

**North Little Rock Planning Commission**  
**Regular Meeting**  
**March 10, 2020**

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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  
Clifton, Chairman  
Dietz  
Foster  
Phillips

**Members Absent:**

Banks  
Wallace  
White, Vice- Chairman

**Staff Present:**

Shawn Spencer, Director  
Timothy Reavis, Assistant Director  
Mike Mosley, Deputy City Attorney  
Alyson Jones, Secretary  
Jerry Robinson, Fire Marshal  
Shannon Carroll, Deputy City Clerk

**Approval of Minutes:**

Motion was made and seconded to approve the February meeting minutes as amended. The minutes were approved with (6) affirmative votes.

**Administrative:**

A motion was made and seconded to excuse members Banks, Wallace, and White.

## **Subdivision Administrative:**

### **A. SD2020-5 Frenchman Woods, Lot 46 (SPR of a commercial building at 8501 Counts Massie Rd.)**

- 1. Engineering requirements before the final plat/replat will be signed:**
  - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development.
- 2. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. A signed and recorded plat must be on file with the Planning Department.
  - b. If applicable, Provide CNLR Grading Permit application to City Engineer with grading plans.
  - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - d. Provide CNLR driveway/curb cut permit application to City Engineer.
  - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
  - 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. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 3. Meet the requirements of the City Engineer, including:**
  - a. If applicable, prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
  - b. If not paying drainage in-lieu fee, provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
  - c. Label driveway access agreement with adjoining property on Counts Massie.
  - d. Provide 15' wide driveway on Frenchman Loop.
  - e. Edge of driveway on Frenchman Loop not to extend past adjacent property line.
- 4. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Provide dumpster location.
  - c. Dumpster to have masonry screening.
  - d. No fence is to be within a front building line.
  - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
  - f. Provide cross access easement with adjoining property on Counts Massie.
- 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.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide street trees 40' on center.
  - d. Provide (4) parking lot shade trees.

- e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
  - g. Provide 6 foot front yard landscape strip between property line and paving.
  - 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.
- 7. Meet the following requirements concerning signage:**
    - a. All signs require a permit and separate review.
  - 8. Meet the requirements of the Fire Marshal, including:**
    - a. Provide an approved fire protection plan.
  - 9. Meet the requirements of CAW, including:**
    - a. All CAW requirements in effect at the time of request for water service must be met.
    - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
    - c. The 16-inch water line is within a 10-foot easement, instrument number 2005101495. Show the easement on the plan and plat. Care must be taken to protect the water line.
  - 10. Meet the requirements of NLR Wastewater, including:**
    - a. Service line material shall be SDR 26 or 21 PVC installed in a 6" envelope of #57 stone.
    - b. Hair interceptor required on drains to prevent hair from entering the sanitary sewer.

Chairman Clifton 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 (6) affirmative votes.

**2. SD2020-6 Fire Station 6 Addition, Lot 1 (Preliminary Plat and SPR of fire station at 3919 Pike Ave.)**

- 1. Prior to plat being signed or a building permit issued, provide City Council Ordinance abandoning the easement as shown.**
- 2. Planning requirements before the plat will be signed:**
  - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
  - b. Provide 10' utility easement along Pike Ave as shown.
  - c. Provide 10' – 20' utility easement along 39<sup>th</sup> St. as shown.
  - d. Provide 25' building line along 39<sup>th</sup> St.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. A signed and recorded plat must be on file with the Planning Department.
  - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be

approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:

- i. Proposed pipe material specifications.
- ii. Proposed trench and bedding details, materials and specifications.
- c. Provide CNLR Grading Permit application to City Engineer with grading plans.
- d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- e. Provide CNLR driveway/curb cut permit application to City Engineer.
- 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. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

**4. Meet the requirements of the City Engineer, including:**

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

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

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. No fence is to be within a front building line.
- c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- d. Provide 25' building line along 39<sup>th</sup> St.

