

North Little Rock Planning Commission
Regular Meeting
November 13, 2018

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:

Banks
Belasco
Chambers
Dietz
Foster
Phillips
Wallace
White
Clifton, Chairman

Staff Present:

Shawn Spencer, Director
Timothy Reavis, City Planner
Mike Mosley, Deputy City Attorney
Keisa Stewart, Secretary
John Pflasterer, Fire Marshal

Approval of Minutes:

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

Administrative:

Subdivision Administrative:**A. SD2018-71 Country Club of Arkansas, Phase XXV-A (Preliminary Plat of a single family residential subdivision)**

- 1. Provide street designs that have been approved by City Engineers office before the plat can be signed.**
- 2. Proof of a recorded plat of Kim Drive will need to be provided before plat of lots can be signed, unless Kim Drive is shown on the same plat as the lots.**
- 3. Parking lot on Lot 1 will require Commercial Plans Review and an impervious surface permit.**
- 4. Allow phasing of plat. A temporary gravel cul-de-sac (or other approved by Fire Marshal turnaround) will be required at the end of Lori Kaye Drive before building permits will be issued.**
- 5. Engineering requirements on detention before the plat will be signed:**
 - a. Option to pay the drainage in-lieu fee of \$500/acre for residential development instead of providing on-site detention OR provide clear calculations showing that detention volume shown on the preliminary plat is sufficient by providing detention calculations showing pre and post site runoff comparisons.
- 6. Engineering requirements before the plat will be signed:**
 - a. Approval of final plat shall not be deemed as acceptance of any street or other dedications shown on the plat for long-term maintenance by the city. Owner shall submit for dedication approval to city council at the end of construction. A 2 year maintenance bond, valued at 50% of the improvements, is required.
 - b. Provide detailed sidewalk plan and drawings that will be given to builder.
- 7. Planning requirements before the plat will be signed:**
 - a. Dedication of 60' ROW (Kim Dr.) to White Oak Crossing required. Sidewalks required on both sides. East border of ROW shall be the same as the west property line of the abutting property.
 - b. No vehicular access from lot 40 and lot 71 to Kim Dr.
 - c. Provide full street improvements, including Kim Dr. to White Oak Crossing, Lori Kaye Drive, Brandi Dr. and White Dr. (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - d. Provide a performance bond for 1 tree per residential lot to allow trees to be planted at the time of a building permit. Final inspection will not be approved until tree has been planted.
 - e. Provide a performance bond for sidewalks to allow sidewalks to be built at the time of a building permit. Final inspection will not be approved until sidewalk has been installed.
 - f. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - g. Pay for street signs.
 - h. Street names to be approved by Planning Staff.
 - i. Provide 50' ROW dedication for Lori Kaye Dr., Brandi Dr., and White Dr. as shown.
 - j. All non-residential use lots (detention areas, common areas, islands in the street, land owned by POA) are to have lot #s.
- 8. Meet the requirements of the City Engineer, including:**
 - a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.

- b. Pre-Construction meeting must be scheduled with the City Engineer for any projects that require work within street ROW.
 - c. 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.
 - d. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - 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. 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. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - j. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - k. 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.
- 9. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No additional lots of this subdivision (other than Lots 1-13 currently being reviewed) shall be reviewed until a complete preliminary plat for the entire subdivision has been reviewed and approved by Planning Commission. At that time the developer can ask for phasing.
 - c. No additional lots of this subdivision (other than Lots 1-73 currently being reviewed) shall be reviewed until a complete preliminary plat for the entire subdivision has been reviewed and approved by Planning Commission. At that time the developer can ask for phasing.
- 10. 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.
 - c. Provide ROW dedication.

- 11. 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.
- 12. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted.
 - c. No electronic changeable copy sign permitted.
- 13. Meet the requirements of the Fire Marshal, including:**
 - a. The 29 dwelling units in phase 1 will not be required to be sprinkled. Any additional dwelling units will need to be sprinkled unless a second vehicular access has been approved by the Fire Marshal and NLR Planning Commission and constructed
 - b. Provide an approved fire protection plan.
 - c. Hydrant placement should be per the 2012 Arkansas Fire Code – Table C105.1 – (average spacing between hydrants 500 ft. – Max distance from any point on street or road frontage to a hydrant – no less than 250 feet)
- 14. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. A water main extension will be needed to provide water service to this property.
- 15. Meet the requirements of NLR Wastewater, including:**
 - a. White Oak connection fee is required.
 - b. Please make a formal submittal 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 (9) affirmative votes.

