

North Little Rock Planning Commission
Regular Meeting
May 13, 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
Harris
Phillips
White, Chairman

Members Absent:

Clifton
Dietz

Staff Present:

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

Approval of Minutes:

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

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

Administrative:

Development Review Committee:

A. SPR-2396-14 Indian Hills Addition – Lot A (Site Plan Review of an addition to Indian Hills Elementary located at SW corner of Aztec Drive and Indian Hills Drive)

- 1. Permit requirements/approvals before a building permit will be issued:**
 - a. Storm Water Detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
 - b. Provide CNLR Stormwater Permit.
 - c. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
 - d. Provide Arkansas Department of Health approval for water and sewer facilities.
- 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 15' drainage easement along West corner of the property where the existing concrete ditches existing. The easement shall have bearings and distances clearly defining the limits.
 - c. Are existing sewer mains and manholes considered private or public? If public, provide the necessary easements per NLRWWU requirements.
 - d. Provide complete drainage calculations for each inlet and pipe section for the proposed development.
 - e. The proposed 12" RCP drainage needs to extend to the existing concrete channel along the rear of the property. It is not recommended to terminate the drainage near the middle of the property when there is an on-site drainage system to receive the runoff. Also, recommend the minimum size of storm drains should be 15" equivalent diameter.
 - f. Show the roof drains connecting to the proposed drainage system.
 - g. It is recommended to extend a driveway at the Southwest end of the existing parking lot to Wigwam Lane to allow vehicles to exit out of the parking lot.
 - h. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No fence is to be within a front building line.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 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 (4) parking lot shade trees.
- 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. Provide all weather access to three sides of the building.
 - d. Fire hydrants to be within 400 feet of all areas of building.
 - e. All exterior portions of a building must be within 150' of a FD access road.
- 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. Sewer is available to the site.
 - b. Grease interceptor required for cafeteria.
 - c. Services lines 6" or larger shall be connected to main at a manhole
 - 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. There were no additional comments from Commissioners or the audience. Mr. Foster abstains. The motion to approve was passed with (6) affirmative, (1) abstain and (2) absent votes.

B. Rep-2379-13 Shorter College Campus Addition – Lots 1R-7R (Replat of Shorter College lots located at NE corner of Locust and 6th Streets)

- 1. Requirements before the final plat/replat will be signed:**
 - a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Extend the curbs & gutters, sidewalks and one half street improvements to the North property line of Lot 1R or provide a performance bond.
 - c. Sidewalks along N. Pine Street will need to be extended to the North property line of proposed Lot 1R or provide a performance bond.
 - d. Sidewalks along Bishop Lindsey are currently up against the back of curb. City of North Little Rock Standards requires a six foot sidewalk along the back of curb or provides a performance bond.
 - e. Sidewalks along Locust Street appear will need to be brought up to City of North Little Rock Standards with a minimum width of five feet with a four foot buffer and ADA compliant or provide a performance bond.
- 2. Meet the requirements of the City Engineer, including:**
 - a. Provide 10' easement along 8th Street property line.
 - b. Provide Grading Plan or label spot elevations throughout the proposed development to clearly indicate slopes and direction of runoff.
 - c. Since property is located within the 100 year floodplain, use actual benchmark or elevations true to the property.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Show front, side and rear setbacks on all lots on replat drawing.
 - c. Show easements where sewer lines cross from one property on another or provide statement from applicant stating that no sewer lines cross from one property to another.
 - d. Allow encroachment of existing buildings on lots 3R, 6R, and 7R into building setback.
 - e. Show on replat the proposed setback for lot 1R.
 - f. Provide access easements on any lots that share a common driveway/parking area.

- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide and/or maintain sidewalks as required by City Engineer.
 - b. Extend the curbs & gutters, sidewalks and one half street improvements to the North property line of Lot 1R or provide a performance bond.
 - c. Allow existing building encroachments on Lots
- 5. 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.
- 6. 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.
- 7. Meet the requirements of NLR Wastewater, including:**
 - a. Sewer is available to most areas on drawing.
 - b. Sewer main extension will likely be required.
 - c. Services lines 6” or larger shall be connected to main at a manhole.
 - d. Easements required if sewer main crosses from one property to another.
 - e. A complete set of drawings for development must be submitted to NLR Wastewater.
 - f. 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.

