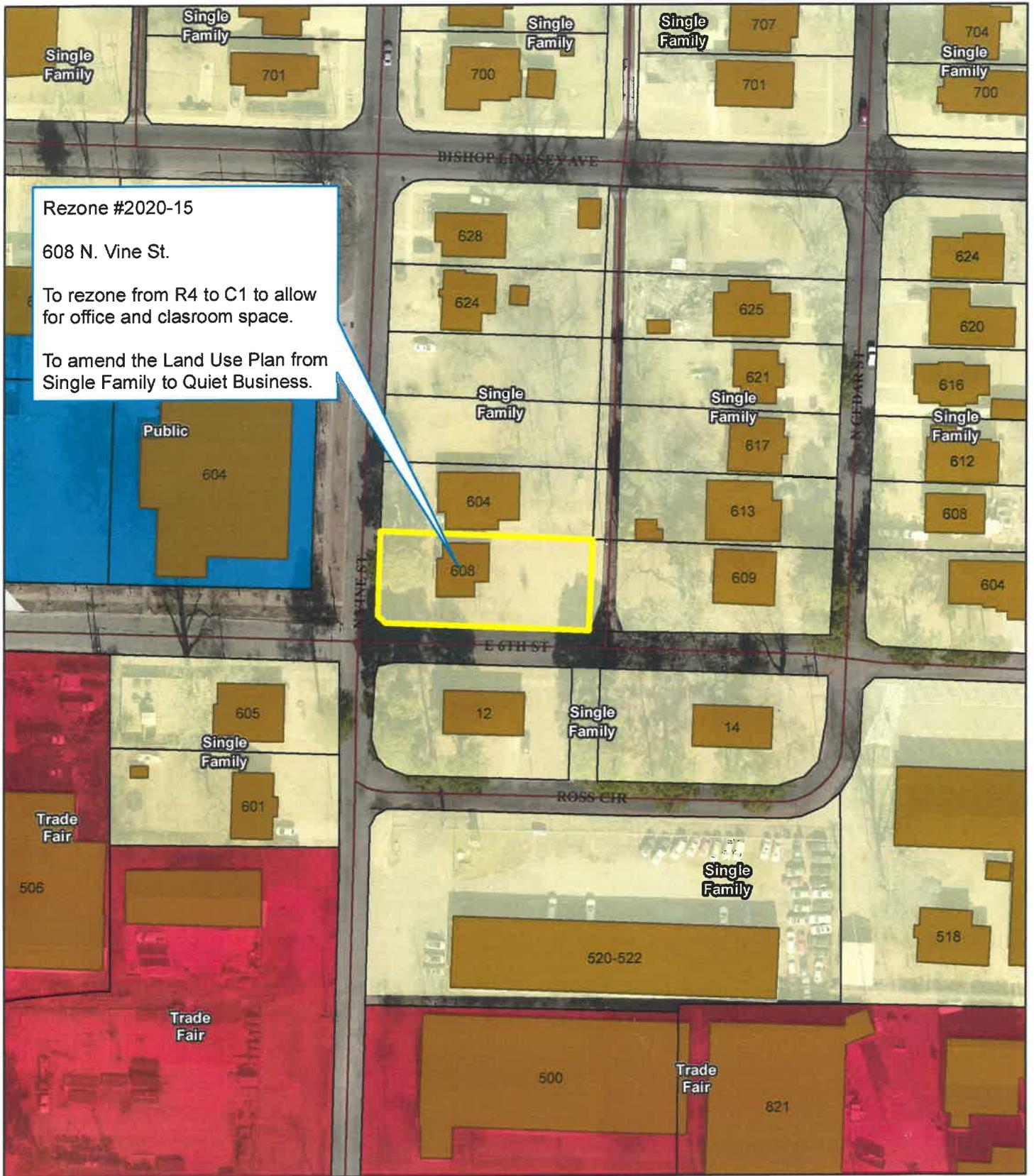


Date: 8/26/2020



Zoning Map

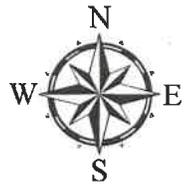
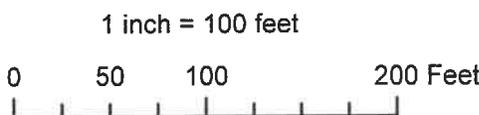
Rezone Case #2020-15



Rezone #2020-15
608 N. Vine St.
To rezone from R4 to C1 to allow for office and classroom space.
To amend the Land Use Plan from Single Family to Quiet Business.



