NLR Planning Commission
March 10, 2020
Agenda Meeting / Public Hearing 4:00 PM

Agenda Meeting:  ● Roll Call

Reminder:  ● Turn off cell phones
          ● Planning Commission procedures on back of agenda
          ● Speak into the microphone

Administrative:  ● Zoning Ordinance Update

Approval of Minutes:  ● February 11, 2020

Development Review Committee:

A. SD2020-5 Frenchman Woods, Lot 46 (SPR of a barbershop at 8501 Counts Massie Rd)
B. SD2020-6 Fire Station 6 Addition, Lot 1 (Preliminary Plat and SPR of fire station at 3919 Pike Ave.)
C. SD2020-7 McCain Mall Addition, Block 2, Lot 5 (Replat and SPR of a commercial building at 3901 Warden Rd.)
D. SD2020-8 Park Hill Addition, Block 100, Lots 1-4 (Replat of property at 4133 JFK Blvd)
E. SD2020-9 McLarty Automotive Group East Parking Annex, Lot 1 (Preliminary Plat & SPR of a parking lot located at the northeast corner of Smokey Ln and E. 46th St.)
F. SD2020-11 John S. Braddock Subdivision, Lots 17R-1 & 18R-1 (Replat and SPR of a warehouse located at 2201 Rodgers Rd.)

Public Hearings:

1. Conditional Use #2020-2 To allow a tire store in a C-4 zone located at 2115 Hwy 161.
2. Conditional Use #2020-3 To allow an upholstery business in a C-L zone located at 909 W. 35th St.
3. Conditional Use #2020-4 To allow outdoor auto storage in an I-1 zone located at the northeast corner of Smokey Ln & E. 46th St.
4. Special Use #2020-3 To allow a daycare in an R-3 zone located at 2015 Main St.
5. Special Use #2020-4 To allow a daycare in an I-2 zone located at 12 Maumelle Curve Ct.
6. Rezone #2020-3 To rezone from R-1 to R-4 to allow for a 2nd dwelling unit at 4314 N. Cypress St.
7. Rezone #2020-4 To rezone from R-1 to C-4 to recognize an existing liquor store at 6012 Crystal Hill Rd.

Public Comment / Adjournment:
NLR PLANNING COMMISSION MEETING PROCEDURES

Public Hearings: The regularly scheduled meeting is held on the second Tuesday of each month at 4:00 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

Voting: There are 9 Commissioners. A quorum consists of 6 members. "Robert’s Rules of Order" apply unless the Commission has outlined alternative procedures. According to the current by-laws, all business must be approved by a minimum of 5 votes. A simple majority of those members present does not necessarily approve a motion.

1. No person shall address the Planning Commission without first being recognized by the Chair.

2. All questions and remarks shall be made from the podium and addressed through the Chair.

3. After being recognized, each person shall state their name and address for the record.

4. When a group of citizens is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.

5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.

6. Individual (not representing a citizen group) presentations shall be limited to 3 minutes.

7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.

8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.

9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.

10. Anyone wishing to submit exhibits for the record shall provide the clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.

11. Anyone wishing to read a statement into the record shall provide the secretary with a written copy of the statement.
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  
Clifton, Chairman  
Dietz  
Foster  
Phillips  
Wallace  
White, Vice- Chairman

**Members Absent:**

Belasco  
Chambers

**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:**

Mr. Foster asked for his vote to be corrected on case Special Use #2020-1.

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

**Administrative:**

A motion was made and seconded to excuse members Belasco and Chambers.
Subdivision Administrative:

A. SD2019-50  Martha B. Cohens Addition, Block 12, Lot 15 (SPR for townhomes at 809 Maple)

1. Permit requirements/approvals submitted before a building permit will be issued:
   a. Pay the drainage in-lieu fee of $5,000/acre for commercial development instead of providing on-site detention.
   b. A signed and recorded plat must be on file with the Planning Department.
   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 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.

2. 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. Driveway radii shall be labeled and shall meet the City Engineer’s requirements and be built according to CNLR standard details (available at NLR Engineering Department).
   c. Driveway widths shall be labeled and shall be 10’ minimum to 40’ maximum.

3. Meet the requirements of Community Planning, including:
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. No fence is to be within a front building line.
   c. All exterior lighting shall be shielded and not encroach onto neighboring properties.

4. Meet the requirements of the Master Street Plan, including:
   a. Sidewalks are existing.

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 2 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 half-screen buffer between multi-family and single family uses. Do not remove trees from full buffers.

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. Meet Fire Marshal’s requirements on fire hydrant location.
c. Meet the requirements for Fire Department access.

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. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
   c. Contact Central Arkansas Water regarding the size and location of the water meter.
   d. 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.
   e. 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.

9. Meet the requirements of NLR Wastewater, including:
   a. No comments or objections.

10. Meet the requirements of Rock Region Metro (CATA), including:
   a. This site is a block from our shelter stop at Maple & 8th (2018 ridership: 1,063). Given that this is transit-adjacent housing, we recommend building an ADA sidewalk from the sidewalk in front of the property to the property’s front door.

