

NLR Planning Commission
August 9, 2016
Agenda Meeting / Public Hearing 4:45 PM

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: ▪ July 12, 2016

Development Review Committee:

- A. SD2016-27 Foothills Addition, Lot 5 (Preliminary Plat and Site Plan Review of apartments located at NE corner of I-40 and North Hills Blvd.)

- B. SD2016-30 Norm's Place, Lot 1 (Preliminary Plat of parts of 3 lots into 1 lot located at 7015 Woodmist Dr.)

- C. SD2016-26 Iron Mountain Addition, Lot 6R, Block 27 (Replat of 4 commercial lots into 1 lot located at 601 E. 13th St.)

- D. NS-2436-15 WNLR Commercial Addition, Lots 9-18 (One time – one year extension on a preliminary plat)

Public Hearings:

1. Rezone #2016-8: To rezone 7015 Woodmist Dr. from Conservation to R-1 and to amend the land use plan from Public to Single Family to allow for a single family residential structure.

2. Conditional Use #2016-11: To allow a car lot in a C-4 zone located at 2006 Hwy 161.

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.
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**North Little Rock Planning Commission
Regular Meeting
July 12, 2016**

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
Phillips
White
Clifton, Chairman

Members Absent:

Dietz
Foster
Harris

Staff Present:

Shawn Spencer, Director
Tim Reavis, City Planner
Marie Miller, City Attorney
Keisa Stewart, Secretary

Others Present:

Mayor Joe Smith
Mr. Terry Hartwick
Mr. Robert Voyles

Approval of Minutes:

Motion was made and seconded to excuse Mr. Dietz, Mr. Harris and Mr. Foster from today's meeting. The motion was approved with (5) affirmative votes.

Motion was made and seconded to approve the June meeting minutes as submitted. The minutes were approved with (5) affirmative votes.

Administrative:

Subdivision Administrative:**A. SD2016-22 Maverick Addition, Tract 1A-R (Site Plan Review of shop building with offices located at 13200 Valentine Road.)****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 CNLR Floodplain Development Permit.
- c. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
- d. Provide Arkansas Department of Health approval for water and sewer facilities.

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

- a. Show and label boundary of detention pond on plans.
- b. Provide detention calculations showing pre and post site runoff, demonstrating that proposed detention volume is sufficient.
- 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 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.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. All exterior lighting shall be shielded and not encroach onto neighboring properties.

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 landscaping as shown on approved drawing.

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. Bldg. will need a sprinkler system. Per Vol II Sect. 903.2.9.1 Section 406.8 in Volume II addresses Repair Garages.

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. An application/questionnaire is required to be submitted to NLRW to determine if Industrial User status is required.
- b. Provide a statement for the use and flow contribution for the proposed development. Prior to permitting approval, the Owner shall provide NLRW a statement of fact

indicating the existing pump model numbers, pump curve data, wet well volume and field testing data for the flow and pressure for the existing pump station.

- c. Note all sewer facilities are considered "Private" and NLRW specifications apply.
- d. Please show proposed service line size and material for the proposed building.
- e. A Hill Lake Connection fee will likely apply before a permit is issued. Please contact NLRW (501-945-7186) for confirmation.
- f. Prior to construction, floor plans, plumbing plans, and any other applicable plans shall be reviewed and approved in writing by the North Little Rock Wastewater Engineering Department.

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

- a. RRM does not currently serve this area.

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 (5) affirmative and (4) absent votes.

B. SD2016-25 Northwood Creek Addition, Lot 2R (Replat and Site Plan Review of a building addition and parking lot located at 9300 Counts Massie Road.)

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

- a. Pay the drainage in-lieu fee of \$5000/acre (\$2500) for commercial/industrial development instead of providing on-site detention.
- b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, trees) or a performance bond.

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.
- b. Provide 40' ROW dedication.

3. 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 CNLR Floodplain Development Permit.
- c. Provide CNLR driveway/curb cut permit.
- 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.
- g. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.

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

- a. Show and label boundary of detention pond on plans.
- b. Provide detention calculations showing pre and post site runoff, demonstrating that proposed detention volume is sufficient.
- 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 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.