Land Use Map



Date: 8/26/2020

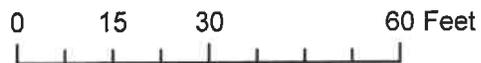
Rezone Case #2020-15



N VINE ST

E 6TH ST

1 inch = 30 feet



Date: 8/26/2020



Ortho Map



**SHORTER
COLLEGE**
FOUNDED 1886

YOUR PATH TO
POSSIBLE
shortercollege.edu

North Little Rock Community Planning
120 Main Street
North Little Rock, AR 72114

RE: Request for Zoning and Work Permits for the Property located at 608 Vine Street

Dear Chairman and Board members,

Shorter College owns the property located at 608 Vine Street. The College is requesting permits to rezone the lot from R-4 to C-1 and work permits to complete renovations on and around the property.

With future plans to expand the campus, the onset of COVID-19 and the need to remain compliant with the guidelines issued by the Centers for Disease Control and Prevention, we are in need of additional classroom and office space.

Before the property can be utilized for the aforementioned purposes, renovations are required to ensure that the building and attached parking lots are up to code (*adequate sidewalks, proper spacing for classes, privacy, etc.*) and compliant with the American Disabilities Act of 1990 (*handicap ramps, accessible bathrooms, etc.*).

We would like to begin renovations soon and hope the Planning Board can consider this request at its earliest possible date.

Thank you for our consideration of this matter,

O. Jerome Green
President of Shorter College

JPAINE
@shortercollesr.edu



604 N. Locust Street
North Little Rock, Arkansas 72114

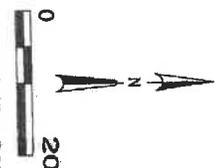
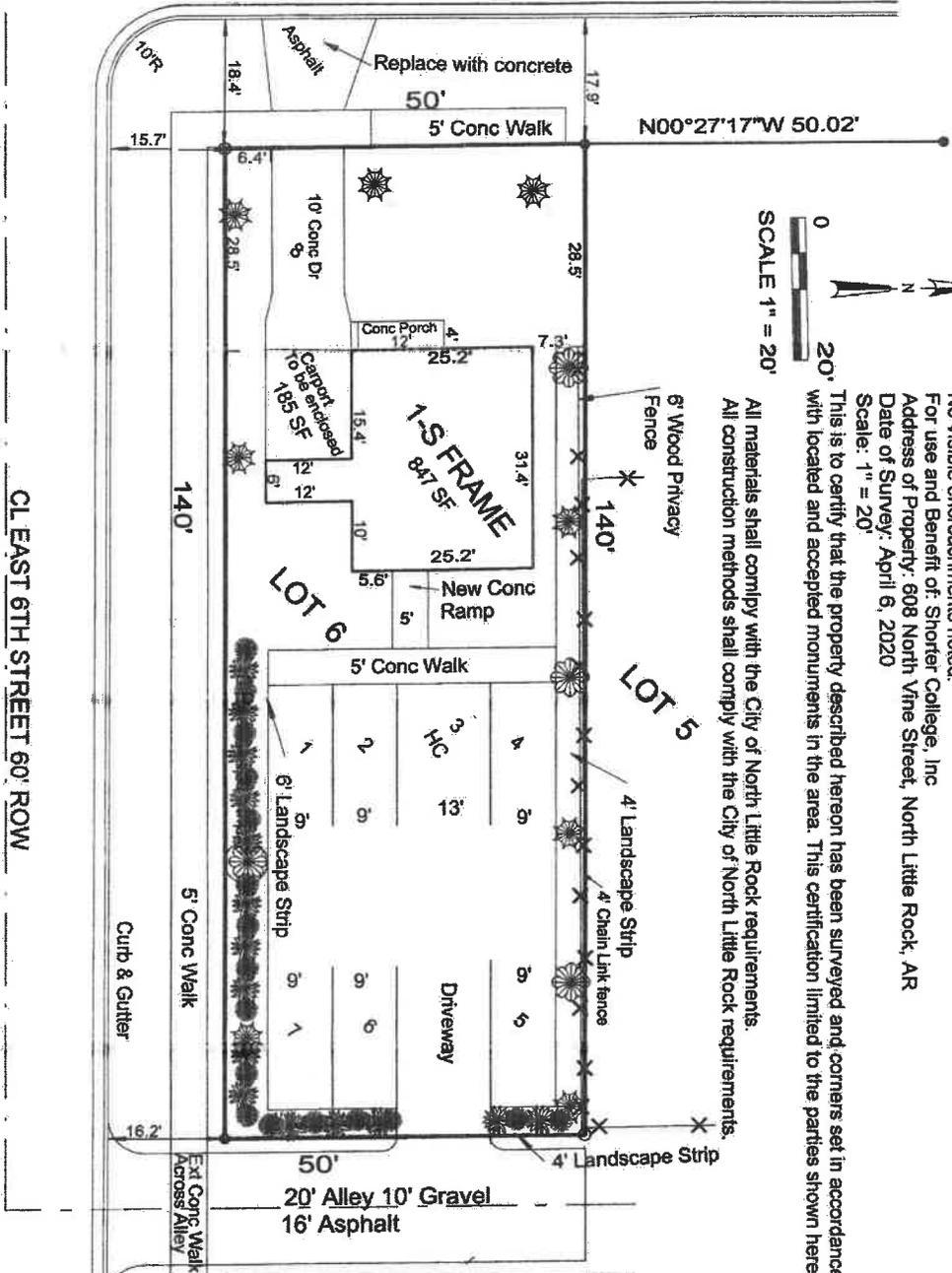


