

**NLR Planning Commission**  
**April 12, 2016**  
**Agenda Meeting / Public Hearing 4:45 PM**

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**Agenda Meeting:**     ▪ Roll Call

**Reminder**             ▪ Turn off cell phones  
                              ▪ Planning Commission procedures on back of agenda

**Administrative:**     ▪ Reminder to speak into the microphone

**Approval of Minutes:**     ▪ March 8, 2016

**Development Review Committee:**

- A. SD2016-12           Home Depot Addition, Lot 1R (Site Plan Review of a Frozen Custard Store at 4305 East McCain Blvd – The Home Depot parking lot)
  
- B. SD2016-13           McCain Mall Addition, Lot 2, Block 3 (Site Plan Review of McDonalds at 4008 McCain Blvd)

**Public Hearings:**

1. Conditional Use 2016-6: To allow a used car sales lot in a C-4 Zone located at 2006 Hwy 161.
  
2. Rezone #2016-2: to rezone property from I-1 to C-6 to allow an art studio/gallery located at 606 N. Olive St.

**Public Comment / Adjournment:**

## NLR PLANNING COMMISSION MEETING PROCEDURES

**Public Hearings:** The regularly scheduled meeting is held on the second Tuesday of each month at 4:45 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.

**North Little Rock Planning Commission**  
**Regular Meeting**  
**March 8, 2016**

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Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:45 PM in the Council Chambers, City Hall.

**Members Present:**

Alexander  
Belasco  
Chambers  
Foster  
Harris  
Phillips  
White  
Clifton, Chairman

**Absent Member:**

Dietz

**Staff Present:**

Shawn Spencer, Director  
Tim Reavis, City Planner  
Daniel McFadden, Assistant City Attorney  
Keisa Stewart, Secretary

**Others Present:**

Alderman Baxter  
Alderman White

**Approval of Minutes:**

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

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

**Administrative:**

**Subdivision Administrative:****A. SD2016-6 Wenger Addition, Lot 1 (Preliminary Plat of Residential lot on Perrin Rd.)****1. Engineering requirements before the final plat/replat will be signed:**

- a. Pay the drainage in-lieu fee of \$ \$500/acre for residential development instead of providing on-site detention.
- b. Provide sidewalks to City standards or Planning Commission supported sidewalk waiver from Mayor and Alderman.
- c. Provide half of 50' ROW dedication, measured from center of street.
- d. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.

**2. Planning requirements before the final plat/replat will be signed:**

- a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.

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

- a. Driveway radii returns built to City Engineer's specifications.
- b. Driveways shall not be closer than 10' from adjoining property lines.
- c. Cross drains in the ROW are to be RCP with flared end section unless approved by Engineering.
- d. All driveways are to be concrete within the ROW.

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

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

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

- a. Planning Commission supports signed sidewalk waiver form from Mayor and Alderman.
- b. Provide half of 50' ROW dedication, measured from center of street.

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

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

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

- a. Provide an approved fire protection plan.

**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. 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.
- c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
- d. Approval of plans by AR Dept. of Health Engineering Division is required.
- e. Proposed water facilities will be sized to provide adequate pressure and fire protection.

**9. Meet the requirements of NLR Wastewater.****10. Meet the requirements of Rock Region Metro (CATA), including:**

- a. Location not currently served by METRO but future service will be provided through our Flex-Service and Community Shuttles providing rides to homes and jobs in the area. We have no objection to this application as shown.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. Mr. Foster advise the applicant to meet with City Engineer regarding stormwater requirements. Ms. Jane Hall turned in wavier for sidewalks. A motion was made and seconded to amend item 5A to state Planning Commission supports signed sidewalk waiver form

from Mayor and Alderman. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (8) affirmative votes.

**B. SD2016-7 Harris Industrial Park, Lot BR (Replat of an Industrial lot located at NW corner of Eanes Rd. and Harris Rd.)**

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

- a. Pay the drainage in-lieu fee of \$5000/acre for additional acreage added to replat or provide detention plan approved by City Engineer.
- b. Provide 25' property line corner radius.
- c. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.