- d. Label first floor elevation of proposed buildings. (Minimum 1' above Base Flood Elevation(BFE))
- e. Label driveway radii (Minimum 25' radii) and driveway widths.
- 5. 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 shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
 - c. Provide ROW dedication.
 - d. Allow new entrance on Northwood Creek Drive.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. Provide a landscape plan showing existing and proposed landscaping.
 - b. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - c. Provide automated underground irrigation to all required trees and shrubs.
 - d. Provide street trees 40' on center.
 - e. Provide 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.
 - h. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Meet Fire Marshal's requirements on fire separation and/or sprinkler requirements.
 - d. Fire hydrants to be within 400 feet of all areas of building.
- 10. 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.
- 11. Meet the requirements of NLR Wastewater, including:**
 - a. Label the source or document number for the Easements shown on the proposed Preliminary Plat for the existing sewer facilities.
 - b. Provide a statement for the use and flow contribution for the proposed development. Does proposed building addition have any plumbing?
 - c. Show the location of each manhole with manhole #, rim elevation, FL in/out elevations, size of pipe, type of material, etc. to indicate the field verification of existing facilities.
 - d. Possible White Oak Basin Fee may apply. Contact NLRW (501-945-7186) for confirmation.

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

- a. RRM serves this corridor on Express route 26 Maumelle. We request the site plan include a pedestrian connection from Counts Massie to the building entrance for access to the facilities by pedestrians and transit riders.

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 (5) affirmative and (4) absent votes.

C. SD2016-26 Iron Mountain Addition, Lot 6R, Block 27 (Replat of 4 commercial lots into 1 lot located at 601 E 13th Street.)**1. Engineering requirements before the replat will be signed:**

- a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development or \$500/acre for residential development instead of providing on-site detention.
- b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, trees, street signs, street lights) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
- c. Provide 25' property line corner radius.

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.
- b. Provide correct zoning within and around plat.
- c. Show 40' front setbacks on Locust and 13th.
- d. Show 20' rear setback on northern side of property.
- e. Show 15' side setback on eastern side of property.
- f. Allow encroachment of existing building into setback area. Future development must meet setbacks.
- g. Provide a 10' utility easement around perimeter.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Site Plan Review required for any future development.
- c. No fence is to be within a front building line.
- d. 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 at future development.

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 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.

8. Meet the requirements of CAW, including:

- a. Water is available to the site.

9. Meet the requirements of NLR Wastewater, including:

- a. Sewer is available to the site.

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

- a. As a property along a transit route; we request that the new site design include improve pedestrian amenities.

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 (5) affirmative and (4) absent votes.

D. SD2016-29 McCain East Business Park, Lot 1 (Site Plan Review of a surgery center located at 4331 E 43rd Street)

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 CNLR driveway/curb cut permit to City Engineer.
- c. Provide CNLR Floodplain Development Permit.
- d. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit (Small sites between 1 and 5 acres).
- 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.
- g. 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. Provide detention calculations showing pre and post site runoff, demonstrating that proposed detention volume is sufficient.
- 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. Submit Conditional Letter of Map Revision Based on Fill (CLOMR-F) to FEMA and provide FEMA certification for CLOMR-F to City Engineer.
- d. Driveway radii returns built to City Engineer's specifications.

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. No fence is to be within a front building line.
- d. 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 or signed waiver.

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 street trees 40' on center.
- d. Provide parking lot shade trees.
- e. Parking lot shade trees must be at the furthest 10' from edge of paving.
- f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.

- g. 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. Provide sign location on site plan.
 - c. All parts of the sign shall be a minimum of 5' from a property line.
 - d. No pole sign permitted. No electronic changeable copy sign permitted.
- 7. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Fire hydrants to be within 400 feet of all areas of building.
- 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, including:**
- a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Approval of plans by AR Dept. of Health Engineering Division is required.
- 10. Meet the requirements of Rock Region Metro (CATA), including:**
- a. METRO serves this location along Route 10, McCain Mall. Route 10 is one the top three ridership routes in the system, thus we expect transit riders to access this facility 3 blocks off the transit route; particularly for access to jobs.
 - b. Additionally, this location falls within the METRO Links paratransit service area and will be served by METRO. Please consider our passengers will be required access to the canopy drop-off area.

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 (6) affirmative and (3) absent votes.