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 (7) affirmative votes.

B. SD2020-3 McCain Mini Storage Subdivision, Tracts 1 & 2 (Replat located at 3636 Hwy 161)

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 80’ ROW dedication.
   c. Provide 10’ utility easements around property perimeter and along shared property line between tracts 1 & 2.

2. Meet the requirements of Community Planning, including:
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. Allow encroachment of existing residence on tract 1 of the 40’ setback.
3. Meet the requirements of the Master Street Plan, including:
   a. Provide half of 80' ROW dedication.

4. Meet the requirements of the Screening and Landscaping ordinance, including:
   a. All disturbed areas are to be sodded, fertilized, watered and mulched.
   b. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

5. Meet the requirements of CAW, including:
   a. All CAW requirements in effect at the time of request for water service must be met.
   b. Central Arkansas Water has easements and water lines on the properties. Show the
      easements and water lines on the plat. Easements #2006066711, 2006066717,
      2006066722 and any others.
   c. Provide a 15' utility easement along the road frontage.

6. Meet the requirements of NLR Wastewater, including:
   a. A main extension is required to connect to public sanitary sewer.

7. Meet the Requirements of Pulaski County Planning, including:
   a. Dedicate Right of Way to meet Master Street Plan.
   b. Provide NLR certificate of final approval.
   c. Provide Bill of assurance for Tract 1.
   d. Tract 2 exceeds the county's definition of a subdivision.

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 (7) affirmative votes.

C. SD2020-4  Northshore Business Park, Block 9, Lot 20 (plat and site plan review of
recreational fields located at 5460 Northshore Dr.)

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 10' utility easements around property perimeter.

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 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.

3. 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.

4. Meet the requirements of Community Planning, including:
a. Provide the standard requirements of Zoning and Development Regulations.
b. Dumpster to have masonry screening.
c. No fence is to be within a front building line.
d. All exterior lighting, including lights for night games, shall be shielded and not encroach onto neighboring properties.

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 (5) street trees as shown.
d. Provide (14) 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.

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. Building to meet the requirements of 2012 AFC.
c. An additional fire hydrant is to be added.

8. Meet the requirements of North Little Rock Police Department, including:
a. Due to being in an isolated area with only one road in and out, an alarm system is advised.

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.

10. Meet the requirements of NLR Wastewater, including:
a. A main extension is required to connect to public sanitary sewer.
b. White Oak Connection Fee is required to connect to 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 (7) affirmative votes.

Public Hearing:

1. Conditional Use #2019-23
   To allow a daycare center in a C-PH zone located at 3623 JFK Blvd.

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

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Conditional Use #2019-23 was approved with (7) affirmative votes.

2. **Conditional Use #2020-1**  
To allow a food truck court in a C-PH zone located at 3623 JFK Blvd.

Chairman Clifton asked the applicant to state name and address.

Joy Evans, 3623 JFK Blvd.

Chairman Clifton asked Ms. Evans to state the intention of the request and use, as well as, any plans for the parking situation.

Ms. Evans stated that she has obtained the back parking lot behind Red Door Art Gallery to the right of her property. The lot is to be used for overflow parking. She stated that use would be that similar to a flea market with crafts, farmers’ market, and food trucks.

Chairman Clifton asked for clarification that the property in question does not have the required amount of parking spaces for the use requested.

Ms. Evans stated that the parking spaces are enough for the interior business but with the addition of food trucks it would not be enough.

Mr. Spencer asked Ms. Evans if she obtained a written or verbal agreement for the overflow parking.

Ms. Evans stated that it was a verbal agreement with the written agreement being created.

Mr. Spencer asked if Ms. Evans would be able to obtain the written agreement before the City Council meeting.

Ms. Evans confirmed that was possible.

Mr. Spencer asked if the overflow parking would be available during all business hours.
Ms. Evans stated that it would be available during all operating hours. She stated that there will be over 30 parking spots available.

Chairman Clifton confirmed with the applicant that they were given verbal permission. As well as, they are in the process of getting written approval.

Mr. White asked how many food trucks would be allow in the food court.

Ms. Evans stated that up to four food trucks at a time would be allowed on the property. She stated that the trucks would park under the canopy. Also, ADA parking is located on the left side of the building closest to the bay. There will be 13 parking spaces located on the property, along with a barricade for safety located at the corner of the property nearest G St. and JFK Blvd.

Mr. White asked if the overflow parking was across the street and if patrons will have to cross the street to reach the food truck court.

Ms. Evans stated that the patrons would have to cross the street.

Mr. White stated that he believes that “No Parking” signs will be necessary for the corner of the street. He believes the pedestrian traffic will cause traffic issues and safety concerns. He questioned if there would be sanitation facilities located on the property.

Ms. Evans stated that there are two preexisting restrooms located in the store on the property.

Mr. White asked if the facilities are functional.

Ms. Evans stated that it is functional but she does plan on making some cosmetic repairs.

Mr. Foster asked staff if the applicant was providing the required number of parking spaces for the location and the use.

