

North Little Rock Planning Commission
Regular Meeting
June 9, 2020

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 In-person:

Chambers
Clifton, Chairman

Member Present via Phone / Zoom:

Belasco
Dietz
White
Wallace
Banks
Phillips
Foster

Staff Present:

Shawn Spencer, Director
Tim Reavis, Assistant Planning Director
Amy Fields, City Attorney
Jerry Robinson, Fire Marshal

Approval of Minutes:

Motion was made and seconded to approve the May meeting minutes. The minutes were approved with (8) affirmative votes.

Administrative:

A motion was made and seconded to excuse the member absent. It passed unanimously.

Planning Commission Items:

- A. SD2020-23 Ketcher & Co. Addition, Lot 1 (preliminary plat & spr of a new building at 1601 W. 5th St.)**
- 1. Engineering requirements before the plat will be signed:**
 - a. Detention not required due to existing conditions.
 - b. Due to existing site conditions, ½ street improvements not required.
 - 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. Plant 8 off site street trees in location as shown on exhibit A.
 - c. Provide 30' front yard setback line, allow existing encroachment.
 - d. Due to existing conditions, allow 25' side yard setbacks, allow existing encroachments.
 - e. Due to existing conditions, allow 5' rear yard setback.
 - f. Provide 15' utility easement along E. 5th St. and along west property line.
 - g. Provide 5' utility easement along rear property line.
 - 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 CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is added, it is 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.
 - b. Provide half of 50' ROW.
 - 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 (8) street trees 40' on center along E. 5th Street (off-site) as shown on landscape plan.
 - d. Provide 6 foot front yard landscape strip between property line and paving.
 - e. Provide 4 foot side yard landscape strip between property line and paving.
 - 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.
 - 8. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
 - d. Gravel areas shall be able to support 75,000 lbs per the 2012 Fire Code.
 - 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. 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.
- c. 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.
- d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
- e. Contact Central Arkansas Water regarding the size and location of the water meter.
- f. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
- g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
- h. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

10. Meet the requirements of NLR Wastewater, including:

- a. No objections.

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

Planning Commission voted 8 yes, 1 absent.

B. SD2020-24 Faulkner Crossing, Phase 11, Lots 533-562 (preliminary plat of a residential subdivision)

1. Engineering requirements before the plat will be signed:

- a. Provide full street improvements (street, drainage, curb and gutter, sidewalk, street lights) for internal streets.
- b. Half street improvements not required on Hwy 391 due to the road being a state highway.
- c. Half street improvements not required on Faulkner Lake Rd. due to existing conditions.

- d. Provide sidewalks on both sides of internal streets and Faulkner Lake Rd.
- e. Due to the proximity of a community center on the north side of Faulkner Lake Road, provide sidewalk along south side of Faulkner Lake Road for the subdivision to have access to the community center.
- f. Street improvements must be approved by City Engineer and accepted by City Council.
- g. Provide 25' property line corner radius.

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. Pay for street signs.
- c. Pay for street lights or provide a bond.
- d. Street names to be approved by Planning Staff.
- e. Provide half of 60' ROW along Faulkner Lake Rd.
- f. Add note to plat that lots 550 – 562 will only be accessed from Peony Street.

3. Permit requirements/approvals submitted before construction can begin:

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
- c. 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.
- 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. If applicable, 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 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. Schedule preconstruction meeting with the City Engineer. The contractor's on-site superintendent must be present.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - b. 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.
- 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.
- 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, including along Faulkner Lake Rd. Planning Commission strongly supports sidewalks in residential neighbors.
 - b. Provide full street improvements for Peony St.
 - c. Provide half of 60' ROW dedication along Faulkner Lake Rd.
 - d. Provide half of 80' ROW dedication along Hwy 391.
- 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 one tree per lot.
 - c. 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.
- 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 – to be installed every 500 ft.
- 10. 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 Capital Investment Charge based on the size of main connection(s) will apply to this project in addition to normal charges.
 - c. 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.
 - d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
- 11. Meet the requirements of NLR Wastewater, including:**
 - a. Wilcox Connection fee is required.
 - b. Please submit full set of plans 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. SD2020-25 Wells Ridge Addition, Lot 1 (preliminary plat & spr of a convenience store w/ fuel pumps located at the NE corner of Hwy 161 & I-40)

- 1. Plans Review and building permit required.**
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide detention calculations to City Engineer.
- 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. Meet the requirements of Pulaski County.
 - c. Provide 30' setbacks on sides and rear.
 - d. Provide 40' setback on front.
 - e. Provide 15-ft easement for public water main to remain on property.
 - f. Provide 15' wide easement encompassing the sanitary sewer mains located within the site.
 - g. Provide utility and drainage easement around property perimeter as shown.
 - h. Provide half of 80' ROW along Hwy 161.
- 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. 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:
 - iii. Proposed pipe material specifications.
 - iv. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, 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 copy of ARDOT driveway permit.
 - 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.