Public Hearings:

1. Rezone 2016-6: To rezone land located at 1301 Main Street from O-1 to C-3 to allow for commercial development.

The applicant, Mr. Terry Burruss, was present.

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

Mr. White asked what type of tenants will be at this location.

Mr. Burruss explained office use or maybe a culinary type of program.

Mr. Chambers asked staff about the large area in blue on the land use map.

Mr. Spencer stated at the point in time staff is only recommending to change the property that was used by the school. A land use plan study will be needed to expand any changes and will need to inform the other property owners.

Chairman Clifton asked if there were any further comments.

There were no further comments.

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

Alexander	Yes	Dietz	Absent	Phillips	Yes
Belasco	Yes	Foster	Absent	White	Yes
Chambers	Yes	Harris	Absent	Clifton	Yes

Rezone 2016-6 was approved with (6) affirmative and (3) absent votes.

2. Public Hearing 2016-14: To review and receive comments on an environmental assessment for the Big Rock Quarry located at the end of River Road.

Mr. Robert Voyles explained the environmental assessment and the impact on the community. He addressed the concerns of the area and the increase traffic on River road. He stated that there may be an additional 300 cars per day but it depends on the success of this feature. They are not asking for a yes or no vote, this is just to take public comments on the process.

Chairman Clifton asked if anyone would like to speak on this public hearing.

Mayor Smith stated that he has been looking at all options to the Burns Park area to allow the citizens of North Little Rock and Central Arkansas to have the opportunity to enjoy our park system. These particular developers have been successful in Mountain View and he is hoping that they can duplicate their effort here and give the people of Central Arkansas a chance to enjoy their proposal.

Mr. Chambers asked what damage would there be to Quarry. He expressed his concerns about the hiking trails, will the public be allowed to hike the area or will it be fenced off or restricted.

Mr. Voyles stated there will be no fenced off areas. They would use the existing graveled areas for parking. They will bring in mobile structure and will use bottle water so there are no heavy utilities.

Mr. Terry Hartwick explained that the hiking trails will stay in place. This ropes course is a way to getting people active and a good attraction for Burns Park.

Mrs. Bernadette Rhodes stated that this feature will draw attention to this area and improve the health of our community by attracting people to its usage. She expressed concern about the safety of the bicyclist knowing that there will be the increase of traffic.

Chairman Clifton accepted and closed this public hearing.

Public Comments/Adjournment:

A motion was made to adjourn and it was seconded. The motion passed with (6) affirmative votes and the meeting was adjourned at 5:05pm.

Respectfully Submitted:

Keisa Stewart, Secretary

Shawn Spencer, Director

- A. SD2016-27 Foothills Addition, Lot 5 (Preliminary Plat and Site Plan Review of apartments located at NE corner of I-40 and North Hills Blvd.)**
- 1. 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.
 - b. Set the 2 required subdivision boundary corner monuments with blank brass caps.
 - c. Obtain and submit a standard control data form for each required subdivision boundary corner tied to a NLR geodetic control monument by closed traverse.
 - d. Pay for street trees or provide a bond.
 - e. Pay for street lights or provide a bond.
 - f. Provide half street ROW dedication.
 - g. Provide 15' utility easements around property perimeter.
 - 2. Permit requirements/approvals before a building permit will be issued:**
 - a. 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.
 - b. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - c. Provide CNLR driveway/curb cut permit.
 - d. Provide CNLR Floodplain Development Permit.
 - e. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
 - f. Provide Corps of Engineers (COE) 404 Clearance/Permit.
 - g. Provide Arkansas Department of Health approval for water and sewer facilities.
 - h. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
 - i. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
 - 3. Meet the requirements of the City Engineer, including:**
 - a. Provide detention calculations showing pre and post site runoff, demonstrating that proposed detention volume is sufficient.
 - 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.
 - 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpsters to have masonry screening.
 - c. Allow fences as shown on site plan
 - d. Show fence type / details.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - 5. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ of required ROW dedication.
 - 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.
 - b. Provide automated underground irrigation to all required trees and shrubs.

