

NLR Planning Commission
September 8, 2020
Agenda Meeting / Public Hearing 4:00 PM
(Updated)

Agenda Meeting: ▪ Roll Call

Approval of Minutes: ▪ August 11th meeting

Public Hearing:

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.

Development Review Committee:

- A. SD2020-37 WNLR Commercial Addition, Lot 4 (Preliminary Plat & SPR of a restaurant at 12311 Maumelle Blvd)
- B. SD2020-38 Baring Cross Subdivision, Block 1, Lot 18 (SPR of a quadplex at 1306 Parker St.)
- C. SD2020-39 Northbrook Subdivision, Phase 2 (Preliminary Plat of a residential subdivision)
- D. SD2020-41 Argenta Addition, Block 38, Lot 7R (Replat & SPR of a mixed use development at 601 N. Olive St.)

Public Hearings:

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.
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.

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
August 11, 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:

Chambers
Clifton, Chairman

Members Present via Phone / Zoom:

Belasco
Dietz
White
Wallace
Banks
Foster

Member Absent

Phillips

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
David Cook, Assistant City Engineer
Chris Wilburn, City Engineer

Approval of Minutes:

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

Administrative:

A motion was made and seconded to excuse the member absent. It passed unanimously.

Planning Commission Items:

- A. SD2020-30 Giles Addition, Block 13, Lot 7R (Replat and SPR of a quadplex at 1215 Rockwater Blvd).**
- 1. Before a building permit can be applied for provide a City Engineer approved parking plan and driveway design.**
 - 2. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention.
 - 3. Engineering requirements before the plat will be signed:**
 - a. ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) not required due to existing site conditions.
 - 4. 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 60' ROW. Label on Drawing.
 - 5. 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.
 - 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.
 - 6. Meet the requirements of the City Engineer, including:**
 - a. 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. If damaged during construction, repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - d. Driveways shall not be closer than 10' from adjoining property lines.
 - e. All driveways are to be concrete within the ROW.
 - 7. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide enclosure with gate for trash bins.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - 8. Meet the requirements of the Master Street Plan, including:**
 - a. ½ street improvements are existing.
 - b. Label Rockwater Blvd ROW.
 - 9. 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 (2) street 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 parking spots that face a street or abutting property.
- g. Provide 6 foot front yard landscape strip between property line and paving. Label distance.
- h. Provide 4 foot side yard landscape strip between property line and paving. Label distance.

10. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.

11. 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.
- c. Driveway width to be at least 20' wide.

12. Meet the requirements of CAW, including:

- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- b. If there are water facilities that need to be installed, adjusted and/or relocated, 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 North Little Rock Fire Department is required.

13. Meet the requirements of NLR Wastewater

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. SD2020-31 Wal-mart Commercial Addition, Lot 11 (SPR of an updated parking lot layout at 11921 Maumelle Blvd)

1. Engineering requirements on detention:

- b. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)

2. Other Boards approvals required before applying for a building permit.

- a. Provide approved City Council ordinance approving Conditional Uses for tire store and auto repair.

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 Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- c. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- d. 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:

- a. ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) not required due to existing site conditions.
- 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. Proposed shipping containers to be screened with splitface concrete block enclosure as shown.
 - 6. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required along Maumelle Blvd. They were previously waived with the original plat for the subdivision.
 - 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 (6) street trees 40' on center along Crystal Hill Rd.
 - d. Provide (8) street trees 40' on center along Maumelle Blvd.
 - e. Provide (4) 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 parking spots that face a street or abutting property.
 - 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. Eliminate the three parking spots that prevent this requirement from being met.
 - 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 Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. If there are water facilities that need to be installed, adjusted and/or relocated, 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 North Little Rock Fire Department is required.
 - 11. Meet the requirements of NLR Wastewater, including:**
 - a. Submit volume of existing interceptor if it is intended to be reused.
 - b. Please submit a full set of plans to NLRW for review.

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.

C. SD2020-32 Harris Industrial Park, Lots B-R2A & BR2B (Replat on Diamond Dr.)

- 1. Engineering requirements on detention:**
 - a. Storm water detention plan will be required during Site Plan Review process.
- 2. Engineering requirements before the plat will be signed:**
 - a. ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) not required due to Diamond Drive being within ArDOT ROW.
- 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 15' utility easement along rear of Lot B-R2A as shown.
 - c. Provide 25' front yard easement across both lots as shown.
 - d. Provide letter from the gas company approving the location of the easement.
 - e. Provide utility and drainage easement as shown on west side of Lot B-R2A.
 - f. Provide 15' wide exclusive sanitary sewer easement centered over the sewer main on the SE corner of the property.
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location along interstate.
- 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 Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. If there are water facilities that need to be installed, adjusted and/or relocated, 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 North Little Rock Fire Department is required.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. Hill Lake Connection fee is required.
 - b. Provide minimum 15' wide exclusive sanitary sewer easement centered over the sewer main on the SE corner of the property.

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. SD2020-33 Esplanade Phase 2 (Preliminary plat & SPR for apartments at 20 Esplanade Cir)

- 1. Engineering requirements before the plat will be signed:**
 - a. Provide typical section of Esplanade Circle to be approved by City Engineer.
 - b. Provide on-site storm water detention calculations showing that detention volume is sufficient.
 - c. Satisfy the NLR Bicycle Plan.

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 ROW dedication for Esplanade Cir.
- c. Provide letter from NLR Wastewater approving the relocation of the existing sanitary sewer main.
- d. Provide any necessary easements for relocated sewer main required by NLR Wastewater.
- e. Provide 5' easement along Esplanade Cir.
- f. 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. 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 Grading Permit application to City Engineer with grading plans.
- d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
- f. Provide CNLR Floodplain Development Permit application to City Engineer.
- g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- h. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- i. 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.
- j. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- k. 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. 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. 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.
 - d. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - e. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - f. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Before a Certificate of Occupancy is issued, provide full street improvements for Esplanade Cir.
 - c. Dumpsters 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.
- 6. 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 full street improvements for Esplanade Circle.
 - c. Provide ROW dedication for Esplanade Circle.
 - d. Meet the requirements of the NLR Bike 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 (56) street trees as shown.
 - d. Provide (36) parking lot shade trees as shown.
 - 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 parking spots that face a street or abutting property.
 - 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.
- 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 Fire Marshal's requirements on fire hydrant location.
 - c. Gates to meet Fire Marshal's requirements.
- 10. Meet the requirements of CAW, including:**
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. If there are water facilities that need to be installed, adjusted and/or relocated, 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 North Little Rock Fire Department is required.

11. Meet the requirements of NLR Wastewater, including:

- a. Submit plan for relocation of the existing sanitary sewer main for further evaluation.

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.

