

**North Little Rock Planning Commission**  
**Regular Meeting**  
**June 10, 2014**

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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  
Dietz  
Foster  
Harris  
Phillips  
White  
Clifton, Chairman

**Staff Present:**

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

**Others Present:**

Alderman Maurice Taylor

**Approval of Minutes:**

Motion was made and seconded to approve the May meeting minutes as submitted. The minutes were approved with (9) affirmative votes.

**Administrative:**

Item 1 has been postponed to July 8, 2014

**Development Review Committee:****A. Rep-2403-14 Center Point Subdivision – Lot 1 (Replat and Site Plan Review of fuel tanks located south of the intersection of Gribble and Crockett Streets)****1. Requirements before the final plat/replat will be signed:**

- a. The replat is only to be signed after conveyance of ownership.
- b. Storm Water Detention calculations are to be approved by City Engineer with written approval provided to the Planning Department.
- c. Final plat/replat must be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- d. Accept the replat without requiring widening of Gribble Street.
- e. Allow the addition of a small lot at the northwest corner of the existing development.

**2. Permit requirements/approvals before a building permit will be issued:**

- a. Provide evidence that a NLR Storm Water Permit was obtained from the City Engineer.
- b. Provide evidence that a NLR Floodplain Development Permit was obtained.
- c. Provide Arkansas Department of Environmental Quality (ADEQ) Storm Water Permit.
- d. Provide Arkansas Department of Health approval for additional 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 a NLR Excavation and Barricade Plan Application/Permit.
- c. Clearly outline the boundary of the proposed Lot 1 with all necessary easements or legal information.
- d. Provide a 25' Sanitary Sewer Easement for the existing 54" sewer line.
- e. The revised legal description is to reflect the aggregate boundary of proposed Lot 1.
- f. Provide a "No-Rise Certificate" approved by the City Engineer for development in the floodplain.
- g. Provide a cross section profile of the proposed levee.
- h. All drain lines must be minimum pipe diameters of 15".
- i. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- j. Driveways are to be a maximum of 40'.
- k. Driveway radii returns built to City Engineer's specifications.
- l. Provide City Engineer drainage calculations for existing and proposed facilities.
- m. Cross drains in the ROW are to be RCP with flared end section unless approved by Engineering.
- n. All driveways are to be concrete within the ROW.
- o. Secure driveway/curb cut permits from the City Engineer for all work in the ROW.

**4. Meet the requirements of Community Planning, including:**

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Label plat drawing as a replat.
- c. Show and label all existing and proposed fences (height and type).
- d. Show 30' building setbacks along all property lines.
- e. The final plat/replat document is to exclude all contour elevation lines and structures.
- f. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- g. Provide 10' drainage and utility easements around the property perimeter.

- 5. Meet the requirements of the Master Street Plan, including:**
  - a. Sidewalks are not required as this is an industrial subdivision.
- 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.
  - c. Provide (8) street trees 40' on center or provide \$4000 in lieu of fee for trees to be located off-site. Off-site location to be determined by Planning Director.
  - d. Provide 6 foot front yard landscape strip between property line and parking.
  - e. 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. No electronic changeable copy sign permitted.
- 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 hydrants to be within 400 feet of all areas of building.
- 9. 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 for water and sewer modifications.
  - 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. The proposed tanks and foundations are to be located no closer than 50' from the center line of the existing 54" sewer line.
  - b. A complete set of drawings for development must be submitted to NLR Wastewater.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. Robert Voyles explained the letter that was sent to staff regarding trees in the storage area. Richard Byers is representing Center Point; he explained that putting trees in the storage facility is a safety hazard. It has been recommended that the applicant contribute to the City's tree fund and they agreed. A motion was made and seconded to amend item 6C to state: Provide (8) street trees 40' on center or provide \$4000 in lieu of fee for trees to be located off-site. Off-site location to be determined by Planning Director. There were no additional comments from Commissioners or the audience. The motion to approve as amended was passed with (9) affirmative votes.

**B. NS-2404-14      Galloway Industrial Park, Lot 6 (preliminary plat and Site Plan Review of a FedEx distribution center located at SE corner of Interstate 440 and Interstate 40)**