Mr. Spencer stated that the requirement was three spaces per truck plus the requirement for the grocery store part of the use. There was a negotiation to go to two spaces with a written lease to use neighboring parking lot.

Mr. Foster stated that the written lease is a good idea and believes it will alleviate most of the parking concerns.

Chairman Clifton stated that the use of the property has been sought after for quite some time by Park Hill residents. He believes that it will increase the food traffic, visitor and shopping numbers will increase, as well as increase revenue to the area, all around benefiting the neighborhood.

Mr. White asked if staff had received any calls from neighbors.
Mr. Spencer stated that all calls were in concern with the parking moving up G St. not the use of the property.

Mr. White asked if “No Parking” signs could be placed near the corner of G St. near the JFK intersection.

Mr. Spencer stated that if that was to happen then it would affect the residents’ parking.

Chairman Clifton asked if there was anyone else who would like to speak on this application.

Jim Fore, 505 W F St.

He stated that he is a long time neighbor of the property in question. He believes the use is a great idea but the parking is concerning. He believes there are too many activities for the use in question for the amount of parking that is being presented. He stated that most residential lots on G St. are very narrow and residents are forced to park on the street in most cases. He believes that the business would be a good fit as long as the parking concerns are remedied beforehand. He stated that he does not believe that the lot in question is big enough for the use requested.

Mr. Foster stated that he believes the business will attract more foot traffic and help create a more livable space.

Mr. Fore stated that the traffic will be forced up G St.

Chairman Clifton stated that he believed that Ms. Evans agreed to “No Beer Sales” during the staff meeting. He asked the applicant if this was correct.

Ms. Evans stated that she is not actively seeking to sale beer but would consider it depending the success of the business.

Chairman Clifton asked staff if there was a condition in place to prevent beer sales at this location.

Mr. Spencer stated that recommendation R states that food trucks will not be allowed to sale beer but it would be allowed inside the building.

Mr. Foster asked if the applicant had met with Park Hill Development Association.

Ms. Evans stated that she had only spoken with Ken Walker on the phone.

Roger Emersol stated that he is also for the idea but is very concerned about the parking issues. He stated that he would feel more comfortable when the applicant obtains the written agreement for the overflow parking. He stated that signs reading “Residential Parking Only” should be installed. He stated that the street is already congested with residents only.
Mr. Foster stated that recommendation T addresses the requirement to obtain written agreement for the parking.

Mr. White stated that the parking is the only thing that needs to be addressed. He asked if staff could contact the traffic department to find out if the requested signs would be allowed.

Mr. Spencer stated that he would contact the traffic department and retrieve a decision on the parking signs.

Mr. White asked if the decision would be made before City Council.

Chairman Clifton asked if conditions could be put on a Conditional Use or only on Special Use permits.

Mr. Spencer stated that conditions are attached to the property not the street.

Chairman Clifton stated that the committee should make motion to prohibit alcohol sales until parking lease expires. After that the applicant would have to go through the steps for alcohol sales. As well as parking signage.

Mr. Foster stated that he is not in favor of signage unless it is recommended by the City Engineer. Also, he does not believe the parking lot lease and beer sales should be dependent on one another.

Chairman Clifton stated that he is trying to fix it so beer sales would not be allowed.

Mr. White stated that a condition for required parking signage on G St. as well as prohibition of beer sales needs to be added as an amendment.

Mr. Spencer asked if they were speaking for the trucks only or the sale of alcohol as whole.

Mr. White stated that he would like it to include all alcohol sales.

Mr. Banks stated that the Planning Commissioners should only be considering the request on the table in regards to food trucks. He stated, in regards to street signage, traffic engineers will not install signs based on probability. He stated signs don’t stop anything, enforcement does. In regards to beer sales, he stated that there were many steps that would have to be taken to allow for beer sales. He stated that the only thing to be considered should be the active request. He cautioned the board members on putting too many conditions on the request.

Mr. Mosley stated that he agrees with Mr. Banks statement about only focusing on the request at hand. He stated that the proposal that states that they are not going to sale alcohol from the food trucks. As well as, have a written lease for parking before the request goes before City Council. He stated that Mr. Banks addressed the issue correctly.
Mr. White asked the applicant if they were wanting beer sales.

Mr. Mosley stated that the request states "craft beer sales". He stated there needs to be a distinction made whether the request was for sales from food trucks or the premises in general.

Ms. Evans stated that at the moment it was not a request but in the future if business grows, it would become a consideration.

Mr. Mosley asked if there was anything in the current zoning ordinance preventing the sale of beer at this location as written as part of a Conditional Use.

Mr. Spencer stated that there was nothing preventing beer sales.

Mr. Mosley agreed with Mr. Banks on not adding too many additional conditions. He stated that there are also two entities that also have to vote on the sale of alcohol if the applicant chooses to request this use. He stated that in the future similar requests or uses should be treated alike.

Mr. Foster stated that recommendation R covers the sales of alcohol from the food trucks. He stated that the only thing that needs to happen is to obtain the parking lot lease before City Council.