E. SD2020-34 Springhill Plaza, Lots 1R-X and 1R-Y (Replat & SPR of a car wash at 4000 Vali Ct.)

1. Engineering requirements on detention:

- a. Storm water detention plan not required as there is no increase of or a reduction of impervious surface.

2. Engineering requirements before the plat will be signed:

- a. Provide ½ street improvements only required where concrete drive is being removed.

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 access easement on plat such that vehicles entering from either Vali Court or McCain Blvd can access car wash.
- c. Provide half of 100' ROW on McCain.

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 Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- c. Provide CNLR driveway/curb cut permit application to City Engineer.
- 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.

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

- a. Provide ½ street improvements (curb and gutter, sidewalk) in place of removed driveway.
- b. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.

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. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- b. Provide ½ street improvements where concrete drive is being removed.

c. 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 (7) street trees along Vali Court as shown.
- d. Provide (7) street trees along McCain Blvd.
- e. Provide (14) 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 parking spots that face a street or abutting property.
- 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.

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.

11. Meet the requirements of CAW, including:

- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- b. If there are water facilities that need to be installed, adjusted and/or relocated, 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 North Little Rock Fire Department is required.

12. Meet the requirements of NLR Wastewater, including:

- a. Sanitary sewer public main extension required to provide sanitary sewer to lot 1R-X.
- b. Sand/oil interceptor and sampling manhole required
- c. Please submit plans to NLRW for review and approval.

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.

F. SD2020-36 Tulip Farms Addition, Lot 1 (preliminary plat & site plan review of a distribution warehouse at 13001 Highway 70)

1. Engineering requirements before the plat will be signed:

- a. Meet ArDot's requirements for street improvements, turning lanes, etc. on Highway 70.
- b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond for Barton Rd.
- c. Meet City Engineer's requirements on improvements to Barton Rd. based on core samples.
- d. Show and label boundary of detention areas as drainage easements.
- e. Provide on-site storm water detention calculations showing that detention volume is sufficient.

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. Meet the Master Street Plan requirements for ROW dedication.
 - c. Provide ROW dedication for cul-de-sac at the end of Barton Rd. Label on drawing.
 - d. Provide 10' utility easements around property perimeter as shown.
 - e. Provide setback lines as shown.
- 3. City Council approvals required before the plat will be signed:**
- a. Provide approved City Council ordinance on rezoning property to I2.
 - b. Provide approved City Council ordinance on abandoning easements running north-south through the proposed building.
- 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. 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.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer for driveway on Barton Road and copy of ARDOT driveway permit for driveways on Highway 70.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. 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.
 - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - j. 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.
- 5. 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. 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.

- c. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - d. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - g. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - h. All driveways are to be concrete within the ROW.
- 6. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. The building cannot encroach over existing easements.
 - c. If a dumpster is added to the site, it is to have a masonry screen.
 - 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. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards on Barton Rd.
 - b. Provide ½ street improvements on Barton Rd.
 - c. Provide ROW dedication for cul-de-sac on Barton 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 (53) street trees along Highway 70 as shown.
 - d. Provide (8) street trees along Barton Rd. as shown.
 - e. Allow the proposed parking lot shade tree landscape plan as shown. In order to facilitate safe truck maneuvering at the rear of the building, the required parking lot shade trees at the rear of the building have been relocated to the front parking area to satisfy the parking lot shade tree requirements.
 - 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 parking spots that face a street or abutting property. All trailer stall parking spaces in the rear of the property are exempt from this requirement due to extended distance from property line.
 - 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. Fire apparatus roads must meet an 85,000 lbs. load capacity.
 - c. Fire hydrants shall be located every 500 feet with appropriate road widths.

- d. Fire flow requirements as set forth by 2012 AFC, Appendix B, table B105.1 shall be 2000 gpm for a flow duration of 4 hours.
- e. Gates to meet the Fire Marshal's requirements.
- f. Provide measurements of the access roads surrounding the building.

11. Meet the requirements of CAW, including:

- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- b. Water main extensions will be needed to provide water service to this property. The submitted plans indicates two connection points, one in the northwest corner of the property off Barton Road and one in the southeast corner of the property off Hwy 70. Neither location currently has a public water main. Both locations will require off-site 12-inch diameter water line extensions. This work is to be done at the expense of the developer.
- c. 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 North Little Rock Fire Department is required.
- d. Contact Central Arkansas Water regarding the size and location of the water meter.
- 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 shall be required.

12. Meet the requirements of NLR Wastewater, including:

- a. Hill Lake Connection fee is required to connect to public sanitary sewer. The current rate is \$2,442/commercial acre platted.
- b. The property shall be served by gravity sanitary sewer, if at all possible.
- c. Please submit a full set of plans to NLRW for review and approval.
 - 1. Submit connection details for the proposed force main relocation.
 - 2. Force main material shall be C 905 PVC with ductile iron fittings
- d. Pretreatment may be required once plans are reviewed.

13. Meet the requirements of Pulaski County, including:

- a. Dedicate any ROW to meet NLR Master Street Plan requirements for Highway 70 and Barton Road. Adjust setback lines to reflect new property boundary accordingly.
- b. Obtain any required Corps of Engineers Permits for work adjacent to or in wetlands.
- c. Provide ARDOT approval for driveways off Highway 70.
- d. If the development is to be under construction or in operation before annexation to the City of North Little Rock is complete, Meet the following Pulaski County requirements:
 - 1. Pulaski County will require a Flood development Permit for work in the floodplain. Proposed development is greater than 50 acres. A detailed study will

- need to be performed to establish the base flood elevation. Any map revisions (LOMR) caused by the development will need to be completed prior to construction.
2. 2' Freeboard is required in the county.
 3. Provide NLR Wastewater approval for sewer connection.
 4. Provide CAW approval for water service.
 5. Provide a stamped and sealed set of stormwater calculations prior to construction.

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.

1. Rezone #2020-11 & Conditional Use #2020-5: To rezone property from C3 to C4 to allow for a Conditional Use for a contractor's office with outdoor storage at 6919 Service Rd.

The applicant, Chris Robinson, was present. Chairman Clifton asked if the applicant had reviewed the conditions. The applicant had a question about the "no access from service road" condition since the address was on Service Rd.

Mr. Spencer stated that the address could be changed to come off MacArthur instead of Service Rd.

The applicant had no other issues.

Michael Vincent, resident who lives across the street from the property, wanted verification that the access to the property would be from MacArthur and not Service Rd.

Mr. Chambers stated the condition #6 would prevent an entrance from the property onto Service Rd.

Joe Reynolds, resident of the neighborhood, had concerns about potential outside storage, but has spoken with the applicant on the phone about the buffer requirements. Mr. Reynolds is satisfied with the plan.

There were no further comments.