**2. Planning requirements before the final plat/replat will be signed:**

- a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.

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

- a. Site Plan review required for any future development beyond the existing structures.

**4. Meet the requirements of the City Engineer.**

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

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

**6. Meet the requirements of the Master Street Plan.**

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

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

**8. Meet the following requirements concerning signage.**

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

- a. Provide an approved fire protection plan.

**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. 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.
- c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
- d. Approval of plans by AR Dept. of Health Engineering Division is required.
- e. Proposed water facilities will be sized to provide adequate pressure and fire protection.

**11. Meet the requirements of NLR Wastewater, including:**

- a. Prior to development, a Galloway Connection Fee will apply.
- b. A complete set of drawings for development must be submitted to NLR Wastewater.
- c. Approval of plans by AR Dept. of Health Engineering Division is required.

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

- a. Location not currently served by METRO but future service will be provided through our Flex-Service focused on providing rides to jobs in the area. We have no objection to this application as shown.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (8) affirmative votes.

**Public Hearings:**

1. Conditional Use #2016-1: To allow daycare center in a C-L Zone located at 900 W. 36<sup>th</sup> St.

The applicant, Ms. Beverly Hall, was present. She stated that she received and understood the conditions for this application.

Conditions:

1. Hours of operation 5am – 8pm Mon – Fri,
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, chain link fence to be removed from around playground area,
5. Applicant must meet all applicable Federal, State, County, and City requirements,
6. Business license to be issued after Planning Staff confirmation of requirements,
7. Playground to meet DHS and City of NLR requirements for playground surface and equipment,
8. 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 Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

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

Alderman Beth White inquired about the fence under the covered area.

Ms. Hall stated that they will replace that fence with a wood privacy fence.

Chairman Clifton if there were any further comments.

There were no further comments.

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

<b>Alexander</b>	<b>Yes</b>	<b>Dietz</b>	<b>Absent</b>	<b>Phillips</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Harris</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Conditional Use #2016-1 was approved with (8) affirmative and (1) absent votes.

- 2. Conditional Use #2016-3: To allow a daycare center in a C-4 Zone located at 8000 Crystal Hill Rd.

The applicant, Mr. Bryan Christian, was present. He stated that he received and understood the conditions for this application.

Conditions:

- 1. Hours of operation 6am - 6pm Mon - Fri.
- 2. Playground to be directly accessed from the building,
- 3. Playground to have a second emergency exit on the fence furthest away from the building,
- 4. applicant must meet all applicable Federal, State, County and City requirements,
- 5. business license to be issued after Planning Staff confirmation of requirements,
- 6. playground to meet DHS and City of NLR requirements for playground surface and equipment,
- 7. allow existing chain link playground fence,
- 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 Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

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

There were no further comments.

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

<b>Alexander</b>	<b>Yes</b>	<b>Dietz</b>	<b>Absent</b>	<b>Phillips</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Harris</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Conditional Use #2016-3 was approved with (8) affirmative and (1) absent votes.

**Public Comments/Adjournment:**

A motion was made to adjourn and it was seconded. The motion passed with (8) affirmative votes and the meeting was adjourned at 5:05 pm.

Respectfully Submitted:

\_\_\_\_\_  
Keisa Stewart, Secretary

\_\_\_\_\_  
Shawn Spencer, Director

- A. SD2016-12 Home Depot Addition, Lot 1R (Site Plan Review of a Frozen Custard Store at 4305 East McCain Blvd –The Home Depot parking lot)**
- 1. Permit requirements/approvals before a building permit will be issued:**
    - a. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
    - b. Provide Arkansas Department of Health approval for water and sewer facilities.
    - c. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
    - d. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
  - 2. Meet the requirements of the City Engineer, including:**
    - a. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
    - 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.
    - c. Reference latest FEMA map panel, and note that proposed development is not in the 100 year flood plain.
  - 3. Meet the requirements of Community Planning, including:**
    - a. Address of building is 4305 East McCain Blvd.
    - b. Provide the standard requirements of Zoning and Development Regulations.
    - c. Dumpster to have masonry screening.
    - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
  - 4. Meet the requirements of the Master Street Plan.**
  - 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
    - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
    - b. Provide automated underground irrigation to all required trees and shrubs.
    - c. Provide (7) street trees as shown.
    - d. Provide (12) shade trees as shown.
    - e. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
    - f. 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.
    - b. No pole sign permitted. Label sign on drawing as monument sign.
    - c. No electronic changeable copy sign permitted.
  - 7. Meet the requirements of the Fire Marshal, including:**
    - a. Provide an approved fire protection plan.
    - b. Meet Fire Marshal's requirements on fire hydrant location.
    - c. Fire hydrants to be within 400 feet of all areas of building.
  - 8. Meet the requirements of CAW, including:**
    - a. Water is available to the site.
    - b. All CAW requirements in effect at the time of request for water service must be met.
    - c. 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.
    - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
    - e. Approval of plans by AR Dept of Health Engineering Division is required.
    - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
  - 9. Meet the requirements of NLR Wastewater, including:**

- a. Sewer is available to the site.
  - b. Food service may require grease interceptor.
  - c. A complete set of drawings for development must be submitted to NLR Wastewater.
  - d. Approval of plans by AR Dept of Health Engineering Division is required.
- 10. Meet the requirements of Rock Region Metro (CATA), including:**
- a. Location currently served by METRO on Route 10 McCain Blvd. location is part of our future express services.

**B. SD2016-13 McCain Mall Subdivison, Lot 3, Block 2 (Site Plan Review of a McDonalds located at 4008 McCain Blvd)**

- 1. Permit requirements/approvals before a building permit will be issued:**
  - b. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
  - c. Provide driveway/curb cut from City Engineer or AHTD if State Highway
  - d. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
  - e. Provide Arkansas Department of Health approval for water and sewer facilities.
  - f. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
- 2. Meet the requirements of the City Engineer, including:**
  - a. Provide on-site storm water detention or demonstrate to City Engineer that on-site detention is not required (Based on proposed development).
  - b. Driveway radii returns built to City Engineer's specifications.
  - c. All driveways are to be concrete within the ROW.
- 3. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Dumpster to have masonry screening.
  - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. 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 along McCain. No sidewalk required on frontage road.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Do not remove any trees in the ROW.
  - d. Provide (8) street trees.
  - e. Provide (8) parking lot shade trees.
  - f. Parking lot shade trees must be at the furthest 10' from edge of paving.
  - g. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property. (not required on west side of parking lot)
- 6. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
  - b. Signs along McCain are in the McCain sign overlay district. Electronic changeable copy signs are not permitted due to the proximity to a traffic signal.
  - c. Signs along the frontage road are not in an overlay district. Electronic changeable copy signs are not allowed. Freestanding (pole) signs are allowed.
  - d. Provide sign locations on McCain and frontage road on site plan.
- 7. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
- 8. Meet the requirements of CAW, including:**
  - a. Water is available to the site.
  - b. All CAW requirements in effect at the time of request for water service must be met.
  - c. 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.
  - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
  - e. Approval of plans by AR Dept of Health Engineering Division is required.
  - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. Meet the requirements of NLR Wastewater, including:**

- a. Sewer is available to the site.
- b. Food service may require grease interceptor.
- c. A complete set of drawings for development must be submitted to NLR Wastewater.
- d.** Approval of plans by AR Dept of Health Engineering Division is required.

CASE: Conditional Use #2016-6

REQUEST: To allow a used automobile outdoor sales lot in a C-4 Zone.

LOCATION OF REQUEST: 2006 Highway 161

APPLICANT: Edwin Johnson

OWNER: Shawn Shellenbarger

P.C. BACKGROUND: In 1967, PC approved a rezone of the property from R-1 to C-4.

SITE CHARACTERISTICS: The site was previously a car lot. The vehicle display area is near the street with a small office building with overhead doors in the rear. A white metal fence separates the lot from surrounding properties.