B. SD2018-72 Grandview Place Addition, Lots 1-13 (Preliminary Plat of a residential subdivision at the corner of Division St. & W. 52nd)

- 1. Show on preliminary plat the full street, curb, street light and sidewalk locations on Division St. (ROW improvements, both existing and proposed). Full Street improvements are to be shown and provided to the northern edge of Lot 13. Show connection to the south.**
- 2. Provide street design details that have been approved by City Engineers office before the plat can be signed.**
- 3. Engineering requirements on detention:**
 - a. Pay the drainage in-lieu fee of \$500/acre for residential development instead of providing onsite detention before the plat will be signed.
- 4. Engineering requirements before the plat will be signed:**
 - a. Provide 25' radius at intersection of Division St. & W. 52nd.
 - b. Provide a letter from City Engineer, giving approval of the street designs.
 - c. Approval of final plat shall not be deemed as acceptance of any street or other dedications shown on the plat for long-term maintenance by the city. Owner shall submit for dedication approval to city council at the end of construction. A 2 year maintenance bond, valued at 50% of the improvements, is required.
- 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 ROW dedication along south half of W. 52nd adjacent to lots 1-4.
 - e. Show 10' access easement on lots that are adjacent to lots that have a proposed house on the lot line.
 - f. Provide full street improvements for Division St., and W. 52nd St. (street, drainage, street lights curb and gutter) or a performance bond. Improvements shall be to the end of the nearest established lot to provide full access to the entire lot.
 - g. Provide a performance bond for 1 tree per residential lot (\$400 per lot) to allow trees to be planted at the time of a building permit. Final inspection will not be approved until tree has been planted.
 - h. Provide a performance bond for sidewalks to allow sidewalks to be built at the time of a building permit. Final inspection will not be approved until sidewalk has been installed to City Engineers specifications and inspected by the City Engineer.
 - i. Provide 5' utility easements on rear property line as shown.
 - j. Provide 10' utility easement on front property line as shown.
- 6. Meet the requirements of the City Engineer, including:**
- a. Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
 - b. Pre-Construction meeting must be scheduled with the City Engineer for any projects that require work within street ROW.
 - c. Provide CNLR Stormwater Permit to City Engineer with stormwater plans 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 CNLR Grading Permit application to City Engineer with grading plans.
 - f. 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.
 - g. 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.
 - h. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. 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.

7. **Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No additional lots of this subdivision (other than Lots 1-13 currently being reviewed) shall be reviewed until a complete preliminary plat for the entire subdivision has been reviewed and approved by Planning Commission. At that time the developer can ask for phasing.
 - c. Provide note on plat that “no part of a structure (including under the surface, on the surface, or over the surface – including roof overhang and gutters) may encroach over a property line.
8. **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.
 - c. Provide ROW dedication.
9. **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.
10. **Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted.
 - c. No electronic changeable copy sign permitted.
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. Hydrant location is sufficient for lots 1-13.
12. **Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
13. **Meet the requirements of NLR Wastewater, including:**
 - a. Please indicate the easements for public sanitary sewer mains.
 - b. A public main extension is required to provide service to lots 5-13.
 - c. Please make a formal submittal 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 (9) affirmative votes.

C. SD2018-73 Keltner Addition, Lot 1 (Preliminary Plat & SPR of an Auto Service Business located at 7521 Young Rd.)

1. **Engineering requirements on detention:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development 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 ROW dedication along Young Rd as shown.
 - c. Provide 10' utility easements around property perimeter except rear. Provide 5' utility easement in rear to allow for masonry screen for dumpster.
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. Pre-Construction meeting must be scheduled with the City Engineer for any projects that require work within street ROW.
 - 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. Provide 5 street trees as shown or provide a bond.
- 4. Meet the requirements of the City Engineer, including:**
- a. Prior to construction, provide CNLR driveway permit application to City Engineer.
 - 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.
 - c. All driveways are to be concrete within the ROW.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Label dumpster to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. Fence requires a separate review and permit.
 - f. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - g. Add note to site plan that front façade of the building will have 4ft of brick (as required by the PUD approved by City Council).
- 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 ½ street improvements.
 - c. Provide ROW dedication as shown.
- 7. 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 (5) street trees as shown.
 - d. Provide (3) 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.
 - i. 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.
 - b. Provide sign location on site plan.
 - c. No pole sign permitted.
 - d. No electronic changeable copy sign permitted.
- 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. Fire hydrants to be within 400 feet of all areas of building.
- d. Provide all weather access to three sides of the building.
- e. All exterior portions of a building must be within 150' of a FD access road.