The conditions are as follows:

1. Hours of Operation 7AM – 6PM Monday – Friday.
2. Provide full screen (including 8' wood privacy fence and trees every 20' as determined during Site Plan Review) between commercial and residential uses on the east and west sides.
3. Provide an 8' tall wood privacy fence set back 30' from the property line along Service Rd as shown on the site plan.
4. Provide a buffer of 3 rows of evergreen trees along Service Rd. on the outside of the 8' foot tall wood privacy fence.
5. Meet the requirements of Site Plan Review.
6. No access from Service Rd. permitted.

7. No outdoor storage of materials permitted.
8. The parking and storage of vehicles and equipment is limited to the rear yard.
9. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
10. Business license to be issued after Planning Staff confirmation of requirements.
11. 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.

Chairman Clifton called for a vote.

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

2. Conditional Use #2020-6 To allow a car lot in a C4 zone at 2001 E. Broadway St.

The applicants, Eric James and Pierre Brown, were present. They agreed to all Conditions.

There were no comments from the audience or the commissioners.

The conditions are as follows:

1. Hours of Operation: 8AM – 8PM Monday – Saturday.
2. Fences shall not be allowed in the front yard of a vehicle sales lot, except as mandated under Article 15 hereof.
3. Existing fences located in the front yard of a vehicle sales lot shall be removed, unless required when adjacent to residential use.
4. Six foot wood privacy fence shall be required when vehicle sales lot abuts a residential use. Fences shall not extend beyond the front building line of the abutting residential use.
5. Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
6. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. This allows for 5 cars on the lot at any one time..
7. All exterior vehicle sales lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential uses.
8. Sales vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the standards of the City Engineer. Sales vehicles shall not be displayed on grass or gravel surfaces.

9. All signage shall meet the requirements of Article 14 of the zoning ordinance.
10. No inoperable or wrecked vehicles shall be stored or sold from the sales lot. Vehicle sales lots shall not store inoperable or wrecked vehicles, nor any parts thereof, as those terms are defined under the North Little Rock Property Maintenance and Nuisance Abatement Code.
11. Vehicle sales lot shall be maintained at all times.
12. Sales vehicles shall be locked and secured after business hours.
13. Sales vehicles shall not be used as storage.
14. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
15. Business license to be issued after Planning Staff confirmation of requirements.
16. 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.

Chairman Clifton called for a vote.

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

3. Conditional Use #2020-7 To allow a minor auto repair shop in C3 zone at 11921 Maumelle Blvd.

The applicant, Tim Lemons of Lemons Engineering, was present. He stated that this is a car wash that his client is looking to turn into an auto repair shop.

Mr. White had a concern regarding junk vehicles left out overnight.

Mr. Spencer stated that no vehicles to be left out overnight as a condition could be added.

Mr. White made a motion that the condition of “no vehicles to be left out overnight” be added to the Conditional Use. Mr. Foster seconded the motion.

Mr. Lemons stated that the owners would comply with the new condition, but wanted clarification that if one had to be left out overnight due to when it broke down, would that be a problem. No Commissioners had an issue with one car on occasion having to be left out overnight.

The conditions was added with a vote of 8 yes, 1 absent.

1. Hours of Operation: 6AM – 6PM Monday – Sunday.
2. Meet the requirements of Site Plan Review.

3. Any structures located on the lot shall meet all applicable Federal, State, County, and City Requirements and Codes.
4. No vehicles are to be left outside overnight.
5. Business license to be issued after Planning Staff confirmation of requirements,
6. Applicant/owner 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.

Chairman Clifton called for a vote on the application.

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

The application passed 8 yes, 1 absent.

4. Conditional use #2020-8 To allow a tire store in a C3 zone at 11921 Maumelle Blvd

The applicant, Tim Lemons, was present.

Chairman Clifton asked about the outdoor storage of tires.

Mr. Lemons stated two shipping containers would be used for additional tire storage in the rear. They are to be screened per site plan review requirements.

Mr. White expressed concern about tire storage.

Chairman Clifton stated the Fire Department has been diligent at enforcing the tire storage rules.

Dustin Free explained the enforcement process, and that the applicant has all the rules.

Mr. White proposed no outdoor overnight tire storage allowed be added a condition. Mr. Chambers seconded the motion.

The motion passed 8 yes, 1 absent.

The Conditions are as follows:

1. Hours of operation: 6AM – 6PM Monday – Sunday.
2. Meet the requirements of Site Plan Review.
3. Allow two shipping containers to be used for storage.
4. No outside overnight storage of tires.
5. The shipping containers are to be screened with splitface concrete blocks.
6. Store tires in a dry securable area of the primary structure. No outside open-air storage of tires.
7. Up to 30 tires for sale may be displayed outside under a non-permeable cover during business hours. This is considered temporary tire storage. Tires shall be kept neat and organized, preferably in metal racks. Temporary outside displayed tires for sale shall be kept a maximum of 10 feet from the primary structure.

8. Isolate tires from other stored materials that may create hazardous products if there is a fire, including, but not limited to, lead acid batteries, fuel tanks, solvent barrels, and pesticide containers.
9. Store no more than 100 tires per 1,500 square feet of inside storage space.
10. Tire retailers should schedule regular pick-up of tires by a licensed carrier to avoid excessive amounts of tires stored on the property.
11. Vehicles are only to be repaired/maintained inside the building.
12. No outdoor PA/music permitted.
13. Applicant must meet all applicable Federal, State, County and City requirements,
14. Business license to be issued after Planning Staff confirmation of requirements,
15. Applicant/owner 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.

There was no further discussion.

Chairman Clifton called for a vote.

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

The application passed 8 yes, 1 absent.

5. Rezone #2020-12 To amend the LUP from SF to LI and to rezone property from R2 to I2 to allow for industrial development and to rezone a buffer area from R2 to Greenbelt at 13001 Hwy 70.

The applicant, Thomas Pownall of Thomas Engineering, was present.

Mr. Pownall gave an overview of the rezone request to I2. He stated a greenbelt was proposed around the existing residences.

Kip Moore, resident at 13519 Hwy 70, expressed concern about having enough time to assess how the rezone might affect his property. He requested that the rezone be delayed until the next meeting. He stated his neighbors also haven't had time to assess it.

Mr. Chambers asked if the notice was done properly.

Mr. Spencer stated the applicant completed the notice requirements on time.

Mr. Chambers asked if the rezoning request could be amended to only include the portion of the property planned for imminent development.

Mr. Spencer said that could be possible if the applicant was OK with it, or the Commission could let the elected officials sort it out.

Mr. Clifton explained to Mr. Moore that the Planning Commission was a recommending body only.

Mr. Moore requested that the recommending vote be delayed.

Jane Niles, nearby property owner, lives in a historic home nearby. She asked about the annexation petition going on concurrently with the rezoning request, and expressed concern about how the rezone would affect her property.