MASTER STREET PLAN: Minor Arterial

ZONING: C-4

LAND USE PLAN: Community Shopping

SURROUNDING USES:

NORTH: Single Family House / R-1

SOUTH: unoccupied commercial structure / C-3

EAST: Vacant Lot / R-1

WEST: Mobil home park / R-1

BACKGROUND:

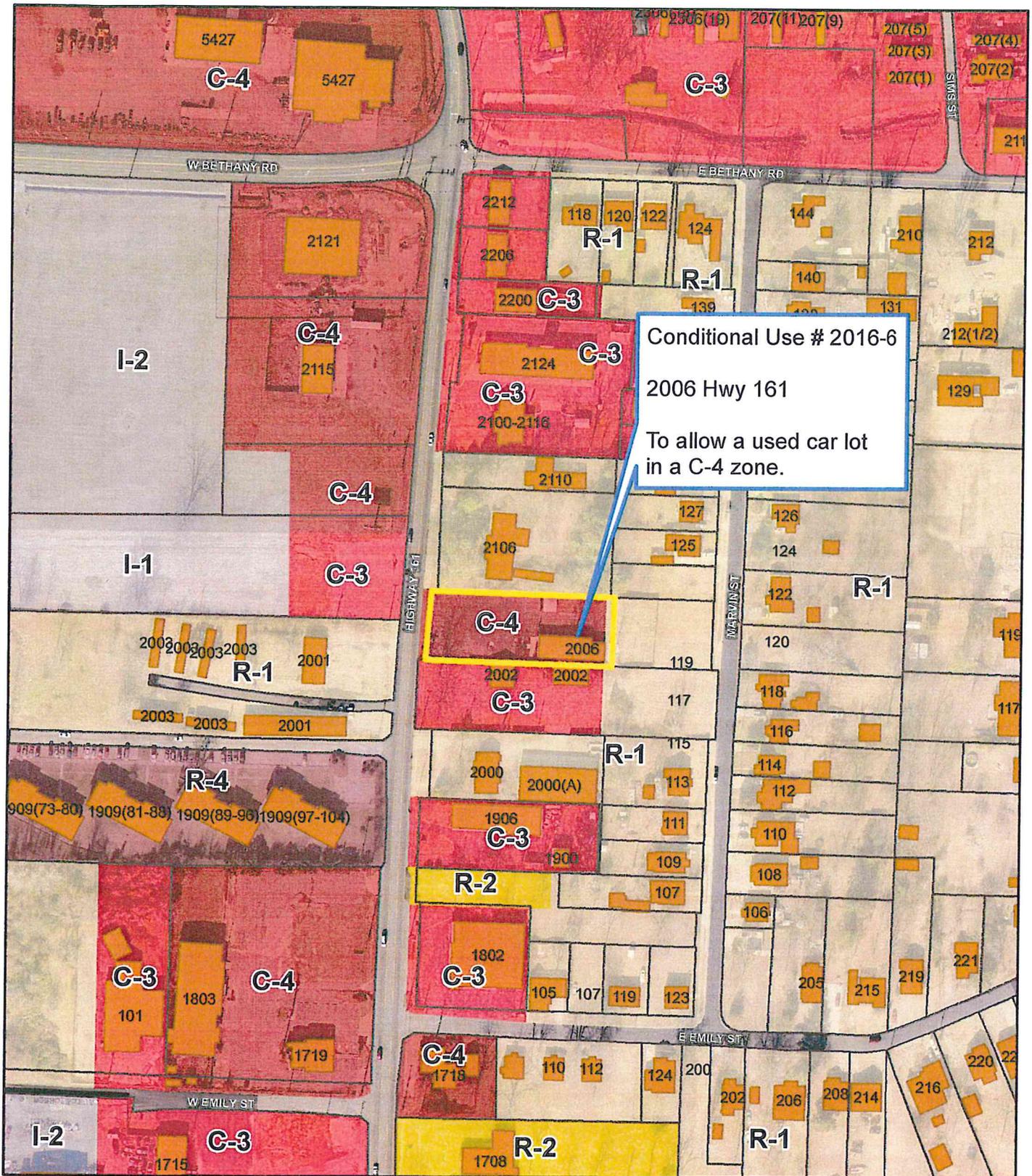
1. COMPATIBLE WITH PREVIOUS ACTIONS: Lot was previously "grandfathered" as a car lot, but had not been in operation in the last year.
2. NEIGHBORHOOD POSITION: None at time of printing
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: minimal
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? If properly managed there should not be a negative impact on neighbors.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No. All car lots in a C4 zone require a conditional use permit.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No