Mr. White requested that the applicant provide signage directing patrons to the overflow parking area to protect the residents, patrons, and business owners.

Mr. Fore stated that the designated parking signs would add comfort to the parking concerns.

Council Member, Beth White, stated that she has been working with the applicant on this request for several months. She stated that the Park Hill business group is in support of the concept. She stated that Park Hill residents are excited for the addition but no set on the location. She stated that many residents are forced to park on the street due to the limited driveway space. She stated that the applicant has worked hard with the community to create a concept to fit the entire neighborhood.

Chairman Clifton asked for any other questions or concerns.

Chairman Clifton asked for a roll call to vote.

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Conditional Use #2020-1 was approved with (7) affirmative votes.
3. **Rezone #2020-1**  
To allow property at 7123 Service Rd. from c-3 to R-2 and to amend the Land Use Plan from Single Family to Community Shopping to allow the expansion of a single family house.

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

John Jacoby 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.

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Rezone #2020-1 was approved with (7) affirmative votes.

4. **Rezone #2020-2**  
To allow rezone property at 2524 Gribble St. from Conservation to R-4 and to amend the Land Use Plan from Light Industrial to Multi- Family to allow for a duplex.

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

Jack King stated that he did agree with all of the recommendations.

Chairman Clifton asked if there were any oppositions on the application.

Mr. Spencer confirmed there were no oppositions.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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Rezone #2020-2 was approved with (7) affirmative votes.
5. **Special Use #2020-2**

To allow a food trailer at 10401 Maumelle Blvd.

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

Westley Wibachman 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.

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Conditional Use #2020-2 was approved with (7) affirmative votes.

**Public Comments/Adjournment:**

Chairman Clifton asked staff to review the changes made in the zoning ordinance.

Mr. Spencer stated that the commissioners were provided with a copy to review and send in changes but it was still under review by legal so it was not ready for public review. He stated that he is hopeful to have it ready by the March meeting.

Mr. White asked why the food truck court applicant had to have restroom facilities and the food truck did not.

Mr. Spencer stated that the zoning ordinance only requires food truck courts, consisting of two or more food trucks, to provide restroom facilities. He said the zoning ordinance does not regulate trucks or trailers.

Chairman Clifton stated that the ordinance should be reviewed so that the Commissioners and public would be aware of the changes.

Mr. Spencer stated that there are some major changes that he will go over after it is approved through legal. He stated that this will not be an amended ordinance. It will be completely new.

Mr. Foster stated that one issue that is lingering is concerning Air BnB.

Mr. Spencer stated that Mr. Chambers is to meet with Air BnB representative to review the idea.
He said right now there is only a stand-alone ordinance regulating Air BnB. He stated that the main concern would be to reduce the number of homes being subleased and becoming basically a hotel type atmosphere.

Mr. White asked if there was anything in the ordinance regulating the parking of RV’s in residential driveways.

Mr. Spencer stated that the issue would be covered if a vacant RV sitting at a residence would be covered.

Mr. Foster asked if requirements could be put on residential RVs.

Mr. Mosley said that he would look into question if there is a regulation on residential RVs. He also made known that it is very important to understand the balance between public health and welfare.

Mr. Foster stated that it would not be right to ask someone to move something or change something that was not a condition or requirement set in place when the property was purchased.

Mr. Mosley stated that something of this nature is prevented by being “Grandfathered In” or nonconforming, preexisting use with vesting rights.

Mr. Foster made a motion to adjourn and it was seconded.

Chairman Clifton adjourned the meeting at 5:02pm.

Respectfully Submitted:

__________________________________________
Tim Reavis, Planning
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.
B. 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 39th St. as shown.
   d. Provide 25’ building line along 39th 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-Built 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 39th 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.
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.
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.
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.
   b. 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 native 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. 46th 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. 46th.
F. SD2020-11  John S. Braddock Subdivision, Lot 18R-1 (Replat & SPR of a warehouse located on 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 ¼ 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.
CASE: Conditional Use #2020-2

REQUEST: To allow a tire shop in a C-4 zone.

LOCATION OF REQUEST: 2115 Highway 161

APPLICANT: Ali Ahmed

OWNER: JWJ INVESTMENTS LLC

P.C. BACKGROUND: Site was rezoned in 2006 from C-3 to C-4 to allow major auto repair.

SITE CHARACTERISTICS: Site consists of a metal building with garage doors and a gravel parking lot.

MASTER STREET PLAN: Minor Arterial

ZONING: C-4

LAND USE PLAN: Community Shopping

SURROUNDING USES:
   NORTH: C-4 / Family Dollar
   SOUTH: C-3 & C-4 / undeveloped land
   EAST: C-3 / restaurant
   WEST: I-2 / undeveloped land

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: tire stores have been approved in C-4 in the past.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? If managed properly, no difference than the previous use of heavy auto repair.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No, a conditional use request is appropriate.