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. Public main extension required for sanitary sewer service.
- b. White Oak Connection Fee is required for connection to public sanitary sewer.
- c. Sand/oil interceptor with a sampling manhole is required for connection to public sanitary sewer.
- d. Please make a formal submittal to NLRW for review and approval.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. Mr. White inquired about the trees before building permit. Mr. Thomas Pownall asked if the trees can be installed at the building final stage instead of at the signing of the plat. Mr. Tim Reavis answered yes. There were no additional comments from Commissioners or the audience. The motion to approve passed with (9) affirmative votes.

D. SD2018-74 Vue on Riverfront Addition, Lots 1-2 (Preliminary Plat & SPR of a multi-family development located at 10 Smarthouse Way)

1. Engineering requirements on detention before the plat will be signed:

- a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development 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. Label flood wall easement.
- c. Provide Corps of Engineers letter of approval of easements for the flood wall shown on the plat.
- d. Show easement for the railroad underground fuel line.
- e. Show power line easement.
- f. Provide 10' utility easements around property perimeter.

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 Corps of Engineers letter of approval for any building encroachments into the flood wall easement. Each encroachment is to be listed in the letter. This letter, if necessary, is to be submitted with the plans at the time of submitting the application for plans review.
- c. A Pre-Construction meeting must be scheduled with the City Engineer for any projects that require work within street ROW.
- 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 signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. 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. Prior to construction, a Pre-Construction meeting must be scheduled with the City Engineer for any projects that require work within street ROW.
 - b. Prior to construction, provide CNLR driveway permit application to City Engineer.
 - c. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 5. **Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Trash Compactor enclosure 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.
 6. **Meet the requirements of the Master Street Plan, including:**
 - a. Allow 6' sidewalk to back of curb & 6ft landscape strip in ROW.
 7. **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 19 street trees.
 - d. Provide 64 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 4 foot side yard landscape strip between property line and paving.
 - h. 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.
 - b. Provide sign location on site plan.
 - c. No pole sign permitted.
 - d. No electronic changeable copy sign permitted.
 9. **Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.

- b. Hydrant placement, sprinkler, standpipe, FDC and alarm requirements per 2012 Arkansas Fire Code.
- c. Water supply shall meet fire flow requirements per the 2012 Building and Fire Codes. Engineer shall submit CAD rendering of drive path of apparatus to ensure adequate ingress and egress (apparatus specifications will be supplied).
- d. Distance between parking spaces shall not be reduced to less than shown on current site plan (apparatus widths per 2012 Fire code).
- e. Fire hydrants to be within 400 feet of all areas of building.

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. Please state projected flow contributions.
- b. Please make a formal submittal to NLRW for review and approval.
- c. All sanitary sewer connections shall be gravity. No pressure systems will be allowed.

12. Meet the requirements of Rock Region Metro (CATA), including:

- a. The site plan shows no sidewalk connection between the property and the planned sidewalk on Riverfront Dr. We suggest that ADA compliant sidewalks be added from the street to each building, ideally with minimal interactions between pedestrian and vehicular traffic.
- b. We also see no connection between the property and the river trail, which runs alongside it. We suggest creating a connection to this important recreational facility.
- c. We suggest the developers improve the existing trail, which of course their tenants will make frequent use of. In this area, the river trail's conditions are crumbling and the trail is quite narrow. AASHTO recommends 12 to 14 feet width where there is heavy usage.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. Mr. White asked for clarification on item #2B. Mr. Tim Reavis explained that the flood wall there is on the easement and staff asked for it to be on the plat. Mr. Foster made a comment regarding the parking at this site. There were no additional comments from Commissioners or the audience. The motion to approve passed with (9) affirmative votes.

E. SD2018-75 Kelley Estates, Lot 2R (Replat of a residential lot located at NW corner of Mountain Pine Rd. & McMurtrey Rd.)

1. Planning requirements before the plat will be signed:

- a. Change all references of Sherwood Subdivision Rules and Regulations to NLR.
- b. Obtain Pulaski County Planning Administrator Signature on Plat.
- c. Provide a 25' front and 25' rear yard setback as shown.
- d. Allow for a 17' building setback along Mountain Pine Rd as shown.
- e. Provide 10' utility easement on west, south, and east property line as shown.
- f. Provide 25' corner radius at intersection of McMurtrey Rd. & Mountain Pine Rd. as shown.

2. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.

3. Meet the requirements of CAW, including:

- a. All CAW requirements in effect at the time of request for water service must be met.

4. Meet the requirements of NLR Wastewater, including:

- a. Sewer is not available to the site.

5. Meet the requirements of Pulaski County, including:

- a. The County is supportive of the 25’ front and 25’ rear yard setback.
- b. The County is supportive of 17’ side yard setback along Mountain Pine Rd.

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 (9) affirmative votes.

Public Hearings:

1. Rezone #2018-22

To rezone property from R-2 to I-1 to allow for an office-warehouse development at property located at the intersection of Candid Ln. and MacArthur Dr.

The applicant, Mr. Bryan Winsted, was present.

Mr. Chambers asked if this property would be effected by the interstate interchange.

Mr. Shawn Spencer stated that he is unaware.

Mr. Winsted stated that they really don’t know but the purpose of this rezoning is all the continuous property is I-1 and the common ownership, they just wanted a consisted I-1.

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

There were no further comments.

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

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

Rezone #2018-22 was approved with (9) affirmative votes.

2. Special Use #2018-13

To allow a daycare in an I-2 zone located at 12 Maumelle Curve Court.

The applicant, Ms. Angela Key, was present.

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

There were no comments.

Conditions:

- 1. Hours of operation 24 hours a day/7days a week.
- 2. Playground to be directly accessed from the building.
- 3. Playground to have emergency exit away from the building.

4. Playground fence to be 6' wood privacy fence.
5. Applicant must meet all applicable Federal, State, County, and City requirements.
6. Business license to be issued after Planning Staff confirmation of requirements.
7. Playground to meet DHS and City of NLR requirements for playground surface and equipment.
8. Meet the Fire Marshal's requirements on alarms and access.
9. All daycare centers/home daycares shall perform a sex offender residence check through the NLR Police department according to their rules and procedures, to determine if a level 3 or 4 registered sex offender resides within 2000 feet of the proposed site for the daycare center/ home daycare facility.
10. 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 Clifton asked for a roll call vote on the application.

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

Special Use #2018-13 was approved with (9) affirmative votes.

3. Special Use #2018-14

To allow a daycare in an R-4 zone located at 901 Parker St.

The applicant, Mr. Edward Looney, was present.

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

There were no comments.

Conditions:

1. Hours of operation 5:00 AM – 8:00 PM, Monday – Friday.
2. Playground to be directly accessed from the building.
3. Playground to have emergency exit away from the building.
4. Allow existing wood/chain link fence to serve as playground fence.
5. No vehicular parking allowed on the walkway to the Main Entrance "A" (see site plan) during hours of operation.
6. Applicant must meet all applicable Federal, State, County, and City requirements.
7. Business license to be issued after Planning Staff confirmation of requirements.
8. Playground to meet DHS and City of NLR requirements for playground surface and equipment.
9. All daycare centers/home daycares shall perform a sex offender residence check through the NLR Police department according to their rules and procedures, to determine if a level 3 or 4 registered sex offender resides within 2000 feet of the proposed site for the daycare center/ home daycare facility.
10. 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 Clifton asked for a roll call vote on the application.

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

Special Use #2018-14 was approved with (9) affirmative votes.

Public Comments/Adjournment:

Mr. White inquired about applicants that come before Planning Commission with a design or layout of a potential building, does it have to look exactly like what the applicant presented.

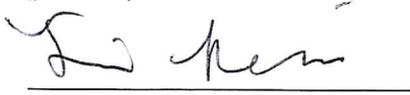
Mr. Spencer stated no, the City does not have regulations on how a property looks.

Mr. White inquired about the traffic signal for North Hills Blvd. once the new constructed apartments go up.

Mr. Banks explained that the apartments may not generate enough traffic to put up a traffic light, so it would be premature to put a traffic light up.

A motion made to adjourn and it was seconded. The motion passed with (9) affirmative votes and the meeting was adjourned at 4:27 pm.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Tim Reavis", written above a horizontal line.

Tim Reavis, City Planner

A handwritten signature in black ink, appearing to read "Shawn Spencer", written above a horizontal line.

Shawn Spencer, Director