- c. Provide detailed landscape plan.
 - d. Provide (57) street trees 40' on center.
 - e. Provide (311) 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.
 - h. 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.
 - b. Provide sign location on site plan.
 - c. No pole sign permitted. No electronic changeable copy sign permitted.
- 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. (show hydrants)
 - c. Meet Fire Marshal's requirements concerning apparatus access.
 - d. All curbing to meet Fire Marshal's requirements.
 - e. Meet Fire Marshal's requirements concerning access to the inner apartments.
 - f. All gates to meet Fire Marshal's requirements.
 - g. Fire hydrants to be within 400 feet of all areas of building.
- 9. 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.
- 10. Meet the requirements of NLR Wastewater, including:**
- a. Provide a 15' Sanitary Sewer Easement centered for each sewer main within the proposed Preliminary Plat.
 - b. Proposed Stormwater Detention facilities shall not be constructed within the easements of the existing sewer mains.
 - c. Show proposed sewer main extensions for each building including the proposed manhole locations, proposed rim elevation, flow line in/out elevations, pipe size, material, etc.
 - d. Provide minimum 15' Sanitary Sewer Easement centered for each main.
 - e. Show the proposed size and material of each service line for each building.
 - f. Provide hydraulic contribution calculations when submittal of construction drawings are made to NLRW.
 - g. Submit construction drawings along with check list items for NLRW approval prior to construction of facilities.
- 11. Meet the requirements of Rock Region Metro (CATA), including:**
- a. Metro serves near this area on Route 10 at McCain Boulevard and Route 7 Shorter College. The area falls within our METRO Links paratransit service area. We request that pedestrian access be provided to North Hills Boulevard. Gates and turning radii must be able to accommodate a 25'-0" Paratransit vehicle Federally mandated curbside pick-up.
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B. SD2016-30 Norm's Place, Lot 1 (Preliminary Plat of parts of 3 lots into 1 lot located at 7015 Woodmist Dr.)

- 1. Planning requirements before the final plat/replat will be signed:**
 - a. Final plat/replat 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:**
 - b. Met City's requirements on building permits.
 - 3. Meet the requirements of the City Engineer.**
 - 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. Sidewalks not required.
 - 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.
 - b. 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. Meet Fire Marshal's requirements on fire hydrant location.
 - 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. 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.
 - 10. Meet the requirements of NLR Wastewater, including:**
 - a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Approval of plans by AR Dept of Health Engineering Division is required.
-

- C. **SD2016-26 Iron Mountain Addition, Lot 6R, Block 27 (Replat of 4 commercial lots into 1 lot located at 601 E 13th Street.)**
1. **Engineering requirements before the replat will be signed:**
 - a. Provide 25' property line corner radius.
 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.
 - b. Provide correct zoning within and around plat.
 - c. Show 40' front setbacks on Locust and 13th.
 - d. Show 20' rear setback on northern side of property.
 - e. Show 15' side setback on eastern side of property.
 - f. Allow encroachment of existing building into setback area. Future development must meet setbacks.
 - g. Provide a 10' utility easement around perimeter.
 3. **Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Site Plan Review required for any future development.
 - c. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development at the time of redevelopment.
 - d. Provide ½ street improvements at the time of redevelopment.
 - e. No fence is to be within a front building line.
 - f. 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 at future development.
 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 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.
 8. **Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 9. **Meet the requirements of NLR Wastewater, including:**
 - a. Sewer is available to the site.
 10. **Meet the requirements of Rock Region Metro (CATA), including:**
 - a. As a property along a transit route; we request that the new site design include improve pedestrian amenities.
-

**D. NS-2436-15 WNLR Commercial Addition, Lot 9-18
(One time – one year extension on a preliminary plat)**

CASE: Rezoning #2016-8

REQUEST: To rezone from the Conservation zoning classification to the proposed R-1 zoning classification and change the land use plan from Public to Single Family to allow for a single family residential structure.

LOCATION OF REQUEST: 7015 Woodmist Dr.

APPLICANT: Marlar Engineering OWNER: Susan Witkowski

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

SITE CHARACTERISTICS: Site is a large, somewhat wooded lot with a small house at the end Woodmist Dr.