Mr. Foster asked the applicant about future plans for the property.

Mr. Pownall stated that the only development plans were for the western portion of the property as shown on the development plan.

Mr. Foster asked if the applicant would consider only rezoning the portion with the development plan.

Mr. Pownall stated the applicant would like to move forward with the entire property to be rezoned.

Mr. White asked when the City Council will vote on this.

Chairman Clifton said if they can get a sponsor right away, it would be on the August 24th Council meeting.

Mr. White stated the Commission should go ahead vote since there would still be at least two more weeks until City Council voted on it. That is enough time to contact the Mayor and Councilmembers.

Numerous Commissioners concurred with Mr. White.

Chairman Clifton called for a vote.

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

Public Comments/Adjournment:

Motion made to adjourn and seconded. Chairman Clifton adjourned the meeting at 5:00 pm.

Respectfully submitted,

Tim Reavis, Planning

- 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.

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

1. Permit requirements/approvals submitted before a building permit will be issued:

- a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development 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 CNLR driveway/curb cut permit application 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.

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

- a. ½ street improvements not required on Parker Street due to existing site conditions.
- b. Before Planning Commission votes, a detailed parking plan will need to be approved by the City Engineer.
- c. Provide turning movements showing access to parking from alley.
- d. Label all driveway widths and radii.
- e. All driveways are to be concrete within the ROW.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Since no dumpster will be used on site, provide screened location(s) for 8 trash bins (1 trash bin & 1 recycle bin for each of the four units).
- c. No parking area for new multi-family development can require the backing of a vehicle directly into a public right of way. Provide an updated parking plan to meet this requirement. The updated parking plan must meet City Engineer requirements before Planning Commission votes on this proposal.
- d. No fence is to be within a front building line.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.

4. Meet the requirements of the Master Street Plan, including:

- a. Meet the City Engineer requirements for sidewalks.

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 2 street trees.
- 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 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. Sprinkler system or fire separation required.
- c. Meet the Fire Marshal's requirements for access.

- 8. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
- 9. Meet the requirements of NLR Wastewater.**

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:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Pay for street signs.
 - c. Street names to be approved by Planning Staff.
 - d. Provide 60' ROW dedication for Northbrook Dr.
 - e. Provide 50' ROW dedication for Andover Dr. & Cardiff Dr.
 - f. Provide 20' sewer, utility, and drainage easement in the rear of Lots 12-18, Block 1. Label on drawing.
 - g. 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.
 - h. Provide 10' utility easement on front property lines.
- 6. Permit requirements/approvals submitted before construction can begin:**
 - 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-Builts 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.
- 7. Meet the requirements of the City Engineer, including:**
 - a. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - b. 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.
 - c. Schedule a pre-consultation meeting with the City Engineer before beginning construction of the roads.
 - 8. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - 9. 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 on both sides of all streets.
 - b. Provide full street improvements.
 - c. Provide 50' ROW dedication for Cardiff Dr. & Andover Dr.
 - d. Provide 60' ROW dedication for Northbrook Dr.
 - 10. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be stabilized to a non-erodible condition.
 - b. Provide 1 tree per lot within 10 feet of the front property line or provide a bond.
 - 11. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - 12. 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.
 - c. Meet Arkansas Fire Code access requirements for subdivisions over 30 lots.
 - 13. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. Approval of plans by AR Dept of Health Engineering Division is required.
 - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review
 - d. 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.

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:**
 - a. 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. 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.

CASE: Rezoning #2020-13

REQUEST: To rezone from the R4 zoning classification to the proposed C2 zoning classification to allow for a convenience store with fuel pumps.

LOCATION OF REQUEST: Northwest corner of Waterside Dr. & N. Hills Blvd

APPLICANT: ICE 238 LLC/CLIFTON FAMILY LTD LIAB LTD PTNSHP

OWNER: ICE 238 LLC/CLIFTON FAMILY LTD LIAB LTD PTNSHP

P.C. BACKGROUND: This request was previously on the Planning Commission agenda in July of 2017, but was withdrawn. There was previously neighborhood opposition to this item.

SITE CHARACTERISTICS: vacant lot

MASTER STREET PLAN: Minor Arterial

ZONING: R4 LAND USE PLAN: Community Shopping

SURROUNDING USES:

NORTH: R4 – special use for landscape nursery

SOUTH: undeveloped land / Waterside Dr.

EAST: R4 – Apartments

WEST: R1 – Single Family / Lake #1

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: The City has approved rezoning requests in the past that bring the zoning into compliance with the Land Use Plan.
2. NEIGHBORHOOD POSITION: The neighborhood has expressed strong opposition to the rezoning in the past.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: The requested change to C2 would bring the property's zoning into alignment with the City's Land Use Plan.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? The immediate area surrounding the property is mostly residential. An auto centric use may detract from the residential setting. Buffer requirements would be determined at site plan review.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? This would be the first auto-oriented use on North Hill Blvd from I-40 to Fairway Ave.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

SUMMARY: The applicant is requesting to rezone the property from R4 to C2 to allow for a convenience store with fuel pumps. This request is in alignment with the City's Land Use Plan. Strong neighborhood opposition to the rezoning for this use has been previously expressed.