501.374.6305



501.374.9333

CL VINE STREET 60' ROW Asphalt 26.6' curb to curb



LEGAL DESCRIPTION: LOT 6 BLOCK 11, GREEN SECOND ADDITION, CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
 Improvements are as shown.
 No visible encroachments noted.
 For use and Benefit of: Shorter College, Inc
 Address of Property: 608 North Vine Street, North Little Rock, AR
 Date of Survey: April 6, 2020
 Scale: 1" = 20'

This is to certify that the property described hereon has been surveyed and corners set in accordance with located and accepted monuments in the area. This certification limited to the parties shown hereon.

All materials shall comply with the City of North Little Rock requirements.
 All construction methods shall comply with the City of North Little Rock requirements.

CL EAST 6TH STREET 60' ROW
 Asphalt 31' curb to curb

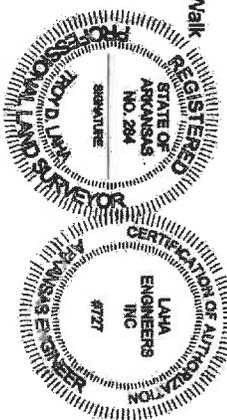
Design CAD 3D/MAX 2020 64 bit [VINEP1-F22park25:main] 7-29-20

LAHA ENGINEERS, INC.
 6602 Baseline Road Suite E
 P. O. Box 190251
 Little Rock, Arkansas 72219
 501-565-7384
 Fax 501-562-5467
 e-mail: lahaengr@sbcglobal.net

LANDSCAPE LEGEND

- Found Monument
- Set No. 4 Rebar
- Overhead Power Line
- Power Pole
- Sanitary Sewer Manhole
- Water Valve
- Water Meter
- Gas Meter
- X Fence
- Redbud 2" caliper
- Foster's Holly 2" caliper
- Dwarf Rotunda Holly 18" Min 30" Max Ht
- Nandina 18" Min 30" Max Ht

All landscape areas shall be irrigated in accordance with the City of North Little Rock requirements



CASE: Conditional Use #2020-14

REQUEST: To allow a biohazardous storage and clean up business in an I2 zone

LOCATION OF REQUEST: 10 COLLINS INDUSTRIAL PL 1A

APPLICANT: AFTERMATH SERVICES LLC

OWNER: OAKS BROTHERS HOLDINGS CO

P.C. BACKGROUND: 1st time on the agenda

SITE CHARACTERISTICS: Site consists of 5 warehouse / office buildings. The conditional use is for suite 1A.