SUMMARY: The applicant is requesting a conditional use for a tire store in a C-4 zone. The site was formally an auto repair shop. The applicant and the property owner met with the Design Review Committee and were agreeable to the conditions.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with Conditions
CONDITIONS TO BE CONSIDERED:
1. Hours of operation: 6AM – 8PM Monday – Saturday.
2. Store tires in a dry securable area of the primary structure.
3. No outside open-air storage of tires.
4. Up to 30 tires for sale may be displayed outside under a non-permeable cover during business hours. This is considered temporary tire storage. Tires shall be kept neat and organized, preferably in metal racks. Temporary outside displayed tires for sale shall be kept a maximum of 10 feet from the primary structure.
5. Isolate tires from other stored materials that may create hazardous products if there is a fire, including, but not limited to, lead acid batteries, fuel tanks, solvent barrels, and pesticide containers.
6. Store no more than 100 tires per 1,500 square feet of inside storage space.
7. Tire retailers should schedule regular pick-up of tires by a licensed carrier to avoid excessive amounts of tires stored on the property.
8. Vehicles are only to be repaired/maintained inside the building.
9. No outdoor PA/music permitted.
10. Meet the requirements of the Fire Marshal.
11. Applicant must meet all applicable Federal, State, County and City requirements,
12. Business license to be issued after Planning Staff confirmation of requirements,
13. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.
Conditional Use # 2020-02
2115 Highway 161
To allow a tire store in C-4.
North Little Rock Planning Commission  
City Services Building  
120 Main Street  
North little rock, AR 72114  

January 21, 2020

Re: Conditional use permit for Ali Ahmed

Commissioners,

Mr. Ali Ahmed with 161 Tire Center has approached me about leasing our property at 2115 Hwy 161 in North Little Rock for the purposes of opening a Tire sales and repair shop. It is my understanding that for him to be able to do so he must be granted a conditional use permit by the planning commission and NLR City Council.

I have given my Mr. Ahmed my permission to seek a conditional use permit for the property. Furthermore, I have checked out Mr. Ahmed’s operations in Sherwood to ensure that he runs a neat and organized business.

In the past we have had automotive shops at this location and the result was an unattractive property with a lot of non-working vehicles parked on the lot. Mr. Ahmed has assured me that he will maintain the property and that he will have no overnight outdoor tire storage. We are now anxious to get a tenant like Mr. Ahmed in that will maintain the property in a condition that we can all be proud of.

Thank you for your consideration. If you have any question please call on me at 501-231-1725.

Sincerely,

Steve Jenkins
CASE: Conditional Use #2020-3

REQUEST: To allow an upholstery business in a C-L zone

LOCATION OF REQUEST: 909 W. 35th St.

APPLICANT: Sam Emmerling

OWNER: AL-JOY PROPERTIES LLC

P.C. BACKGROUND: 1st time on the agenda

SITE CHARACTERISTICS: Commercial building with a garage door on the front.

MASTER STREET PLAN: local street

ZONING: C-L LAND USE PLAN: Community Shopping

SURROUNDING USES:
   NORTH: C-L / retail       EAST: C-L
   SOUTH: C-L / daycare      WEST: C-L / auto repair

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Upholstery businesses have been approved
   with a conditional use in the past in other commercial zones.
2. NEIGHBORHOOD POSITION: None at time of printing
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? An active
   business at this location will stabilize the neighborhood.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No, a
   Conditional Use request is appropriate.

SUMMARY: The applicant is requesting a conditional use to allow an upholstery business in a C-L
zone. The Commercial-Levy zoning was the result of the Jump Start program. The Levy Community,
during the stakeholder meetings, expressed a desire for an upholstery business to require a conditional
use in this zone. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with Conditions

CONDITIONS TO BE CONSIDERED:
1. Meet the Fire Marshal’s requirements on storage of flammable materials.
2. Any structures located on the lot shall meet all applicable Federal, State, County and City
requirements and codes.
3. Business license to be issued after Planning Staff confirmation of requirements.
4. Business license holder understands that failure to comply with these conditions may result in loss
   of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.
Conditional Use # 2020-03

909 W. 35th St.

To allow an upholstery business in C-L.
I, Sam Emmerling, owner of 909 W 35th would like a conditional permit to be issued for a tenant Chairs (Austin Veasley) who is wanting to rent one of my spaces. The tenant is wanting to operate a small one man upholstery business. Business established to recover chairs.

According to the city planner this needs a conditional use approval.

Sam Emmerling
AL-JOY Properties
909 W 35th
North Little Rock, Ar 72118
501-541-0404
LEGAL DESCRIPTION:

The East 1.5 feet of Lot 9, and all of Lot 10, Block 19, BOOHER'S ADDITION, to the City of North Little Rock, Pulaski County, Arkansas.

CERTIFICATION:

This is to certify that I have surveyed the above described land and that all corners are marked and located in accordance with existing monuments in the vicinity. This certification is for and limited to the parties named hereon.

Note: This survey is subject to all any easements, building lines, rights of way or restrictions that may exist. No research for such conducted by this surveyor.

For the use and benefit of:

AL-JOY PROPERTIES, LLC.
ALL AMERICAN TITLE & ABSTRACT, L.L.C.