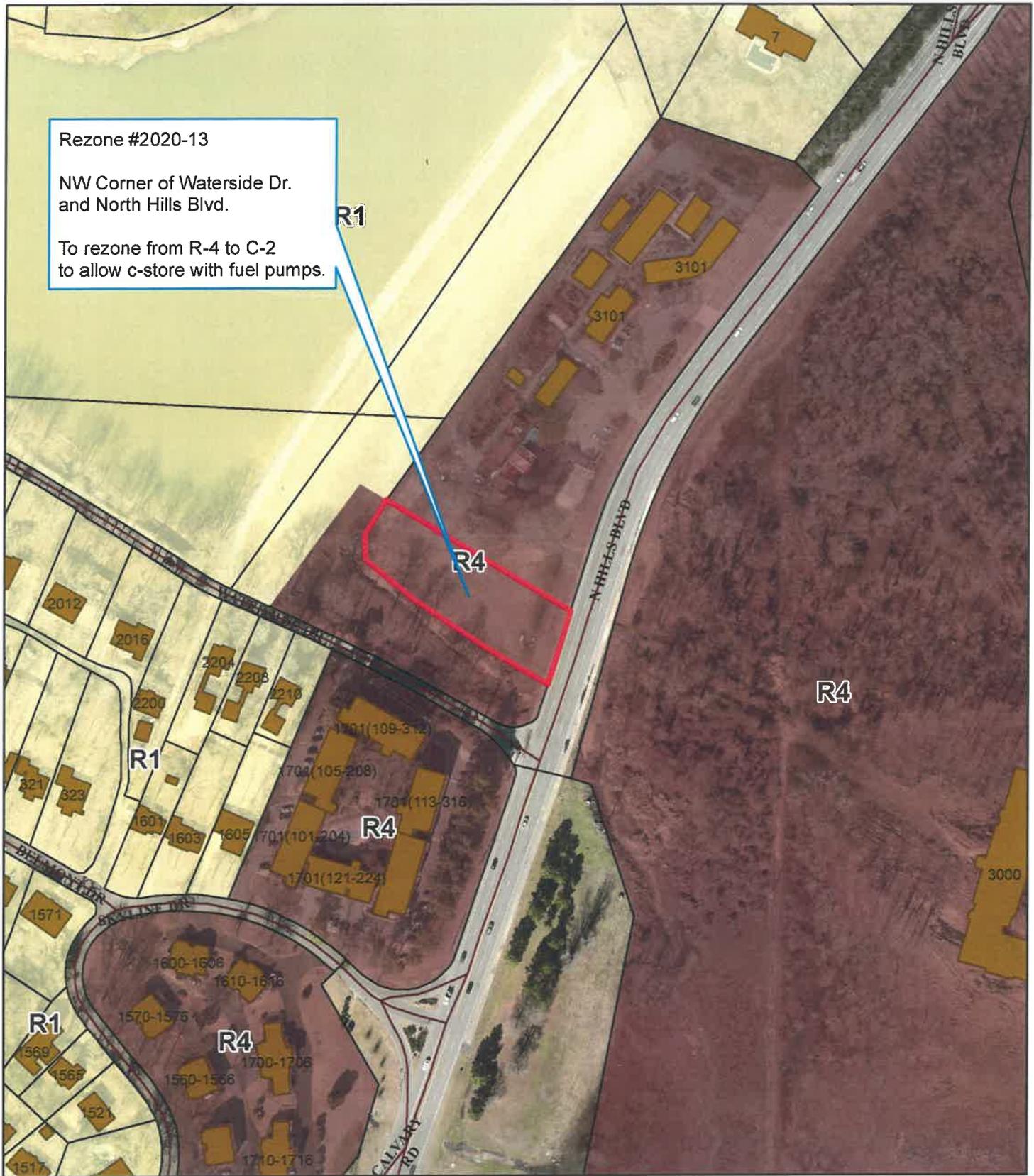
STAFF RECOMMENDATION: Staff supports the City's adopted Land Use Plan.

Rezone Case #2020-13

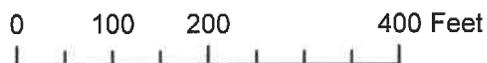
Rezone #2020-13

NW Corner of Waterside Dr.
and North Hills Blvd.

To rezone from R-4 to C-2
to allow c-store with fuel pumps.



1 inch = 200 feet



Date: 7/28/2020



Zoning Map

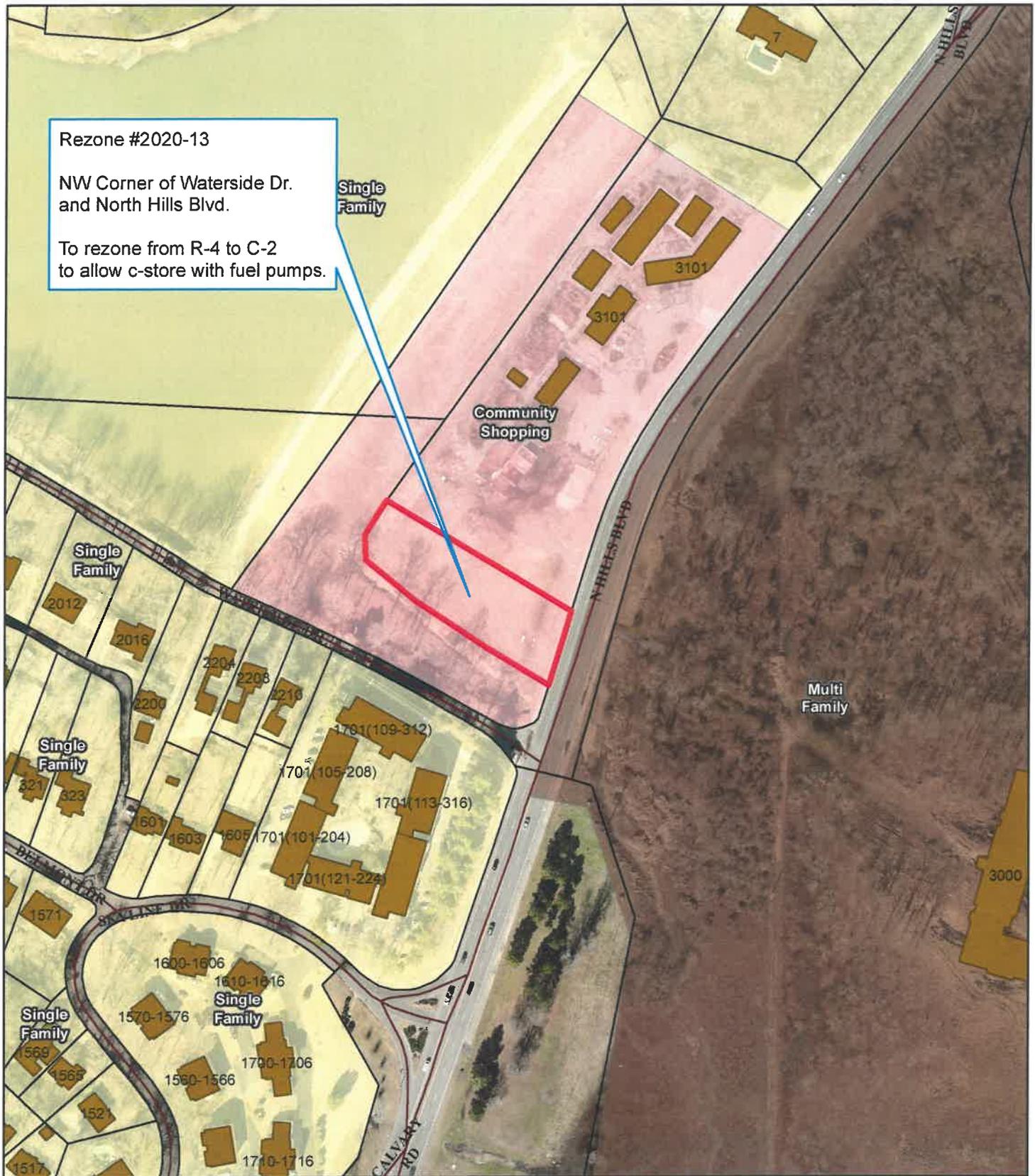


Rezone Case #2020-13

Rezone #2020-13

NW Corner of Waterside Dr. and North Hills Blvd.