MASTER STREET PLAN: local street

ZONING: I2

LAND USE PLAN: Light Industrial

SURROUNDING USES: Industrial Subdivision

NORTH: I2	EAST: I2
SOUTH: C3	WEST: I2

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Yes.
2. NEIGHBORHOOD POSITION: Abutting property owner has concerns that this proposed use will negatively impact his property.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? The Arkansas Fire Code requires a 2-hour fire separation wall between this suite and the adjoining suite 1B.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

SUMMARY: The applicant, Aftermath Services, is requesting a conditional use to allow a biohazardous storage and clean up business in an I2 zone. This business collects biohazardous waste and transports the waste to this location. From this location the waste is transferred to a third party transporter that picks up the waste stored in bio boxes, and moves the waste to a treatment facility. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with Conditions

CONDITIONS TO BE CONSIDERED:

1. Meet the requirements as set forth in 2012 AFC volume 1, 2 for separation between occupancies.
2. Meet North Little Rock Wastewater requirements on interior drains.
3. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
4. Business license to be issued after Planning Staff confirmation of requirements.
5. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

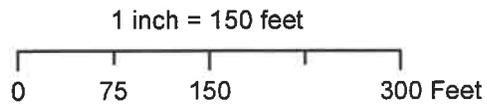
Conditional Use # 2020-14



Conditional Use # 2020-14
10 Collins Industrial Pl. #1A
To allow a biohazardous storage
and clean up business.



Zoning Map



Conditional Use # 2020-14



Conditional Use # 2020-14

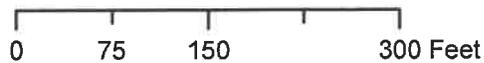
10 Collins Industrial Pl. #1A

To allow a biohazardous storage
and clean up business.



Land Use Map

1 inch = 150 feet



Date: 9/25/2020

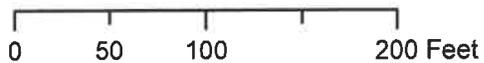
Map is not to survey accuracy

Conditional Use # 2020-14



Ortho Map

1 inch = 100 feet



Date: 9/25/2020

Map is not to survey accuracy

Aftermath Services LLC

75 Executive Dr. Suite 200, Aurora, IL 60504 (630) 423-4256

August 25, 2020

The City of North Little Rock
120 Main St. – 2nd Floor Planning
North Little Rock, AR 72114

To Whom It May Concern,

Aftermath Services LLC is requesting a Conditional Use Authorization Permit from the City of North Little Rock Arkansas. We are a crime/trauma scene biohazardous clean up service. We will be operating an office location at Unit 1A, 10 Collins Industrial Park. Business activities conducted at this location are as follows: Administrative/Office functions. Aftermath Services LLC operates as follows: we collect biohazardous waste and transport the waste to our office location. From our office location the waste is transferred to a second transporter which is a third party company that picks up the waste stored in bio boxes from our office and transports the waste to a treatment facility.

Thank you,



Tempestt Coleman

Compliance Coordinator
Aftermath Services LLC

CASE: Special Use #2020-8

REQUEST: To allow a childcare facility in an R2 zone

LOCATION OF REQUEST: 5301 Summertree Dr.

APPLICANT: Bridging The Gap 2 Destiny

OWNER: The Clifton Family, LLP; Isbell Land Sales, LLC

P.C. BACKGROUND: The primary building on the property was previously approved for a special use for a daycare in 2015. In 2014, a special use was approved for a community center for youth.

SITE CHARACTERISTICS: The building is the recreation building for the church on the property.

MASTER STREET PLAN: local street

ZONING: R2

LAND USE PLAN: Single Family

SURROUNDING USES:

NORTH: R1 / single family

SOUTH: R4 / multi-family

EAST: R4 / multi-family

WEST: R1 / single family

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: A daycare was previously approved at the other building on this property. This building has been used as a community center for youth in the past.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? No change anticipated.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

SUMMARY: The applicant is requesting a special use to allow for a childcare facility in an R2 zone. The proposed location is the recreation building for the church on the property. No playground is planned for the business. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with Conditions

CONDITIONS TO BE CONSIDERED:

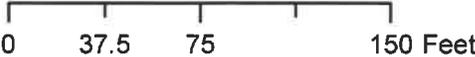
1. Hours of operation 7AM – 7PM Monday - Friday.
2. If a playground is added, it is to be directly accessed from the building.
3. If a playground is added, it is to have emergency exit away from the building.
4. If a playground is added, it is to have a 6' wood privacy fence around it.
5. Applicant must meet all applicable Federal, State, County, and City requirements,
6. Business license to be issued after Planning Staff confirmation of requirements,
7. If a playground is added, it is to meet DHS requirements for playground surface and equipment.
8. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a level 3 or level 4 registered sex offender resides within 2000 feet of the proposed site for the daycare center / home daycare facility.
9. Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Special Use #2020-08