FIP DENOTES FOUND IRON PIN
SIP DENOTES SET IRON PIN
CASE: Conditional Use #2020-4

REQUEST: To allow outdoor automobile storage in an I-1 zone.

LOCATION OF REQUEST: Northeast corner of Smokey Ln & E. 46th St.

APPLICANT: Phillip Lewis Engineering

OWNER: MAG-AR 4313 LANDERS ROAD LLC

P.C. BACKGROUND: 1st time on the agenda

SITE CHARACTERISTICS: Site is undeveloped

MASTER STREET PLAN: Collector

ZONING: I-1

LAND USE PLAN: Light Industrial

SURROUNDING USES:
   NORTH: I-1 & C-4 – auto Sales
   SOUTH: I-1 – undeveloped
   EAST: R-4 - apartments
   WEST: C-4 – auto sales

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Auto centric businesses exist in the surrounding area.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? This use will support the surrounding auto sales businesses.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No, a conditional use request is appropriate.

SUMMARY: The applicant is requesting a conditional use to allow for automobile storage in an I-1 zone. This use is compatible with the surrounding auto sales businesses in the area. The applicant has agreed to requirements for the screening the eastern side of the property that abuts an apartment complex. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with conditions
CONDITIONS TO BE CONSIDERED:

1. Meet the requirements of Site Plan Review.

2. All exterior vehicle sales lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential uses.

3. Full buffer (trees every 20 ft. and an opaque screen) required between R-4 zoning to the east.

4. No storage of wrecked vehicles allowed.

5. Parking lot and any future structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.

6. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or removal of Electric Power Meter.
Conditional Use # 2020-04

NE Corner of Smokey Ln. & E. 46th St.

To allow outdoor auto storage in I-1.
CASE: Special Use #2020-3

REQUEST: To allow a daycare in an R-3 zone.

LOCATION OF REQUEST: 2015 Main St.

APPLICANT: Lighthouse Academies

OWNER: FIRST BAPTIST CHURCH OF MILITARY HGTS INC

P.C. BACKGROUND: 1st time on the agenda

SITE CHARACTERISTICS: Site consists of a sanctuary, classroom building, family life center, and parking lot.

MASTER STREET PLAN: Minor Arterial

ZONING: R-3

LAND USE PLAN: Single Family

SURROUNDING USES:
   NORTH: R-3 / residential
   SOUTH: C-3 / North Little Rock Funeral Home
   EAST: C-4 / Fischer Honey
   WEST: R-3 / residential

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Daycares have been approved at churches in the past.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? No
development anticipated.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No. A
   special use request is appropriate.

SUMMARY: The applicant is requesting a special use for a daycare in an R-3 zone. The applicant plans to use the main church building for childcare classrooms and the family life center for recreation. The age range of kids will be from 0 - 3 years old. The applicant met with the Design Review Committee.
DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with Conditions

CONDITIONS TO BE CONSIDERED:

1. Hours of operation 5AM – 7PM Monday - Friday.
2. Applicant must meet all applicable Federal, State, County, and City requirements,
3. Business license to be issued after Planning Staff confirmation of requirements,
4. Playground to meet DHS requirements for playground surface and equipment,
5. 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 level 4 registered sex offender resides within 2000 feet of the proposed site for the daycare center / home daycare facility.
6. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.
Special Use 2020-03

2015 Main St.

To allow a daycare in R-3.
January 29, 2020

To Whom it May Concern:

This letter is written to request special use of property for a childcare facility that will serve ages 0-3 years. This is for property address 2015 Main Street in North Little Rock, AR at First Baptist Church Main Street. We are requesting the use of the Main Church Building for childcare classrooms and feeding and the use of the Family Life Center area for recreation. The hours of operation will be 6:00 am-6:00 pm Monday-Friday. If you have any other questions or concerns, please reach out to me directly at 501-454-0044 or via email at Lenisha.roberts@lha.net.

Sincerely,

[Signature]

Lenisha Broadway Roberts, Executive Director
Lighthouse Academies Arkansas
CASE: Special Use #2020-4

REQUEST: To allow a daycare in an I-2 zone.

LOCATION OF REQUEST: 12 MAUMELLE CURVE CT

APPLICANT: Essential Genesis Learning Academy

OWNER: Dively Properties LLC

P.C. BACKGROUND: This location was previously granted a special use for a daycare.

SITE CHARACTERISTICS: The playground is located north of the building. It is surrounded by a wood privacy fence.