To rezone from R-4 to C-2 to allow c-store with fuel pumps.



1 inch = 200 feet



Date: 7/28/2020



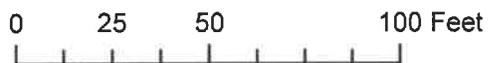
Land Use Map



Rezone Case #2020-13



1 inch = 50 feet



Date: 7/28/2020



Ortho Map

CASE: Rezoning #2020-10

REQUEST: To amend the Land Use Plan from Single Family to Multi-family and to rezone from the R3 zoning classification to the proposed R4 classification to recognize an existing 2nd dwelling unit.

LOCATION OF REQUEST: 1701 W. Short 17th St.

APPLICANT: PERRY REOLA

OWNER: PERRY REOLA

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

SITE CHARACTERISTICS: Site consists of a single family house and a garage apartment.

MASTER STREET PLAN: local street

ZONING: R3 LAND USE PLAN: Single Family

SURROUNDING USES:

- NORTH: R3 – Duplex
- SOUTH: R3 – Single Family
- EAST: R3 – Single Family
- WEST: R3 – Single Family

BACKGROUND: The applicant wants to pull remodel permits for the accessory dwelling on the property, but is unable because it has been more than a year since it has been used as a dwelling.

1. COMPATIBLE WITH PREVIOUS ACTIONS: The City has rezoned property in the past to recognize existing structures so that remodel permits can be pulled.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal
4. LEGAL CONSIDERATION/REASONABLENESS: Considering the structure was built as a dwelling unit, request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? Improvement to this building would have a positive effect to the neighborhood.
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 rezone from R3 to R4 to recognize an existing accessory dwelling unit. The applicant wants to pull remodel permits for the accessory dwelling on the property, but is unable because it has been more than a year since it has been used as a dwelling. The Zoning Ordinance allows for the continuation of the use of a non-conforming structure only if the structure has been used as such within the last year.

STAFF RECOMMENDATION: Approval

Rezone Case #2020-10

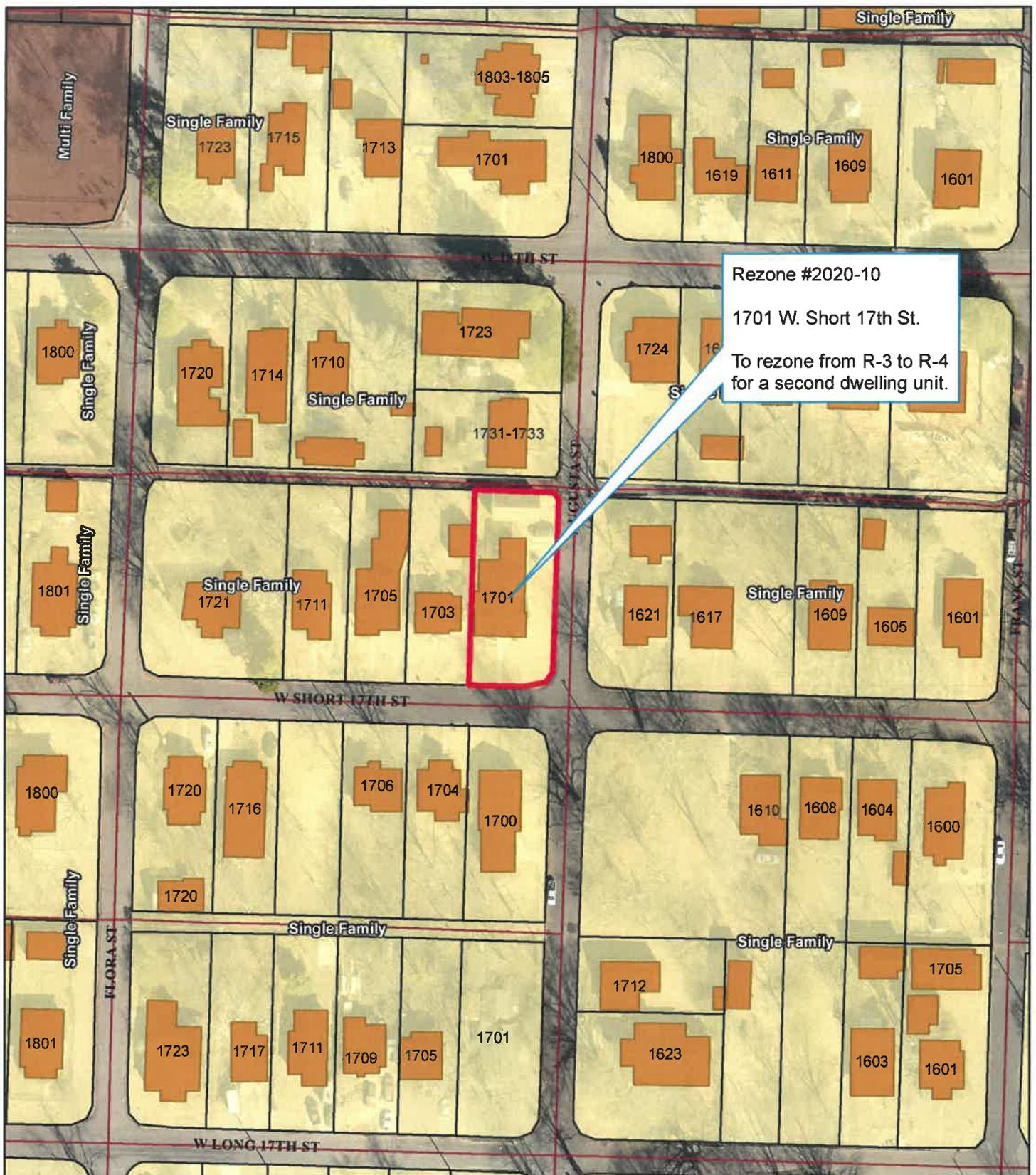


1 inch = 100 feet



Date: 6/16/2020

Rezone Case #2020-10



1 inch = 100 feet



Land Use Map

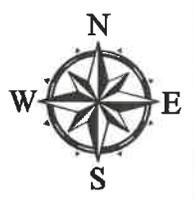
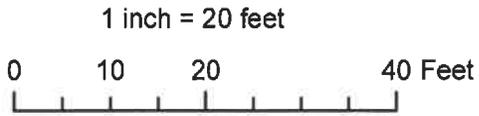
Date: 6/16/2020