SUMMARY: Applicant wants to open a car lot in a C-4 Zone. All car lots in this zone require a conditional use. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with Conditions

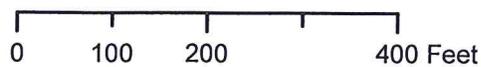
1. Hours of Operation shall be 6AM – 9PM Monday – Saturday
2. All signs must comply with the sign ordinance. Any illegal signs shall be removed before a business license is issued.
3. Fences shall not be allowed in the front yard of a vehicle sales lot, except as mandated under Article 15 hereof.
4. Existing fences located in the front yard of a vehicle sales lot shall be removed, unless required when adjacent to residential use.
5. Six foot privacy fence shall be required when vehicle sales lot abuts a residential use.
6. Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
7. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. This allows for 33 on the property at any one time.
8. 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.
9. Sales vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the standards of the City Engineer. Sales vehicles shall not be displayed on grass or gravel surfaces.
10. All signage shall meet the requirements of Article 14 of the zoning ordinance.
11. No inoperable or wrecked vehicles shall be stored or sold from the sales lot. Vehicle sales lots shall not store inoperable or wrecked vehicles, nor any parts thereof, as those terms are defined under the North Little Rock Property Maintenance and Nuisance Abatement Code.
12. Vehicle sales lot shall be maintained at all times.
13. Sales vehicles shall be locked and secured after business hours.
14. Sales vehicles shall not be used as storage.
15. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
16. Business license to be issued after Planning Staff confirmation of requirements.
17. Business license holder 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.

# Conditional Use # 2016-6



Zoning Map

1 inch = 200 feet



Date: 2/24/2016

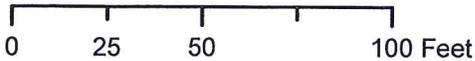
Map is not to survey accuracy

# Conditional Use # 2016-6



Ortho Map

1 inch = 50 feet



Date: 2/24/2016

Map is not to survey accuracy



# V.I.P. AUTO GROUP INC.

955-5556

[www.vipautogroup.com](http://www.vipautogroup.com)

2009 HWY 161 N.E. R. AR 7317

LANE

LANE



CASE: Rezoning #2016-2

REQUEST: To rezone from the I-1 zoning classification to the proposed C-6 classification to allow an art studio / gallery.

LOCATION OF REQUEST: 606 N Olive Street

APPLICANT/ OWNER: Nancy Tweed and Fran Soderberg

P.C. BACKGROUND: In 1980 PC approved a rezone from R-4 to C-3. In 1988 PC approved a rezone from C-3 to I-1.

SITE CHARACTERISTICS: Metal Building with a small parking lot out front.

MASTER STREET PLAN: Olive is a local street

ZONING: I-1

LAND USE PLAN: Central Business District

SURROUNDING USES:

NORTH: Single Family House / C-6

SOUTH: commercial structure / C-6

EAST: U-Haul Rental Store / C-2

WEST: Vacant Lot / C-6

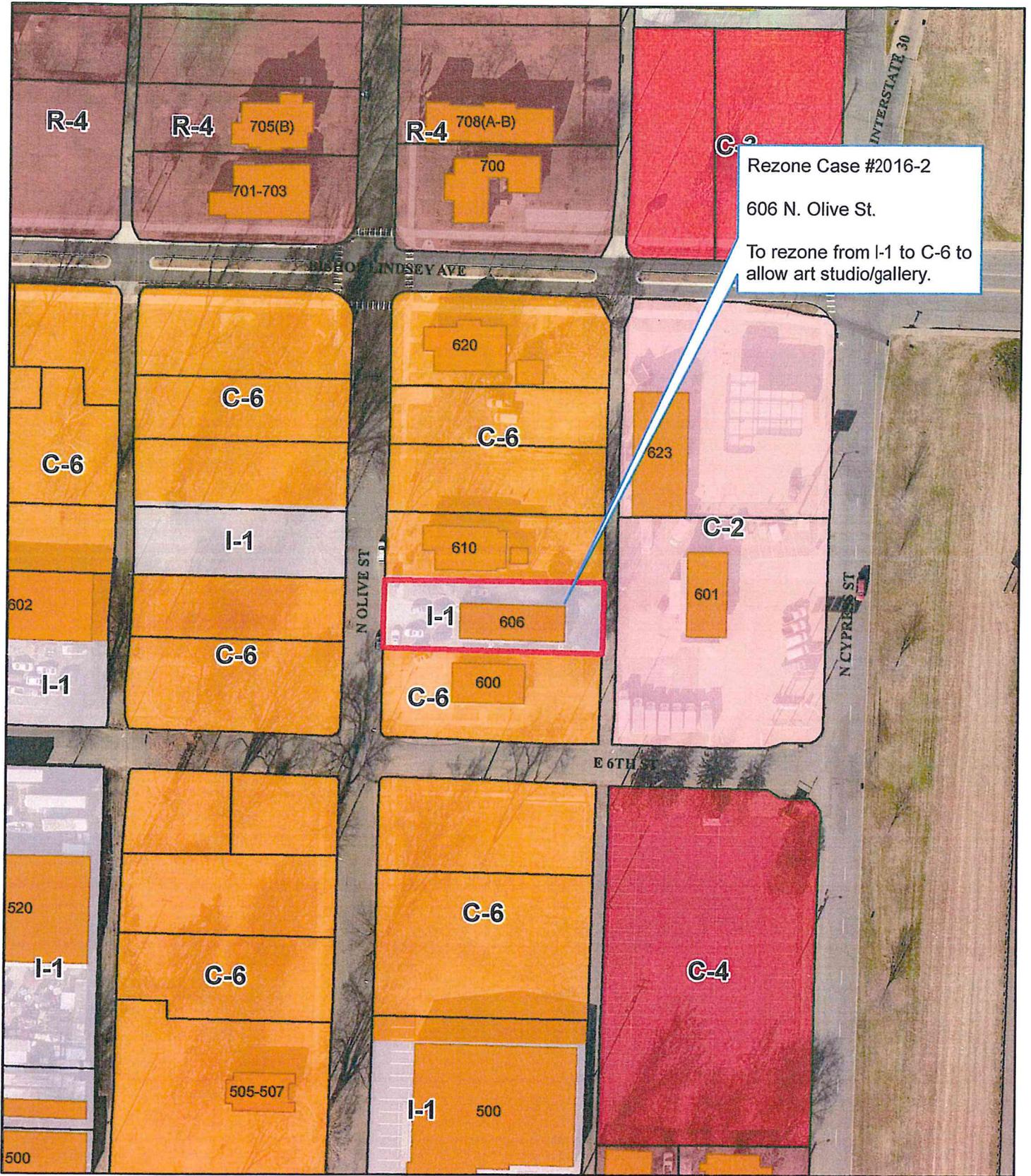
BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Yes
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? Yes, C-6 is the proper zoning for this area.
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: Applicant wants to have the property rezoned from I-1 to C-6 in order to open an art studio / gallery.

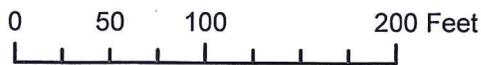
STAFF RECOMMENDATION: Approval

# Rezone Case #2016-2



Rezone Case #2016-2  
606 N. Olive St.  
To rezone from I-1 to C-6 to allow art studio/gallery.

1 inch = 100 feet



Date: 2/19/2016



# Rezone Case #2016-2



1 inch = 30 feet



Ortho Map



Date: 2/19/2016