**6. Meet the requirements of the Master Street Plan, including:**

- a. Provide sidewalks per the City Engineer requirements.

**7. Meet the requirements of the Screening and Landscaping ordinance, including:**

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide (15) 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 requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
- 9. Meet the requirements of CAW, including:**
- a. All CAW requirements in effect at the time of request for water service must be met.
  - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
  - c. No objections to abandoning easements as shown on submitted plat.
- 10. Meet the requirements of NLR Wastewater, including:**
- a. Service line material shall be SDR 26 or 21 PVC installed in a 6" envelope of #57 stone.

Chairman Clifton 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. Chambers abstained from voting on this application. The motion to approve passed with (5) affirmative votes.

**C. SD2020-7 McCain Mall Addition, Block 2, Lot 5 (Replat and SPR of a commercial building at 3901 Warden Rd.)**

- 1. 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. Replat Lot 1 into Lot 1R.
  - c. Provide 15' utility easements along Warden Rd as shown.
- 2. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. A signed and recorded plat must be on file with the Planning Department.
  - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - c. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
  - d. 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.
- e. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 3. Meet the requirements of Community Planning, including:**
    - a. Provide the standard requirements of Zoning and Development Regulations.
    - b. Provide dumpster location.
    - c. Dumpster to have masonry screening.
    - d. No fence is to be within a front building line.
    - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
    - f. Provide wheel stops for spaces along the service road.
  - 4. Meet the requirements of the Master Street Plan, including:**
    - a. Sidewalks not required due to location along interstate.
  - 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
    - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
    - b. Provide automated underground irrigation to all required trees and shrubs.
    - c. Provide (7) street trees as shown.
    - d. Provide (12) 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.
  - 6. Meet the following requirements concerning signage:**
    - a. All signs require a permit and separate review.
  - 7. Meet the requirements of the Fire Marshal, including:**
    - a. Provide an approved fire protection plan.
    - b. Provide information on how fire apparatuses will access the site.
  - 8. Meet the requirements of CAW, including:**
    - a. All CAW requirements in effect at the time of request for water service must be met.
    - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
    - c. If applicable, approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
  - 9. Meet the requirements of NLR Wastewater, including:**
    - a. Provide a sewer main extension to serve property if required by NLR Wastewater.
    - b. Service line material shall be SDR 26 or 21 PVC installed in a 6" envelope of #57 stone.

Chairman Clifton 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 (6) affirmative votes.

**D. SD2020-8          Park Hill Addition, Block 100, Lots 1-4 (Replat of property at 4133 JFK Blvd)**

- 1. 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 25' access easement on plat as shown.
  - c. Provide 10' utility easement along JFK Blvd and Rim Rock Rd.
  - d. Provide 15' wide sanitary sewer easement encompassing the main crossing lot 3.
- 2. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
- 3. 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.
- 4. Meet the requirements of CAW, including:**
  - a. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
  - b. Provide a 10-foot utility easement along the road frontage of John F Kennedy Blvd and Rim Rock Pl.
- 5. Meet the requirements of NLR Wastewater, including:**
  - a. Provide 15' wide sanitary sewer easement encompassing the main crossing Lot 3.

Chairman Clifton 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 (6) affirmative votes.

**E. SD2020-9 McClarty Toyota Automotive Group (Preliminary Plat, SPR of a parking lot at the northeast corner of E. 46<sup>th</sup> & Smokey Ln)**

- 1. Provide City Council Ordinance approving a Conditional Use for outdoor auto storage.**
- 2. Engineering requirements before the final plat/replat will be signed:**
  - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development.
  - a. Provide 25' property line corner radius.
- 3. Planning requirements before the plat will be signed:**
  - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
  - b. Pay for street trees or provide a bond.
  - c. Provide half of 60' ROW dedication along E. 46th.
  - d. Provide half of 70' ROW dedication along Smokey Ln.
  - e. Provide 10' utility easements around property perimeter.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. A signed and recorded plat must be on file with the Planning Department.
  - b. If applicable, Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
    - i. Proposed pipe material specifications.
    - ii. Proposed trench and bedding details, materials and specifications.