Rezone Case #2020-10



Ortho Map



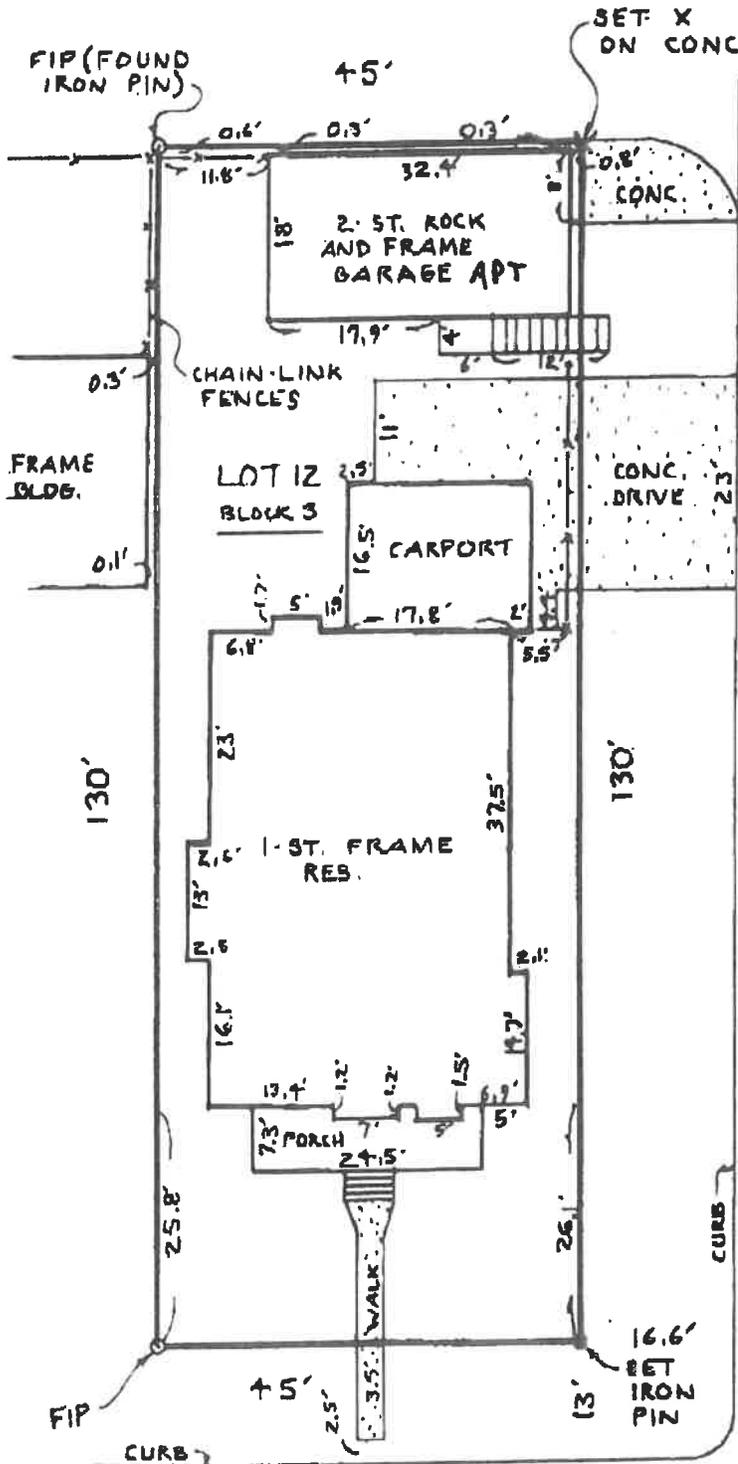
Date: 6/16/2020



MARLAR ENGINEERING CO., INC.

Consulting Civil Engineers & Land Surveyors

5818 JOHN P. KENNEDY BOULEVARD
PHONE (501) 753-1997
FAX (501) 753-1999
NORTH LITTLE ROCK, ARKANSAS 72116



SCALE: 1" = 20'

AUGUSTA ST. - 60' R/W

W. SHORT 17TH ST. - 60' R/W

LEGAL DESCRIPTION:
LOT 12, BLOCK 3,
LASKER'S ADDITION,
TO THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS



CASE: Rezoning #2020-14

REQUEST: To amend the Land Use Plan from Light Industrial to Single Family and to rezone from the C3 zoning classification to the proposed R1 zoning classification to allow for a residential subdivision

LOCATION OF REQUEST: NORTHBROOK DR

APPLICANT: THOMAS ENGINEERING COMPANY

OWNER: I-430-365 LLC

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

SITE CHARACTERISTICS: Site is wooded and undeveloped.

MASTER STREET PLAN: Northbrook Dr. is a planned collector street

ZONING: C3

LAND USE PLAN: Light Industrial

SURROUNDING USES:

NORTH: C3 - undeveloped

SOUTH: R1 – Northbrook Phase 1 subdivision & a church in City of Sherwood

EAST: City of Sherwood - Park

WEST: PI – Cemetery

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Yes, Phase 1 is also zoned R1.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Access requirements for the subdivision are determined during site plan review.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? No changed expected.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Minimum lot size requirements for the R1 zone is 7,000 square feet. Some lots in this subdivision are proposed at 6,900 square feet. A Board of Adjustment variance is required before the plat can be signed.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

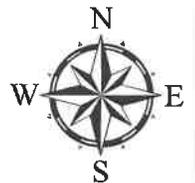
SUMMARY: The applicant is requesting an amendment to the Land Use Plan from Light Industrial and a rezone from C3 to R1 to allow a single family residential neighborhood. This rezoning is for phase 2 of the Northbrook Subdivision. Phase 1 is already zoned R1.

