

North Little Rock Planning Commission
Regular Meeting
January 14, 2014

Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:45 PM in the Council Chambers, City Hall.

Members Present:

Alexander
Belasco
Chambers
Foster
Phillips
White
Clifton, Chairman

Members Absent:

Dietz
Harris

Staff Present:

Robert Voyles, Director
Shawn Spencer, Assistant Director
Daniel McFadden, City Attorney
Keisa Williams, Secretary

Others Present:

Alderman Maurice Taylor

Approval of Minutes:

Motion was made and seconded to approve the December meeting minutes as submitted. The minutes were approved with (7) affirmative votes.

Motion was made and seconded to excuse Mr. Dietz and Mr. Harris from today's meeting. The motion was approved with (7) affirmative votes.

Administrative:

Reminder that "Statement of Financial Interest" is due. You may give forms to Planning Staff at tonight's PC meeting or turn into the City Clerk's office by January 31st.

2014 Calendar

Subdivision Administrative:

A. NS-2384-14 Faulkner Crossing – Phase 6 (Preliminary plat of residential lots located at Faulkner Lake Road and Faulkner Crossing Drive)

- 1. Requirements before the final plat/replat will be signed:**
 - a. Pay the drainage fee of \$500/acre instead of providing on-site detention.
 - b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - c. Provide full street improvements (street, curb, gutter, sidewalk, street signs, street lights) on interior streets or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
 - d. Provide ½ street improvements (street, sidewalk, trees, street signs, street lights) on Faulkner Lake Road or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
 - e. Provide street trees 40’ on center along Faulkner Lake Road.
 - f. Provide CNLR Stormwater Permit.
 - g. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
- 2. Meet the requirements of the City Engineer, including:**
 - a. The first floors of any building are to be a minimum of 1’ above any floodplain.
 - b. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
 - c. Provide City Engineer drainage calculations for existing and proposed facilities.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Add note to plat that lots are not to have access to Faulkner Crossing Drive.
 - c. Add note to plat that lots are not to have access to Faulkner Lake Road.
 - d. Move sidewalk along Faulkner Lake Road to rear property line of lots.
 - e. Allow rear building lines of 15 feet on all lots except those that abut Faulkner Lake Road which must have a 25 feet rear building line.
 - f. Allow reduced lot area of a minimum of 6150 sq. feet on all lots except those that abut Faulkner Lake Road which must have a minimum of 7000 sq. feet.
- 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 or seeded, fertilized, watered and mulched.
 - b. Add note to plat that lots are to have 1 street tree per lot.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 7. 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. Fire hydrants to be within 400 feet of all areas of building.
- 8. Meet the requirements of CAW, including:**
 - a. Water service is not available to the site without an extension of facilities.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. Submit plans for water facilities and/or fire protection system to CAW for review.

- d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
 - g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. Main extension will be required for service.
 - b. Wilcox connection fee will be applicable at \$1615 per acre.
 - c. A complete set of drawings for development must be submitted to NLR Wastewater.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.

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 was passed with (7) affirmative and (2) absent votes.

B. REP-2385-14 SMC,LLC Addition – Lots 1A & 1B (Replat of lot located at Maumelle Blvd and Crystal Hill Road, and site plan review of Lot 1A)

- 1. Requirements before the final plat/replat will be signed:**
- a. Storm Water Detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
 - b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - c. Provide City Council waiver of Master Street Plan to allow a 55' front building setback.
- 2. Permit requirements/approvals before a building permit will be issued:**
- a. Provide CNLR Stormwater Permit.
 - b. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
 - c. Provide Arkansas Department of Health approval for water and sewer facilities.
- 3. Meet the requirements of the City Engineer, including:**
- a. The first floors of any building are to be a minimum of 1' above any floodplain.
 - b. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
 - c. Provide City Engineer drainage calculations for existing and proposed facilities.
 - d. Provide 10' utility and drainage easement along the East line of Lots 1A and 1B.
- 4. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - d. Provide cross access easement along south property line of Lot 1A that joins the access easement on Lot 1B.
 - e. Recommend City Council waiver of MSP to allow a 55' front building setback.
- 5. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks not required on Maumelle Blvd.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (4) street trees 40' on center along Maumelle Blvd.
 - d. Provide (7) parking lot shade trees.
 - e. Parking lot shade trees must be at the furthest 10' from edge of paving.