- c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- d. Provide CNLR driveway/curb cut permit application to City Engineer.
- e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- f. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- g. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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

- a. If applicable, prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. If applicable, Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- c. If not paying the drainage in-lieu fee, provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
- d. 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.

**6. 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.

**7. Meet the requirements of the Master Street Plan, including:**

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- b. Provide ½ street improvements.
- c. Provide ROW dedication.

**8. Meet the requirements of the Screening and Landscaping ordinance, including:**

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.

- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide (8) street trees along E. 46<sup>th</sup> St as shown.
- d. Provide (9) street trees along Smokey Ln as shown.
- e. Provide (45) parking lot shade trees.
- f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
- g. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
- h. Provide 6 foot front yard landscape strip between property line and paving.
- i. Provide 4 foot side yard landscape strip between property line and paving.
- j. Provide full buffer between R-4 zoning and multi-family use to the east. Full buffer includes trees every 20 feet and opaque screen. Existing brick wall allowed to serve as opaque screen.

**9. Meet the following requirements concerning signage:**

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

**10. Meet the requirements of the Fire Marshal, including:**

- a. Provide an approved fire protection plan.

**11. Meet the requirements of CAW, including:**

- a. All CAW requirements in effect at the time of request for water service must be met.
- b. Provide a 10' utility easement along Smokey Ln and E. 46<sup>th</sup>.

Chairman Clifton 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 (6) affirmative votes.

**F. SD2020-11      John S. Braddock Subdivision, Lots 17R-1 & 18R-1 (Replat & SPR of a warehouse located at 2201 Rodgers Rd.)**

**1. Planning requirements before the plat will be signed:**

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide half of 50' ROW along Raines Dr.
- c. For Lot 17R-1, move the southern building line north to align with the 20' ingress / egress easement.
- d. Provide street trees or provide a bond.

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

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- c. Provide CNLR driveway/curb cut permit application to City Engineer.
- d. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
- e. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.

**3. Meet the requirements of the City Engineer, including:**

- a. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
  - b. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
  - c. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
  - d. All driveways are to be concrete within the ROW.
  - e. Provide pre- and post-development runoff calculations to City Engineer.
  - f. Main entrance to be concrete from curb to fence.
- 4. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Provide dumpster location.
  - c. Dumpster screening to match building.
  - d. Allow existing chain link fence to be within the front building line as long as the chain link fence is moved out of the right-of-way.
  - e. 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.
  - b. Provide ½ street improvements per City Engineer requirements.
  - c. Provide half of 50' ROW dedication along Raines Dr.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide (12) street trees 40' on center along Raines Rd.
  - d. Provide (6) street trees 40' on center along Rodgers Rd.
  - e. Provide (1) parking lot shade tree.
  - f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - g. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
  - h. Provide 6 foot front yard landscape strip between property line and paving.
  - i. Provide 4 foot side yard landscape strip between property line and paving.
  - j. 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.
- 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 and access to the site.
  - c. Gravel areas shall be able to support 75,000 lbs per the 2012 Fire Code.
  - d. The warehouse will have to meet the Arkansas Fire Code. This will be dependent upon what is stored.
- 9. 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 may be needed to provide water service to this property.

- c. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
- d. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
- e. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

Chairman Clifton 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. Chairman Clifton abstained from voting on this application. The motion to approve passed with (5) affirmative votes.

**Public Hearing:**

**1. Conditional Use #2020-2**

To allow a tire store in a C-4 zone located at 2115 Hwy 161.

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

Steve Jenkins and Ali Ahmed, property owner and tenant, stated that they do agree with all of the recommendations.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Absent</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Conditional Use #2020-2 was approved with (6) affirmative votes.