- 1. Requirements before the final plat/replat will be signed:**
  - a. Provide on-site storm water detention. 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. Set the 2 required subdivision boundary corner monuments with blank brass caps.
  - d. Obtain and submit a standard control data form for each required subdivision boundary corner tied to a NLR geodetic control monument by closed traverse.
  - e. Provide full street improvement extension consistent with the existing cross-section. Street improvements must be approved by City Engineer and accepted by City Council.
- 2. Permit requirements/approvals before a building permit will be issued:**
- a. Provide CNLR Stormwater Permit.
  - b. Provide Access Driveway/Curb Cut Permit.
  - c. Provide CNLR Floodplain Development Permit.
  - d. Provide Arkansas Department of Environmental Quality (ADEQ) Storm water Permit.
- 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 Excavation and Barricade Plan Application/Permit.
  - c. The existing pipe lines at the NW corner of the proposed lot need to indicate the current easement information including the width and instrument number filed with the Pulaski County Court.
  - d. Show the ties to the P.O.B. to two Section Corners or other recognized monument.
  - e. The proposed storm water detention pond is shown in conflict with the existing pipelines. Recommend to acquire letter of approval from the owner of the easement for use of detention pond within the easement or relocate pond.
  - f. Indicate the existing easements for the pipelines at the NW corner of the proposed lot.
  - g. The proposed employee parking area is too small to be legible. Provide a separate drawing with the appropriate scale and include dimensions of the proposed paved areas.
  - h. The existing Pump Station facility is located at the NE corner of the proposed lot and provide an easement may need to be furnished when filing of the Plat.
  - i. Provide dimensions of the proposed improvements.
  - j. Show all service utilities to the building (water, sewer, electric, etc.).
  - k. Show the lighting plan prior to the Building Permit.
  - l. Provide typical pavement details for the heavy traffic and light traffic areas.
  - m. Widths of driveways shall be 10' minimum to 40' maximum.
  - n. Driveway radii returns built to City Engineer's specifications.
  - o. Provide City Engineer drainage calculations for existing and proposed facilities.
  - p. Cross drains in the ROW are to be RCP with flared end section unless approved by Engineering.
  - q. All driveways are to be concrete within the ROW.
  - r. Secure driveway/curb cut from City Engineer or AHTD if State Highway.
- 4. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Extend a wing wall to screen the compactor proposed for the northeast corner of the building.
  - c. Accept the 8' fencing as proposed on the site plan and allow three strands of barbed wire on this fence if requested.
  - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
  - e. Provide 10' utility easements around property perimeter.
  - f. Show 30' building setbacks on east, west, and south property lines and 35' on front.

- g. Allow railroad 100' ROW to serve as buffer.
- h. Move detention area to location that is not in conflict with pipelines.
- i. Provide an all-weather surface cul-de-sac turnaround at end of street.
- 5. Meet the requirements of the Master Street Plan, including:**
  - a. Sidewalks are not required.
  - b. Provide a street extension to the northwest corner of the property.
  - c. Provide 50' ROW dedication for the extended street.
- 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 (22) street trees 40' as shown.
  - d. Provide (106) parking lot shade trees on employee parking lot. 50 of the 106 shade trees are to be dispersed on the interior of the employee parking area to provide more asphalt shading.
  - e. Provide 9 parking lot shade trees on west side parking lot, as shown.
  - f. Parking lot shade trees must be at the furthest 10' from edge of paving.
  - g. Provide a continuous screen of shrubs (on employee parking area) for any parking spots that face the street or abutting property to the east.
  - h. 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. No electronic changeable copy sign permitted.
- 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 hydrants to be within 400 feet of all areas of building.
  - d. All vehicle gates are to be approved by Fire Marshal.
- 9. Meet the requirements of CAW, including:**
  - a. Water is available to the site.
  - b. Provide a utility easement for the existing 16" CAW water main along the southern property line.
  - c. All CAW requirements in effect at the time of request for water service must be met.
  - d. Submit plans for water facilities and/or fire protection system to CAW for review.
  - e. Approval of plans by AR Dept. of Health Engineering Division is required.
  - f. Contact CAW for requirements on backflow protection on meter services.
  - g. Contact CAW for requirements on size and location of the meter.
  - h. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 10. Meet the requirements of NLR Wastewater, including:**
  - a. The proposed facility can be easily served by an existing wastewater pumping station at the NE corner of the property.
  - b. Galloway connections fees may apply.
  - 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.
- 11. Meet the requirements of CATA, including:**
  - a. Proposed site is out of CATA's service area. Nearest bus stop is about 2.5 miles away.

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 (8) affirmative and (1) abstain (Dietz) votes.

**C. SPR-2401-14 Somers Commercial Park – Lot 8 (Site Plan Review of a hotel located at 5039 Warden Road)**

- 1. Permit requirements/approvals before a building permit will be issued:**
  - a. Provide CNLR Storm Water Permit.
  - b. Storm Water Detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
  - c. Provide CNLR Access Driveway/Curb Cut Permit.
  - d. Provide CNLR Floodplain Development Permit.
  - e. 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. Provide the BFE for the 100 floodplain.
  - c. Provide Storm Water Detention. All runoff shall be accounted for in parking lot areas. Show how the runoff will be address for this proposed development.
  - d. Provide complete drainage calculations and drainage plans to City Engineer's Office prior to building permit.
  - e. Provide the minimum width and length of the parking lot spaces and the aisle width.
  - f. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
  - g. Cross drains in the ROW are to be RCP with flared end section unless approved by Engineering.
  - h. All driveways are to be concrete within the ROW.
  - i. Secure driveway/curb cut from City Engineer or AHTD if State Highway.
- 3. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Move dumpster from access easement area to corner of lot.
  - c. Dumpster to have masonry screening.
  - d. No fence is to be within a front building line.
  - e. Add note to drawing "all exterior lighting shall be shielded and not encroach onto neighboring properties."
  - f. Provide note on site plan that there will be no windows on the upper floors of the west side of the building.
  - g. Provide 15 evergreen trees in the rear buffer.
  - h. Provide 90 on-site parking spots and lease for 4 off-site parking spots (employee).
  - i. Provide 8' tall wood privacy fence along the western property line.
- 4. Meet the requirements of the Master Street Plan:**
- 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. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide (4) street trees 40' on center.
  - d. Provide (16) parking lot shade trees, as shown.
  - 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 over 3" from full buffer.