C. SPR-2398-14 Shorter College Campus Addition – Lots 1R-2R (Site Plan Review of dorms located at NE corner of Bishop Lindsey and Locust Streets)

- 1. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide the required parking spaces or waiver from Board of Adjustment.
 - b. Storm Water Detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
 - c. Provide CNLR Stormwater Permit.
 - d. Provide CNLR Access Driveway/Curb Cut Permit.
 - e. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
 - f. Provide Arkansas Department of Health approval for water and sewer facilities.
- 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. Sidewalks along N. Pine Street will need to be extended to the North property line of proposed Lot 1R.
 - c. Sidewalks along Bishop Lindsey are currently up against the back of curb. City of North Little Rock Standards requires a six foot sidewalk along the back of curb.

- d. Sidewalks along Locust Street appear will need to be brought up to City of North Little Rock Standards with a minimum width of five feet with a four foot buffer and ADA compliant.
 - e. Provide Stormwater Detention.
 - f. Provide finish floor elevation for each of the buildings. Part of the property is within the 100 year floodplain and the Base Flood Elevation is 254'.
 - g. Provide Grading Plan or label spot elevations throughout the proposed development to clearly indicate slopes and direction of runoff.
 - h. Show proposed service utilities for the proposed buildings such as the water, sewer, electric, etc.
 - i. Provide complete drainage calculations and drainage plans to City Engineer's Office prior to building permit.
 - j. Storm drainage is not shown. All runoff shall be accounted for including runoff from rooftops and parking lot areas. Show how the runoff will be address for this proposed development.
 - k. Since property is located within the 100 year floodplain, use actual benchmark or elevations true to the property.
 - l. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
 - m. Provide City Engineer drainage calculations for existing and proposed facilities.
 - n. 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. Dumpster to have masonry screening.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. Provide shared access easement on plat with abutting property.
 - f. Recommend waiver of 38 parking spaces due to availability of spaces nearby on property owned by the college.
- 4. Meet the requirements of the Master Street Plan, including:**
- a. Provide and/or maintain sidewalks as required by City Engineer.
 - b. Extend the curbs & gutters, sidewalks and one half street improvements to the North property line of Lot 1R.
- 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 (26) street trees, as shown.
 - d. Provide parking lot shade trees, as shown.
 - e. Parking lot shade trees must be at the furthest 10' from edge of paving.
- 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.
- 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. Sewer is available to most areas on drawing.
- b. Sewer main extension will likely be required.
- c. Services lines 6" or larger shall be connected to main at a manhole.
- d. Easements required if sewer main crosses from one property to another.
- e. A complete set of drawings for development must be submitted to NLR Wastewater.
- f. 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.

D. NS-2399-14 Rockwater Village Phase 2 – Lots 1-33 (Preliminary Plat review of residential subdivision located east of intersection of River Road and Rockwater Blvd)

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 on Rockwater Lane (a private street) or a performance bond. Street improvements must be approved by City Engineer.
- d. Written approval from CAW on final water service location.
- e. Written approval from NLR WW on final sewer service location.
- f. Written approval from Fire Marshal on fire hydrant locations.
- g. Show Rockwater Lane as a separate private tract of land.
- h. Remove mention of street signs and Fire truck access from plat.

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 10' drainage/utility easement along Rockwater Blvd. and along the West line of Lot 16.
- c. Provide 10' drainage/utility easement along River Road, and 5' along the West line of Lot 16-17 and 5' along the East line of Lot 33.
- d. Show the existing water, sewer, and electric mains to services the proposed subdivision.
- e. Show the proposed front building setbacks on each lot. If there is an easement then the easement width will be the setback.
- f. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
- g. Provide City Engineer drainage calculations for existing and proposed facilities.
- h. Cross drains in the ROW are to be RCP with flared end section unless approved by Engineering.
- i. 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. Provide note on plat stating all vehicular access to each lot will be from Rockwater Lane. (No driveways on Rockwater Blvd and the River Road Trail.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - d. Provide a section cut for Rockwater Lane.
 - e. Rockwater Lane gate will be located at least 50' back from Rockwater Blvd ROW to allow stacking of 2 vehicles at the gate.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide full street improvements on Rockwater Lane.
 - b. Rockwater Lane to be a private street.
- 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 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. Fire Marshal to approve gate.
 - c. Meet Fire Marshal's requirements on fire hydrant location.
 - d. Fire hydrants to be within 400 feet of all areas of building.
 - e. Developer to provide "no parking" signs along Rockwater Lane.
- 8. Meet the requirements of CAW, including:**
 - a. Water service is not available to the site without an extension of facilities.
 - b. Provide easements (if required)
 - 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.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. Sewer collection system is currently available for lots 1-13.
 - b. Main extension with wyes will be required for lots 14-33.
 - c. Service taps will have to be added to main for each lot.
 - 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. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (7) affirmative and (2) absent votes.