- f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - g. 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.
 - b. Meet Maumelle Blvd Sign Overlay District standards.
- 8. 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. Fire hydrant to be within 400 feet of all areas of building.
- 9. Meet the requirements of CAW, including:**
- a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. Submit plans for water facilities and/or fire protection system to CAW for review.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
 - g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 10. Meet the requirements of NLR Wastewater, including:**
- a. Main extension will be required for service.
 - b. White Oak connection fee may be applicable at \$552 per acre.
 - c. A complete set of drawings for development must be submitted to NLR Wastewater.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. Mr. Foster inquired about the current setbacks. Mr. Chambers stated the current setback is 70'. Mr. Voyles stated that we should recommend a waiver to City Council concerning the setback. A motion was made to amend item 4E to state recommend City Council wavier of Master Street Plan to allow 55' front building setback. There were no additional comments from Commissioners or the audience. The motion to approve as amended was passed with (7) affirmative and (2) absent votes.

Public Hearings:

- 1. Special Use #748. **POSTPONED**. To allow car sales in a C-3 zone that requires a Special Use located at 4620 E. Broadway. **POSTPONED**
- 2. Rezone #1662. To rezone property from C-2 to R-2 to allow a residential subdivision and amend the Land Use Plan from community shopping to single family; located at the SE corner of Faulkner Lake Road and Highway 391.

The applicant, Brett Watts, was present.

Chairman Clifton asked if anyone in the audience would like to speak for or against this application.

Alderman Maurice Taylor asked the difference between R-1 and R-2 and the existing zoning on the other developments. He asked what can be done in an R-2 that you can't do in an R-1.

Mr. Voyles stated that a request can be made for a special permit to do activity in an R-2.

Mr. Spencer state the rest of Faulkner Crossing is R-2.

Mr. White asked if a duplex can be in an R-2.

Mr. Voyles replied no.

Mr. Michael Hansberry was inquiring if duplexes and quad-plexus would be allowed in this location.

Mr. Voyles replied no.

Chairman Clifton asked if there were any further comments.

There were no further comments.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Yes	Harris	Absent
Belasco	Yes	Phillips	Yes
Chambers	Yes	White	Yes
Dietz	Absent	Clifton	Yes
Foster	Yes		

Rezone #1662 was approved with (7) affirmative and (2) absent votes.

3. Rezone #1664. To rezone property from I-3/C-3/C-4 to I-2 to allow a warehouse and amend the Land Use Plan from Heavy Industrial/Trade Fair to Light Industrial; located at the NW corner of Highway 70 and I-440.

The applicant, Mr. Tim Daters, was present. He explained that Ben E Keith foods purchased this property with intentions to build a food warehouse facility at the site.

Chairman Clifton asked if anyone in the audience or Commissioners have any comments.

There were no further comments.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Yes	Harris	Absent
Belasco	Yes	Phillips	Yes
Chambers	Yes	White	Yes
Dietz	Absent	Clifton	Yes
Foster	Yes		

Rezone #1664 was approved with (7) affirmative and (2) absent votes.

Public Comments/Adjournment:

Mr. White asked about the committee that City Council put together to come up with ideas to clean up the city's outdoor storage. Mr. Daniel McFadden stated that his office has been in touch with Alderman Ross about this issue and she stated a legislation has been drafted to address the issues.

A motion was made to adjourn and it was seconded. The motion passed with (7) affirmative votes and the meeting was adjourned at 4:55 pm.