MASTER STREET PLAN: Local Street

ZONING: Conservation LAND USE PLAN: Public

SURROUNDING USES:

- NORTH: Conservation / R-1 – Single Family Houses
- SOUTH: Conservation / R-1 – Single Family Houses
- EAST: R-1 – Single Family Houses
- WEST: C-3 – Vacant Land

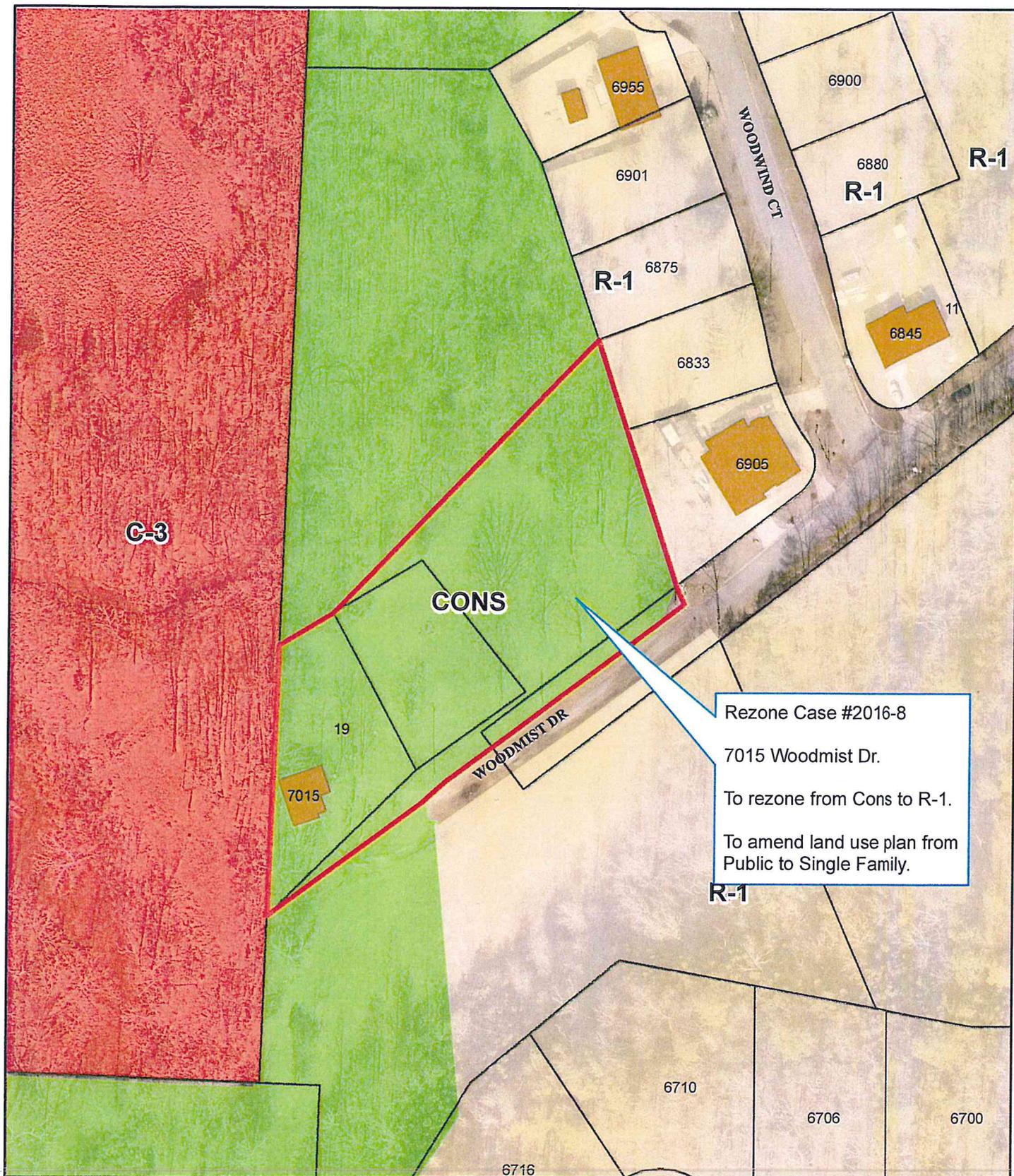
BACKGROUND:

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? The change should have no negative impact on surrounding properties.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? There are additional parcels of land nearby that are also zoned Conservation due to being in a flood zone.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No. R-1 is appropriate for a single family residential structure.

SUMMARY: The applicant wishes to rezone the property from CON to R-1 and change the land use plan from Public to single family to allow for a single family residential structure. The City Engineer is supportive of the rezone and believes there would be no impact to the floodplain since no fill is planned for the area and improvements are not within the limits of the floodway.