E. Rep-2400-14 NLR High School Addition – Lot 2 (Replat and Site Plan Review of a parking lot located at E 23rd and Main Streets)

- 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 ½ street improvements or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
- 2. Permit requirements/approvals before a permit will be issued:**
- a. Pay the impervious surface fee of .03 cents a square foot. (this will be the permit fee.)
 - b. Provide complete drainage calculations and drainage plans to City Engineer's Office prior to building permit.
 - c. Provide CNLR Stormwater Permit.
 - d. Provide CNLR Access Driveway/Curb Cut Permit.
 - e. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
- 3. Meet the requirements of the City Engineer, including:**
- a. Provide 10' easement along existing water, sewer or electric utilities currently or proposed.
 - b. Provide Stormwater Detention.
 - c. Storm drainage is not shown. All runoff shall be accounted for in parking lot areas.
 - d. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
 - e. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - f. Driveway radii returns built to City Engineer's specifications.
 - 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.
- 4. 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.
 - c. Show gate locations across entrances (if there are any)
- 5. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ street improvements per City Engineer's requirements.
 - c. Provide ROW dedication along Main.
- 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. Crepe Myrtle trees do not count towards street trees or parking lot shade trees.
 - d. Provide street trees as shown.
 - e. Provide parking lot shade trees as shown.
 - f. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - 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.
- 7. 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.

- 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. Meet Fire Marshal's requirements on entrance/exit gates.
- 9. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - b. Contact CAW about the 2" water main in existing E 23rd.
 - 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. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
- 10. Meet the requirements of NLR Wastewater, including:**
 - a. Existing sewer mains will need to be retained and protected.
 - b. NLR Wastewater will adjust manhole tops to match finished grade as established by engineer.
 - c. NLR Wastewater will cap ends of service pipe attached to sewer mains.
 - d. 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. There were no additional comments from Commissioners or the audience. Mr. Foster abstains. The motion to approve was passed with (6) affirmative, (1) abstain and (2) absent votes.

F. Rep-2367-13 New Hope Subdivision, Lot AR (Replat and Site Plan Review of a church located at the SW corner of East 19th and Edmonds Streets)

- 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.
- 2. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit.
 - b. Provide CNLR Access Driveway/Curb Cut Permit.
 - c. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
 - d. Provide a Corps of Engineers jurisdictional clearance / approved 404 permits.
- 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. Driveway radii returns built to City Engineer's specifications.
 - d. Provide City Engineer drainage calculations for existing and proposed facilities.
 - e. Cross drains in the ROW are to be RCP with flared end section unless approved by Engineering.
 - f. All driveways are to be concrete within the ROW.

- g. Confirm that the existing concrete ditch along Edmonds Street is in the R.O.W. or add an additional easement to the City.
 - h. The Base Flood Elevation will need to be established in order to determine compliance with the minimum finish floor elevation being at least 1.0 feet above the BFE.
 - i. A five foot sidewalk extension along the full length Edmonds Street is required between the existing concrete ditch and curb and gutters, show on site plan.
 - j. Dimension the proposed parking lot, aisles, driveway, etc.
 - k. Provide drainage calculations and a complete drainage plan for the proposed improvements including runoff from the parking lot, driveways, roof drains, etc.
 - l. Provide a detailed grading plan with spot elevations for the proposed improvements.
 - m. Secure driveway/curb cut from City Engineer.
- 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. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 5. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards on 19th, Edmonds and Ben Streets, show on site plan.
- 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 street trees 40' on center along 19th, and approx. 560 feet along Edmonds.
 - d. Provide 1 parking lot shade tree for every 6 parking spots, show on site plan.
 - e. Waive continuous screen of shrubs for any parking spots that face a street or abutting property on new parking area.
 - f. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 7. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
 - b. No pole sign permitted. 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 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. Sewer collection system is available to the site.
 - b. A complete set of drawings for development must be submitted to NLR Wastewater.
 - c. 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.

Public Hearings:

1. **Special Use #755.** To allow agriculture, livestock, agri-tourism, and festivals in an R-4 zone that requires a Special Use located at 6800 Camp Robinson.

The applicant, Jody Harden, was present. He gave a brief explanation for the agriculture/agri tourism activity.