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

- a. Provide clear calculations showing that detention volume is sufficient.
- b. If applicable, 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. Provide dumpster location.
- c. Dumpster to have masonry screening.
- d. No new fence is to be within a front building line. Allow existing fence that borders the Interstate to remain.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.

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

- a. Sidewalks not required on southern portion of property due to location along interstate.
- b. Provide 6’ sidewalk directly behind curb and gutter along Hwy 161 to match what exists on property directly north. Sidewalk to extend from northern property line down to the southernmost driveway, then provide a sidewalk on the property pedestrians may walk to access the site (see attached exhibit).
- c. Provide half of 80’ ROW along Hwy 161.

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 Hwy 161 40’ on center.
- d. Provide (11) street trees along I-40 exit ramp.
- e. Provide (27) 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 buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

9. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.
- b. If occupancy load is over 100, a sprinkler system will need to be installed.
- c. Meet Fire Marshal’s requirements on fire hydrant location. Fire Hydrant to be within 400 ft for non-sprinkled and within 600 ft for sprinkled.

- d. If the store is closed and the pumps are operational, there will need to be an emergency shut-off no closer than 20 feet and no further than 100 feet from the pump stations.
- 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.
- 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. There is an existing 8-inch public water line and 6-inch private water line crossing the property. No structure shall be placed within 10-ft of existing public water line. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
- d. Provide 15-ft easement for public water main to remain on property.
- e. Contact Central Arkansas Water regarding the size and location of the water meter.
- f. The facilities on-site may be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
- g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
- h. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

11. Meet the requirements of NLR Wastewater, including:

- a. Add 15' wide easement encompassing the sanitary sewer mains located within the site.

12. Meet the requirements of Pulaski County, including:

- a. Dedicate any required right of way (done by plat) to meet the City's Master Street Plan along Hwy 161.
- b. Provide Pulaski County a copy of the stamped and signed storm water calculations.
- c. Show existing instruments for the 4 or 5 individual properties comprising Lot 1.
- d. Provide Volunteer fire dept letter stating coverage will be provided to development.
- e. Provide copy of ADEQ stormwater permit, CAW letter of approval and NLR Wastewater letter of 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.

D. SD2020-26 White Oak Crossing Subdivision, Lots 1-76 (preliminary plat of a residential subdivision)

1. Engineering requirements before the final plat/replat will be signed:

- a. Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond. Street improvements must be approved by City Engineer, and any public streets must be accepted by City Council.
- b. Provide 25' property line corner radius.
- c. Pay for street lights or provide a bond.
- d. Pay for street signs.
- e. For phase 1, option to pay the in lieu of fee of \$500 an acre for residential development instead of providing detention.
- f. For phase 2, meet the City Engineer requirements for 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. Show setbacks on corner lots.
- c. Assign lot numbers to drainage areas and private streets (ie Lot A) that are not already part of an assigned lot.
- d. Street names to be approved by Planning Staff.
- e. Provide a minimum of 25' front yard setbacks.
- f. Provide 25' rear yard setbacks as shown.
- g. Provide 15' rear yard utility easement as shown.
- h. Allow phasing.

3. Permit requirements/approvals submitted before construction can begin:

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
- c. 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:
 - v. Proposed pipe material specifications.
 - vi. Proposed trench and bedding details, materials and specifications.
- 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 Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- h. 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.
- 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.

- j. Schedule preconstruction meeting with City Engineer. The contractor's on-site superintendent must be present.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - b. 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.
 - 5. 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.
 - 6. Meet the requirements of the Master Street Plan, including:**
 - a. Due to the proximity to a school and a large ballpark complex and concern for the safety of children walking to the school and ballpark, provide 5' sidewalks and ramps at the property line with a green space between sidewalk and curb to ADA standards and City standards on both sides of all roads.
 - b. Provide full street improvements.
 - 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 1 tree per residential lot.
 - d. Provide 1 parking lot shade tree for the sales office. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - e. 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.
 - 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. Fire hydrants required every 500 feet.

- c. This will require a second fire apparatus access road. Exception: Residential sprinkler systems can be installed after the 30th house to prevent the requirement for an apparatus access road.
- d. During Phase 1, provide gravel turnarounds, at each stub road, to Fire Marshal standards.
- e. During Phase 1, provide gravel access to White Oak Crossing, to Fire Marshal standards.
- f. Location of 2nd emergency access to meet the Fire Marshal's requirements for distance from the primary access.