**2. Conditional Use #2020-3**

To allow an upholstery business in a C-L zone located at 909 W 35<sup>th</sup> St.

Chairman Clifton asked the applicant to state name and address.

Sam Emmerling stated that he does agree with all of the recommendations.

Chairman Clifton asked for any other questions or concerns.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Absent</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Conditional Use #2020-3 was approved with (6) affirmative votes.

**3. Conditional Use #2020-4**

To allow outdoor auto storage in an I-1 zone located at 2015 Main St.

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

Phillip Lewis stated that he did agree with all of the recommendations.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Absent</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Conditional Use #2020-4 was approved with (6) affirmative votes.

**4. Special Use #2020-3**

To allow a daycare in an R-3 zone located at 2015 Main St.

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

Laura Sieler stated that she did agree with all of the recommendations.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Absent</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Special Use #2020-3 was approved with (6) affirmative votes.

**5. Special Use #2020-4**

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

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

Briona Slaughter stated that she did agree with all of the recommendations.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Absent</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Special Use #2020-4 was approved with (6) affirmative votes.

**6. Rezone #2020-3 Withdrawn**

To Rezone from R-1 to R-4 to allow for a 2<sup>nd</sup> dwelling unit at 4314 N. Cypress St.

**7. Rezone #2020-4**

To rezone from R-1 to C-4 to recognize existing liquor store at 6012 Crystal Hill Rd.

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

Craig Friedman with Friedman Law Firm, representing Red Devil Investments, stated that he did agree with all of the recommendations and can accommodate all conditions for the request.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Absent</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Rezone #2020-4 was approved with (6) affirmative votes.

**Public Comments/Adjournment:**

Mr. Foster expressed his concern with the overall requirements for parking and landscape.

Mr. Spencer asked if he was referring to the requirements listed in the old or new ordinance.

Mr. Foster stated that he was speaking about the new ordinance.

Mr. Spencer stated that the new zoning ordinance is written on more of a case by case basis and less of an umbrella category.

Mr. Foster asked if staff utilized the influence of the local developers.

Mr. Spencer stated that a consultant was hired to help with the reconfiguring of the zoning ordinance but they did not seek any other outside help.

Mr. Foster asked if there has been any new development with their Short Term Rental Properties.

Mr. Spencer that staff has been working with Bentonville on this issue. He said he is waiting to hear back from them with any further details. He said he would like to wait to give out information to ensure the accuracy of the solution.

Mr. Mosley stated that staff has worked diligently with Legal on trying codify the prior ordinances with present concerns to write a new zoning ordinance that will be of the best interest of everyone involved.

Mr. Foster expressed his concern with public nuisance.

Mr. Mosley stated that the issue of public nuisance is covered in the City Ordinance. He said that he is the attorney that he is heavy involved with Code Court and reassures that this issue is addressed efficiently.

Mr. Foster asked how many code officers worked for the city on average.

Mr. Mosley stated that the City of NLR has 5 code officers on staff.

Mr. Chambers asked if he could clarify the working hours of the Code Enforcement Officers.

Mr. Mosley stated that they are only in the field Monday through Friday 8:00am to 4:30pm. He added that they do have the same duty as Law Officers to report any illegal activity.

Mr. Chambers said that was referring to his concern with people doing unpermitted and/ or illegal construction work on the weekend.

Mr. Mosley stated that it is a difficult issue to control but residents can make a difference by alerting City Authorities.

Mr. Dietz added his appreciation for staff and their efforts with the improvement of the zoning ordinance.

Mr. Mosley corrected his prior statement. He stated that someone should call the City Building Official and/or Inspector if an off hours issue occurs.

Mr. Dietz made a motion to adjourn. It was seconded with no dissent.

Chairman Clifton adjourned the meeting at 4:32pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tim Reavis", written in a cursive style.

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Tim Reavis, Planning