Chairman White asked if the audience or Commissioners have any comments.

Chairman White inquired about the amount and weight limit of the pigs.

Mr. Spencer stated 60 lbs. max each.

A motion was made and seconded to amend the weight limit for the pigs from 60 lbs. to 100 lbs. max each.

Chairman White asked if there were any further comments.

There were no further comments.

Chairman White asked for a roll call vote on the amendment.

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

The motion was approved with (7) affirmative and (2) absent votes.

Conditions:

1. Allow following uses on property:
 - a. Agricultural production with fields and orchards;
 - b. Agri-tourism festivals and education activities;
 - c. Pumpkin patch;
 - d. Corn maze;
 - e. The housing of 80 goats limited to paddock 2, 3, 4, and 5;
 - f. The housing of 20 cows;
 - g. The housing of 5 pigs (100 lbs max each) limited to paddock 1, 2 ,3, and 4; and
 - h. 30 beehives;
2. Allow festivals on the property limited to 500 vehicles and ending by 11pm. Festival activities include music, art vendors, craft vendors, and food vendors.
3. Applicant must meet all applicable Federal, State, County and City requirements,
4. A business license is to be issued after Planning Staff confirmation of requirements,

5. Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Chairman White asked for a roll call vote on the application as amended.

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

Special Use #755 was approved with (7) affirmative and (2) absent votes.

2. **Special Use #756.** To recognize an existing 2nd residence on a lot in an R-3 zone located at 1412 W 18th.

The applicant, James Lochran representing Ryan Aclin, was present. He stated that there are two houses on one lot and they would like to separate the electric meter so that each tenant can be responsible for their own electric bill.

Chairman White asked if any comments from the Commissioners.

Mr. Chambers states that he's in agreement with staff recommendation and request a postponement until applicant can decide what is needed to bring the rear structure up to code.

Mr. Lochran stated that he is willing to bring the house up to code, if he is provided with a list of things that need to be done.

Mr. Spencer stated a list is typically not provided by the City officials, the applicant would have to hire a contractor to provide an inspection to determine what is not up to code. The Fire Marshal, Code Enforcement and Building Inspector have all provided a letter stating the issues they have observed.

Chairman White stated that he recommends the applicant meet with the Fire Marshall and Code Enforcement on what needs to be done to bring this building up to code before the Commissioners vote on the application.

A motion was made and seconded to postpone application until the applicant can provide a plan for the Planning Commission to review. The motion was approved with (7) affirmative and (2) absent votes.

3. **Rezone #1673.** To rezone from R-3 to C-3 to allow retail located at 1118 W 18th.

The applicant, Ester Yang Chang, was present.

Mr. Spencer stated this is a commercial building that has set empty for over a year with no utilities. The structure has lost its rights for commercial use due to the property being zoned

residential and the applicant would like to rezone the property to commercial so the owner can rent the building.

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

There were no further comments.

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

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

Rezone #1673 was approved with (7) affirmative and (2) absent votes.

4. **Rezone #1676.** To rezone from TND to C-6 to allow single family subdivision located at the 1500 block of Rockwater Blvd.

The applicant, Lisa Ferrell, was present. She stated that she has met with planning staff to help her decide the proper path to allow a single family subdivision with limited setbacks. Staff recommended C-6, as it allows residential and the required setbacks are limited. Staff did have a concern that it also allowed commercial uses. Ms. Ferrell stated that the Bill of Assurance would restrict the commercial uses.

Chairman White asked if the Commissioners have any comments.

Mr. Chambers questioned why the application request was not for a PUD.

Mr. Voyles stated a PUD would require full design of the residences and the applicants were not wanting to design each residence.

There was further discussion about the zoning classification and setbacks on the application.

A motion was made and seconded to amend application to rezone all lots except lot 16 & 17 to R-2.

Chairman White asked for a roll call vote on the amendment.

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

The motion was approved with (7) affirmative and (2) absent votes.

Chairman White if anyone in the audience would like to have any comments.

Rick Pierce stated that he supports this application as amended.

A motion was made and seconded to approve the application as amended.

Chairman White asked for a roll call vote on the application as amended.

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

The motion was approved with (7) affirmative and (2) absent votes.

Rezone #1676 was approved with (7) affirmative and (2) absent votes.

Public Comment/Adjournment:

A motion was made to adjourn and it was seconded. The motion passed with (7) affirmative votes and the meeting was adjourned at 5:30 pm.