MASTER STREET PLAN: local street

ZONING: I-2

LAND USE PLAN: Trade Fair

SURROUNDING USES:
  NORTH: I-2 / distribution warehouse
  SOUTH: C-4 / office – retail
  EAST: C-4 / undeveloped land
  WEST: I-2 / undeveloped land

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Yes. The site has been approved as a daycare in the past.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? An active business at this location is desirable.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

SUMMARY: The applicant is requesting a special use to allow a daycare in an I-2 zone. This location has been approved for a daycare in the past. The previously used fenced playground area will be retained. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with conditions
CONDITIONS TO BE CONSIDERED:
1. Hours of operation 5AM – 8PM.
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 requirements for playground surface and equipment,
8. 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 level 4 registered sex offender resides within 2000 feet of the proposed site for the daycare center / home daycare facility.
9. 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.
Special Use #2020-04

12 Maumelle Curve Ct.
To allow a daycare in I-2.
Development Plan

Essential Genesis Learning Academy

Introduction

Essential Genesis Learning Academy will provide a wide range of unique learning programs to serve parents, children, and the community in an overall effort to produce a better outcome in educational and developmental needs. I am Briona Slaughter, the founder of Essential Genesis Learning Academy. This development plan will provide in depth information within my vision for Essential Genesis Learning Academy.

Location

I plan to utilize the property at 10331 Maumelle BLVD, North Little Rock, Arkansas. This location will serve as a childcare center. This property previously operated as a childcare center, which further suits my vision for Essential Genesis Learning Academy. This location will help Essential Genesis Learning Academy provide a safe and secure environment for children, allowing parents to have a peace of mind knowing that their children are learning and growing safely in a secure setting.

Purpose

This North Little Rock property will provide the perfect setup for the programs I am offering. Essential Genesis Learning Academy will include daycare, extended care, and weekend care accommodations for single and dual families. Our small setting will
ensure individualized attention, better student-educator relationships, enhanced learning, high-quality care, and much more.

The childcare market is quite competitive in the Arkansas area. It is estimated to be 200 plus daycare centers, preschools, and childcare centers in the Little Rock and surrounding areas in Arkansas. However, the academic achievement for Arkansas students is still at an all-time low. My goal is to challenge the community, as well as myself, to make a positive transformation in the education of our youth and the provided childcare. The foundation is the key component to successful academics and development; that is why I chose 10331 Maumelle BLVD, North Little Rock, Arkansas to house these programs as a part of my strategic plan to open an avenue for educational learning in the North Little Rock and surrounding communities.

Conclusion

My personal goal is to give back to people who are determined to better themselves for their family and to people who care about the foundation being laid for their children. Having a solid support system allowed me to achieve a Business of Science Degree in Accounting, a Masters degree in Business Administration, a Child Development Associate credentials, and a Masters in Early Childhood Education Services. I want to provide the same opportunities for single working parents, dual families, students, etc. I feel in my heart that 10331 Maumelle BLVD, North Little Rock, Arkansas will be the foundation for learning. I stand firm in this belief. Therefore, I am here before you today with my development plan to make a difference in the lives of others, a difference that we all will be proud of. Thank you.
CASE: Rezoning #2020-3

REQUEST: To rezone from the R-1 zoning classification to the proposed R-4 classification to allow for a 2nd dwelling unit. The property owner is attempting to sell the property. The buyer’s lender is concerned about the non-conforming 2nd dwelling unit on the property.

LOCATION OF REQUEST: 4314 N. Cypress St.

APPLICANT & OWNER: Steven & Connie Goss

P.C. BACKGROUND: 1st time on the agenda.

SITE CHARACTERISTICS: Site consists of a primary residential structure built in 1948 and a 2nd dwelling unit in the rear yard built in 1952. The 2nd dwelling unit is approximately 5 feet off of the rear and side property line. Development regulations require 25 feet from the rear property line and 10 feet from the side.

MASTER STREET PLAN: local street

ZONING: R-1  LAND USE PLAN: Duplex

SURROUNDING USES:
- NORTH: R-1 / single family  EAST: R-3 / duplex
- SOUTH: R-1 / single family  WEST: R-1 / single family

BACKGROUND: The applicant is requesting a rezone from R-1 to R-4 because as he is attempting to sell the property, the buyer’s lender is concerned about the non-conforming 2nd dwelling unit on the property.

1. COMPATIBLE WITH PREVIOUS ACTIONS: No. Rezoning to R-4 is normally done to allow for new multi-family development.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal in the short term. The effect is unclear in the long term should a multi-family development occur in the future.
4. LEGAL CONSIDERATION/REASONABLENESS: The R-4 zoning does not align with the City’s Land Use Plan.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? As the structure in question is already existing, minimal immediate change. Long term, should a higher density type of multi-family unit be constructed, change would be anticipated.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? The lot size is about 9,000 square feet, well within the average range lot size of a single family lot. Multi-family lots are, on average, larger.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Rezoning an R-1 lot to R-4 in order to satisfy a lender in the sale of a property would set a precedent.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? R-4 is the appropriate zoning for multiple dwelling units on one lot, but due to the setback rules of R-4, 25 feet in the rear and 10 feet on the side, the R-4 zone will still not bring the structure into conformity.
SUMMARY: The applicant is requesting to rezone property from R-1 to R-4 to allow for a 2nd
dwelling unit. The reason for the request is that he is attempting to sell the property. The buyer’s lender
is concerned about the non-conforming structure on property.