10. 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.

11. Meet the requirements of NLR Wastewater, including:

- a. White Oak connection fee applies

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.

1. Rezone #2020-7 To rezone property from R-4 to C-4 to recognize an existing commercial building at 5101 McClanahan Dr.

The applicant, Stacy Medlock, was present.

Mr. Spencer stated there had been no comments from the public.

There were no comments from the audience.

Mr. Chambers asked if there was fence between the church and the building. Ms. Medlock said there was not.

Chairman Clifton called for a vote.

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

2. Rezone #2020-8 To rezone property from R-1 to R-4 to allow for a 2nd dwelling unit at 9 Baker Circle.

The applicant Katherine Augustus was present. She stated the building in the back was to be

used as an office and as a craft / she shed.

Chairman Clifton asked what size the existing shed was.

Anthony Wimberly, the contractor, stated the existing shed was 10' x 12' with no electricity.

Mr. Spencer stated the office request was new, and the request had been to add a 2nd dwelling because it had been communicated to staff as a mother in-law quarters.

Mr. Wimberly stated that the building will not be used as a dwelling unit.

Mr. Clifton asked if a restroom was going to be added.

Mr. Wimberly stated that that water with sink and a toilet was proposed to be added. It will not be metered separately.

Michelle Holt, Amboy neighborhood association president, 5721 Alta Vista. The association does not support the rezone to R-4. They do not want the neighborhood to be a multi-dwelling unit neighborhood.

Mr. Chambers stated he does not support R-4 in the neighborhood. He asked Mr. Spencer if there was something in the zoning book for a Conditional Use for the used the applicant described.

Mr. Spencer stated they can't create new conditional use categories.

Mr. White asked if this needed to come in front of the Planning Commission if it is just going to be a she shed.

Mr. Spencer stated that if the building has electricity, bathroom, and a bedroom it could be rented out as a 2nd unit.

Mr. White stated he didn't support R4.

Ms. Fields asked if the residential building code required residents to have a kitchen.

Mr. Spencer stated that an efficiency apartment may have a refrigerator and a hot plate and be considered a kitchen.

Janis Sanders, who lives one block away, stated that houses nearby were rent houses. She expressed opposition to having a rental unit on the property.

Mr. Chambers asked if there was going to be a toilet.

Mr. Wimberly stated that hobby shops for personal use in the rear have showers, toilets, and water exist in the city.

Mr. Spencer expressed concern about the use of the building as an office as that was not part of the original request.

Mr. Foster asked if the existing building met the appropriate setbacks.

Mr. Spencer stated it did.

Ms. Belasco asked if the petition had been passed out. She asked if the building could be used for automobile repair, and asked if the building could be used as a daycare.

Mr. White asked if the applicant would be willing to postpone the application and get with staff to work out what exactly is being asked for.

The applicant agreed to postpone and reassess the application with staff.

3. Rezone #2020-9 To rezone property from R-3 & R-4 to C-6 to allow for a mixed use development located on Esplanade Circle.

The applicant, Blake Jackson from Holloway Engineering, was present.

Mr. Clifton asked if staff had received any comments.

Mr. Spencer stated that there had been a couple of inquiries about the project, but no opposition.

Mr. Chambers asked what buffer requirements would be between R-3 and C-6.

Mr. Spencer said a buffer would be required and that it would be determined at Site Plan Review.

The applicant stated that the north side of the property is master planned to include single family houses.

Mr. Foster asked if the rezone request included phase 1 development.

Mr. Spencer stated it does not, it includes all phases except phase 1.

Mr. Clifton asked for FD access if there was more than one way into the property.

The applicant answered yes.

Chairman Clifton called for a vote.

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

4. Public Hearing #2020-1 To update the NLR Zoning Ordinance

Mr. Spencer stated the draft of new zoning ordinance had been reviewed by the Design Review Committee, the City Attorney, and Planning Staff. Mr. Spencer asked for a vote from the Planning Commission to send it to City Council with a positive recommendation.

Mr. Clifton asked if there was a red line document that showed what was changed.

Mr. Spencer stated that it was a totally new document, and as such it was not possible to red line the old one to show the changes.

Mr. Foster stated you can't compare the two documents, but that the new document is easier to navigate through.

There were no comments from the audience.

Mr. Chamber made a motion to approve. Mr. Foster seconded.

Chairman Clifton called for a vote.

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

The item was approved with 9 affirmative votes

Public Comments/Adjournment:

Motion made to adjourn and seconded. Chairman Clifton adjourned the meeting at 5:00 pm.

Respectfully submitted,

Tim Reavis

Tim Reavis, Planning