- 6. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
  - b. Provide sign location on site plan.
  - c. 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.
  - d. Relocate dumpster and provide access easement at 2 locations between lot 8 and 9.  
Connection will not be required until future re-development of abutting lot.
- 8. 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.
- 9. Meet the requirements of NLR Wastewater, including:**
  - a. Existing sewer mains on south and east boundaries of property must be protected.
  - b. NLRWW will adjust manhole tops to match finished grade as established by engineer.
  - c. Grease interceptor will be required if food service provided.
  - d. A complete set of drawings for development must be submitted to NLR Wastewater.
  - e. 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. A motion was made and seconded to add to item 5G do not remove trees over 3" from full buffer and add to item 3I Provide 8' tall wood privacy fence along the western property line. There were no additional comments from Commissioners or the audience. The motion to approve as amended was passed with (9) affirmative votes.

### **Public Hearings:**

1. Special Use #756. **POSTPONED** To recognize an existing 2<sup>nd</sup> residence on a lot in an R-3 zone located at 1412 W 18<sup>th</sup> Street.
2. Special Use #759. To allow the production and testing of ammunition and bullets in a C-4 zone located at 501 W 8<sup>th</sup> Street.

Mr. Voyles explained that the applicant proposed that they would create the tip of the bullet without explosive component activity on the property. The bullets would be sent off for further manufacturing.

The applicant, Patrick Franklin, was present. He gave a brief explanation about the materials that will be used and how the business will operate. He stated that they will test a sample of 5 to 10 rounds every 2 hours on a 2 shift operation.

Mr. White inquired about the range.

Mr. Franklin explained that it will a shooting range for employees only, it is not open to the public. He stated that it would be fully enclosed within the building.

Mr. Chambers is opposed to this application. He expressed some of his neighbors' concerns about in Ammunition Company coming into the neighborhood.

Mr. Foster asked if Mr. Franklin will mitigate sound concerns.

Mr. Franklin said yes he will address any concerns.

Mr. Voyles asked Mr. Franklin he would describe the structure of the building.

Mr. Franklin explained that the structure is a 6" concrete wall on the north and west side of the building, the warehouse is 360 feet long and they will only occupy the west side of the building. Within the structure they will create another 6" wall and within that add cellulose to abate noise. They will have an inner sound enclosure.

Chairman Clifton asked if there as anyone in the audience that would like to speak for the application.

Mr. Franklin asked Mr. Chambers what is the main concern of the neighborhood.

Mr. Chambers stated that it's the property values that they are concerned about.

There was further discussion about the process of the ammunition plant.

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

Mr. Patrick Stair is opposed to this application.

Ms. Sarah Brown is opposed to this application.

Mr. Thomas Crnko is opposed to this application.

Mr. Voyles explained the types of businesses that are allowed in a C-4 zone.

Mr. Foster asked about changing the zoning on this property. He inquired about a signed petition from the neighborhood.

Mr. Voyles stated that the City is not allowed to change zoning on private property. He stated that staff didn't receive a petition from the neighborhood but there were several people here from the neighborhood.

A motion was made and second to postpone this application for 30 days to get a petition sign from the neighborhood that is against this application.

Mr. White is opposed to the motion to postpone.

Mr. Foster asked Mr. Chambers about the neighborhood meeting that took place before the Planning Commission meeting.

Mr. Chambers explained that there was a meeting amongst a few of the neighbors to discuss the issue.

Mr. Foster rescinded his second to the motion.

Chairman Clifton stated that the motion to postpone has failed due to no second. He asked for anyone that is opposed to the request to please stand.

There were about 10 people to stand. Ms. Brown stated that she didn't receive a notice from the applicant.

Mr. Spencer stated that all notice was sent out and some of the residents may have refused to sign for the notice.

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

<b>Alexander</b>	<b>No</b>	<b>Harris</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>
<b>Chambers</b>	<b>No</b>	<b>White</b>	<b>Yes</b>
<b>Dietz</b>	<b>No</b>	<b>Clifton</b>	<b>No</b>
<b>Foster</b>	<b>Yes</b>		

Special Use #759 was approved with (5) affirmative and (4) opposed votes.

**Public Comment/Adjournment:**

A motion was made to adjourn and it was seconded. The motion passed with (9) affirmative votes and the meeting was adjourned at 5:30 pm.