STAFF RECOMMENDATION: Approval

Rezone Case #2020-14



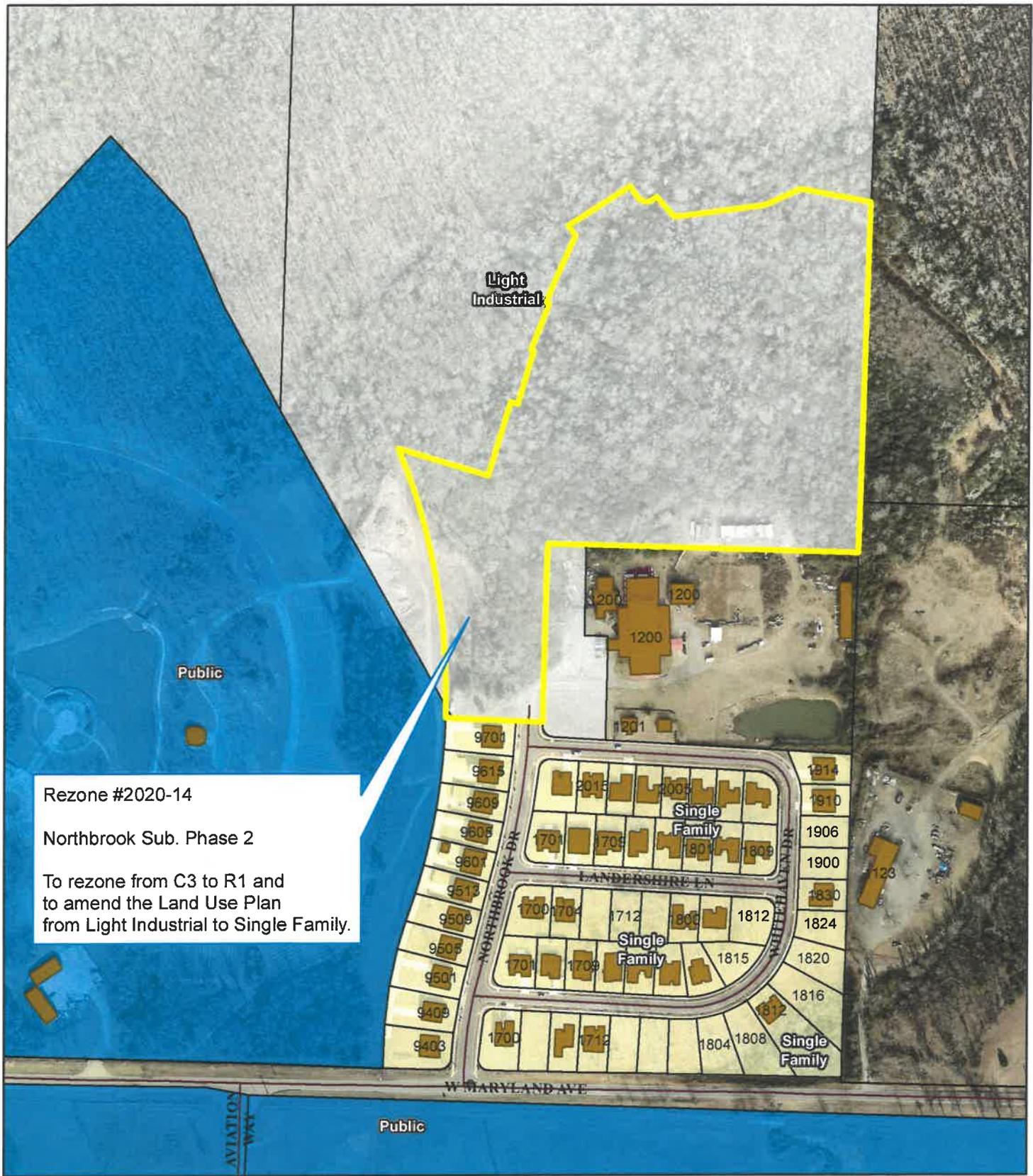
1 inch = 300 feet



Date: 8/6/2020



Rezone Case #2020-14



1 inch = 300 feet

0 150 300 600 Feet

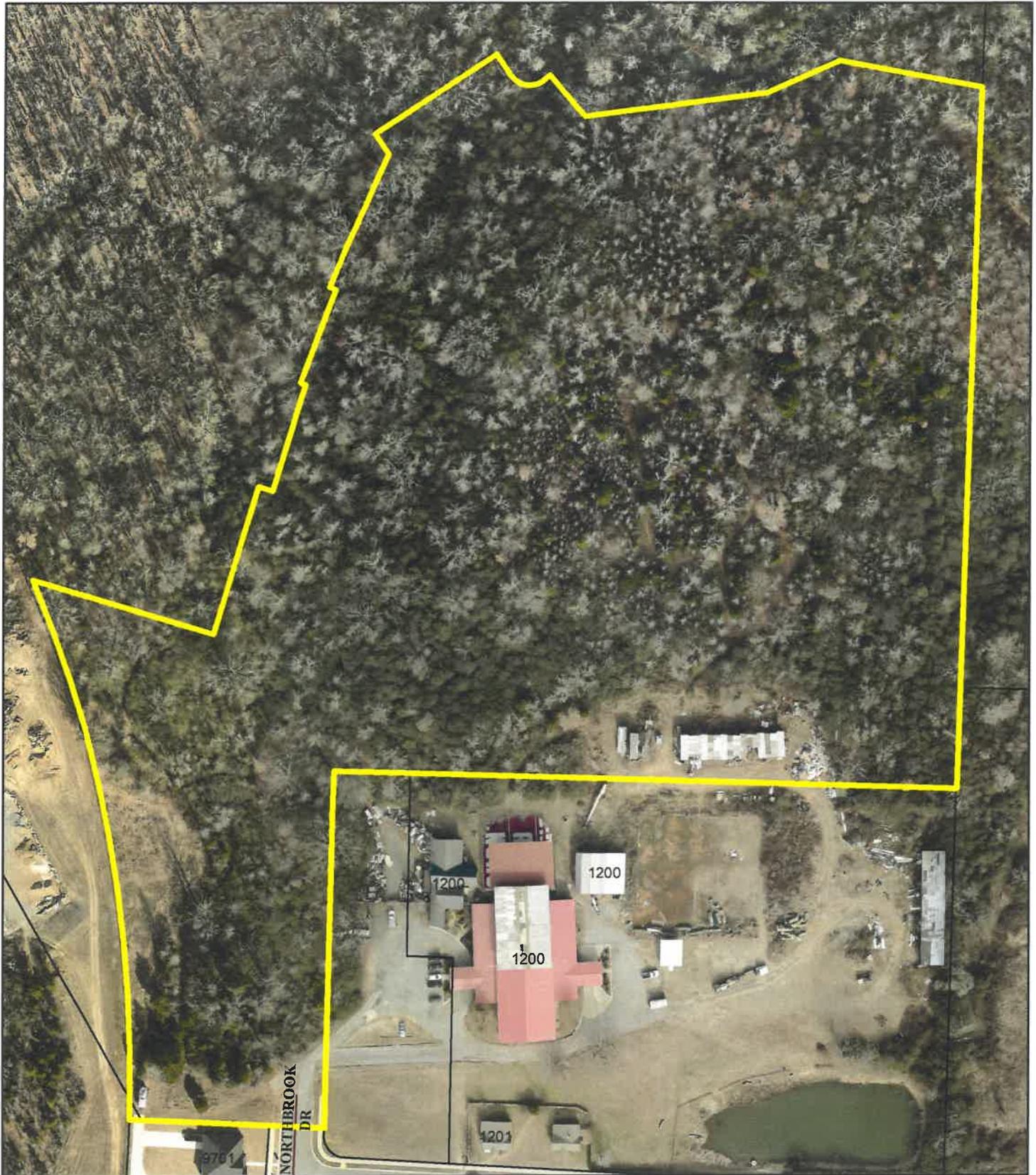
Date: 8/6/2020



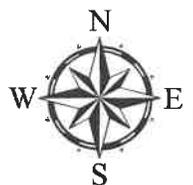
Land Use Map



Rezone Case #2020-14



1 inch = 150 feet



Date: 8/6/2020



Ortho Map