STAFF RECOMMENDATION: The City’s Land Use Plan does not support the multi-family zoning at
this location. The surrounding properties contain single family houses and duplexes. Singling out one
piece of property in an established neighborhood to rezone it in contradiction with the surrounding
properties is “spot zoning”. This practice is considered poor planning and is unfair to surrounding
property owners. If the property is rezoned to R-4, the 2nd dwelling unit would still not meet the
setback requirements of the R-4 zone, and would still be considered non-conforming.

As we do for any case like this, staff wrote a letter to the lender to clarify the City’s rules on non-
conforming structures, which, in short, say if a non-conforming structure is torn down, it can’t be
rebuilt and if a non-conforming structure is destroyed by more than 75% of its reasonable value, it
can’t be rebuilt.
Rezone Case #2020-03

4314 N. Cypress St.

To rezone from R-1 to R-4.
Rezone Case #2020-03

4314 N. Cypress St.

To rezone from R-1 to R-4.
WOFFORD, INC.
11804 Jay-Cato Rd.
No. Little Rock, AR 72120

SCALE 1" = 20'
DATE MAR 3, 1998
USE-BENEFIT
STEVE GOSS
JANICE GOSS

FINAL SURVEY

I CERTIFY THAT I SURVEYED THE PROPERTY AS SHOWN HEREON. EXISTING IMPROVEMENTS ARE AS SHOWN.
LOT: THE N/2 OF LOT 21
THE N/2 OF LOT 22 OF WOODLAND HILLS SUB.
NO. LITTLE ROCK, PULASKI COUNTY, ARK.

NOTE: THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN
FIRM: 050162 000 G D
DATED 9/5/90 ZONE "X"
CASE: Rezoning #2020-4

REQUEST: To rezone from the R-1 zoning classification to the proposed C-4 classification to recognize an existing liquor store.

LOCATION OF REQUEST: 6012 Crystal Hill Rd.

APPLICANT: FRIEDMAN LAW FIRM

OWNER: ZUKOSKI MICHAEL/DEES CHERYL D

P.C. BACKGROUND: 1st time on the agenda.

SITE CHARACTERISTICS: Site contains a commercial building that was built as liquor store. There is a gravel parking lot out front.

MASTER STREET PLAN: Collector

ZONING: R-1

LAND USE PLAN: Trade Fair

SURROUNDING USES:
   NORTH: Undeveloped – outside city limits    EAST: R-1 - single family house
   SOUTH: I-40    WEST: commercial building – no zoning - outside city limits

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: The building was built as a liquor store, but due to inactivity, is no longer “grandfathered in”
2. NEIGHBORHOOD POSITION: The resident of the neighboring single family house is supportive of the rezone.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal
4. LEGAL CONSIDERATION/REASONABLENESS: The rezoning request is in alignment with the City’s Land Use Plan.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? The resident of the adjacent single family house supports the request.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Rezoning property from R-1 to C-4 with a single family house approximately 10 feet away is unusual.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? C-4 is appropriate for a liquor store.

SUMMARY: The applicant is requesting to rezone property from R-1 to C-4 to recognize an existing liquor store. The zoning change is in alignment with the City’s land use plan and the resident of the house next door supports the rezone request.
Rezone Case #2020-04

6012 Crystal Hill Rd.

To rezone from R-1 to C-4 for a liquor store.
Rezone Case #2020-04

6012 Crystal Hill Rd.
To rezone from R-1 to C-4 for a liquor store.
February 12, 2020

North Little Rock Planning Commission
120 Main Street
North Little Rock, AR 72114

RE: Crystal Hill Liquor Store
6012 Crystal Hill Rd, North Little Rock, AR 72118
Request for Re-zoning to C-4

To whom it may concern:

Please let this letter serve as my request for re-zoning of the above-referenced property from R-1 to C-4 on behalf of Ms. Cheryl Dees, owner of the property, and myself, the party under contract to purchase the property.

The property in question has been the location of Crystal Hill Liquor store for approximately sixty (60) years. To the best of my knowledge, the property in question was annexed into the city long after the liquor store had been in business and it has continued to operate as a non-conforming use since the property was annexed. Due to the pending purchase of the property, the property will need to be rezoned to C-4 to allow the liquor store to re-open. It appears as though the property has always operated as if it was zoned C-4, but the re-zoning is only required now due to the pending sale.

I have included a copy of a survey that shows the proposed lot to be sold. I have also included a zoning map that was printed from the NLR city website which indicates a C-3 zoning adjacent to the tract of land in question. Additionally, I have included a google maps image which shows the variety of businesses in the area that are currently in operation.

The home that is located adjacent to the liquor store is owned by the same party that currently owns the liquor store, and as such they have no objection to the re-zoning to allow the liquor store to continue to operate as it always has.

Upon completion of the purchase and re-zoning, I intend to fully renovate the building, pave the driveway, and make improvements that will improve the aesthetics of both the building and the area that is clearly visible from the interstate.

This letter is co-signed by Ms. Dees, the current owner, authorizing me, Craig Friedman, to act on her behalf in the re-zoning request. Thank you for your consideration.
Sincerely,

Craig Friedman
Attorney at Law

Cheryl Dees, current owner of
6012 Crystal Hill Rd
North Little Rock, AR 72118