Ortho Map

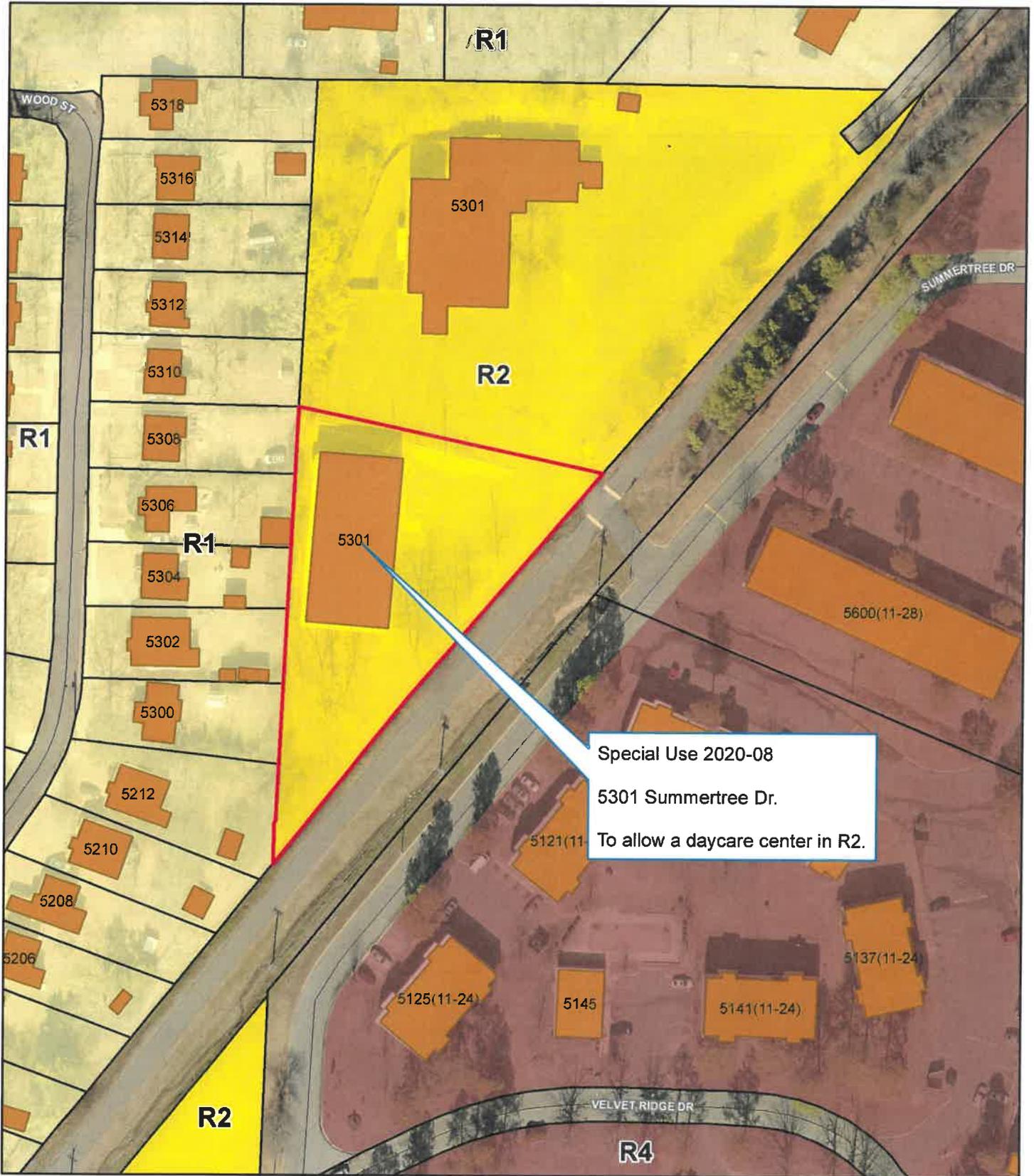
1 inch = 75 feet



Date: 9/10/2020

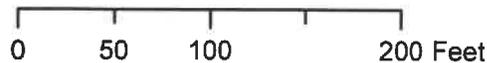
Not an actual survey

Special Use #2020-08



Zoning Map

1 inch = 100 feet



Date: 9/10/2020

Not an actual survey