STAFF RECOMMENDATION: Approval

Rezone Case #2016-8



1 inch = 100 feet

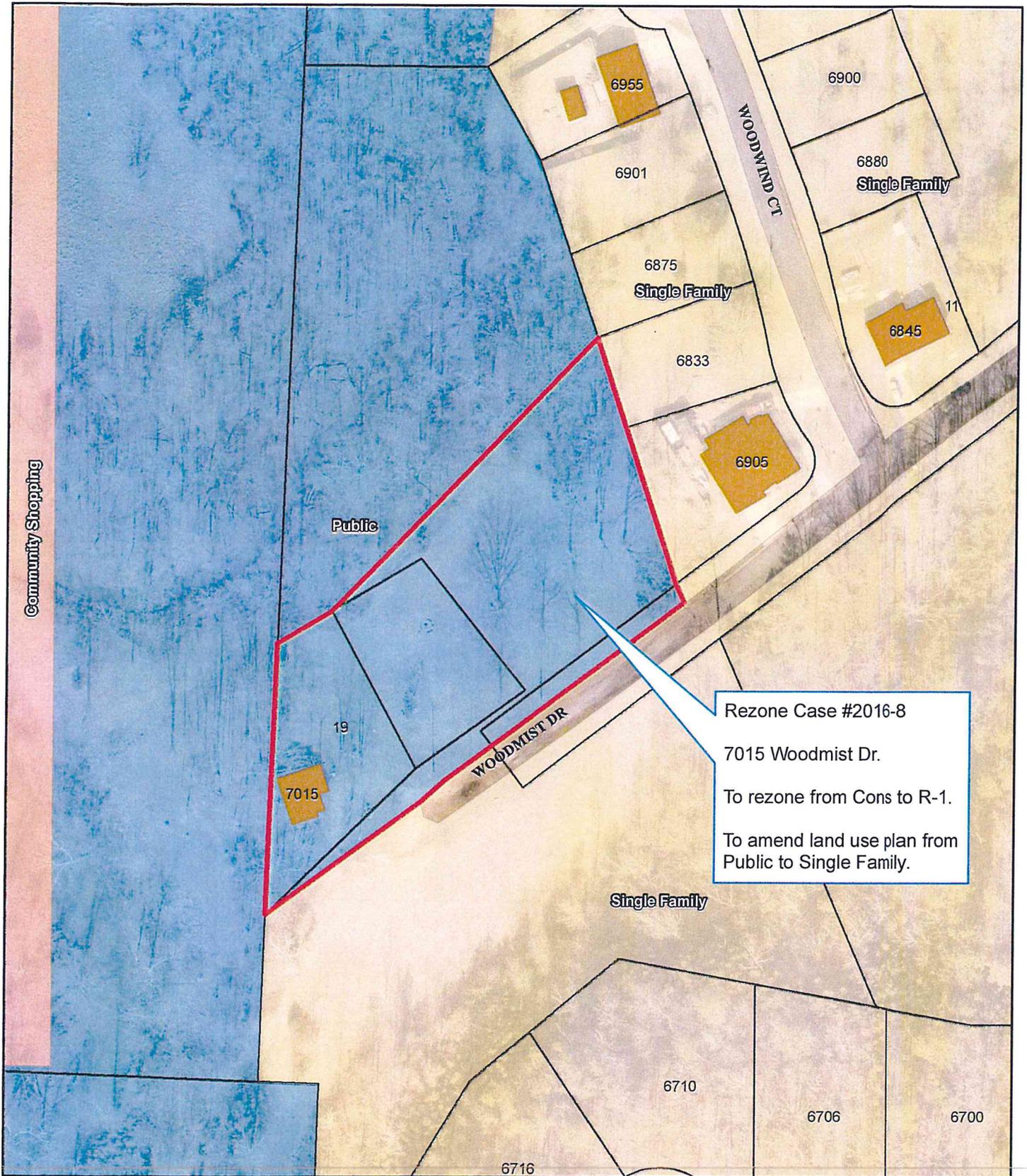


Date: 6/29/2016



Zoning Map

Rezone Case #2016-8



1 inch = 100 feet

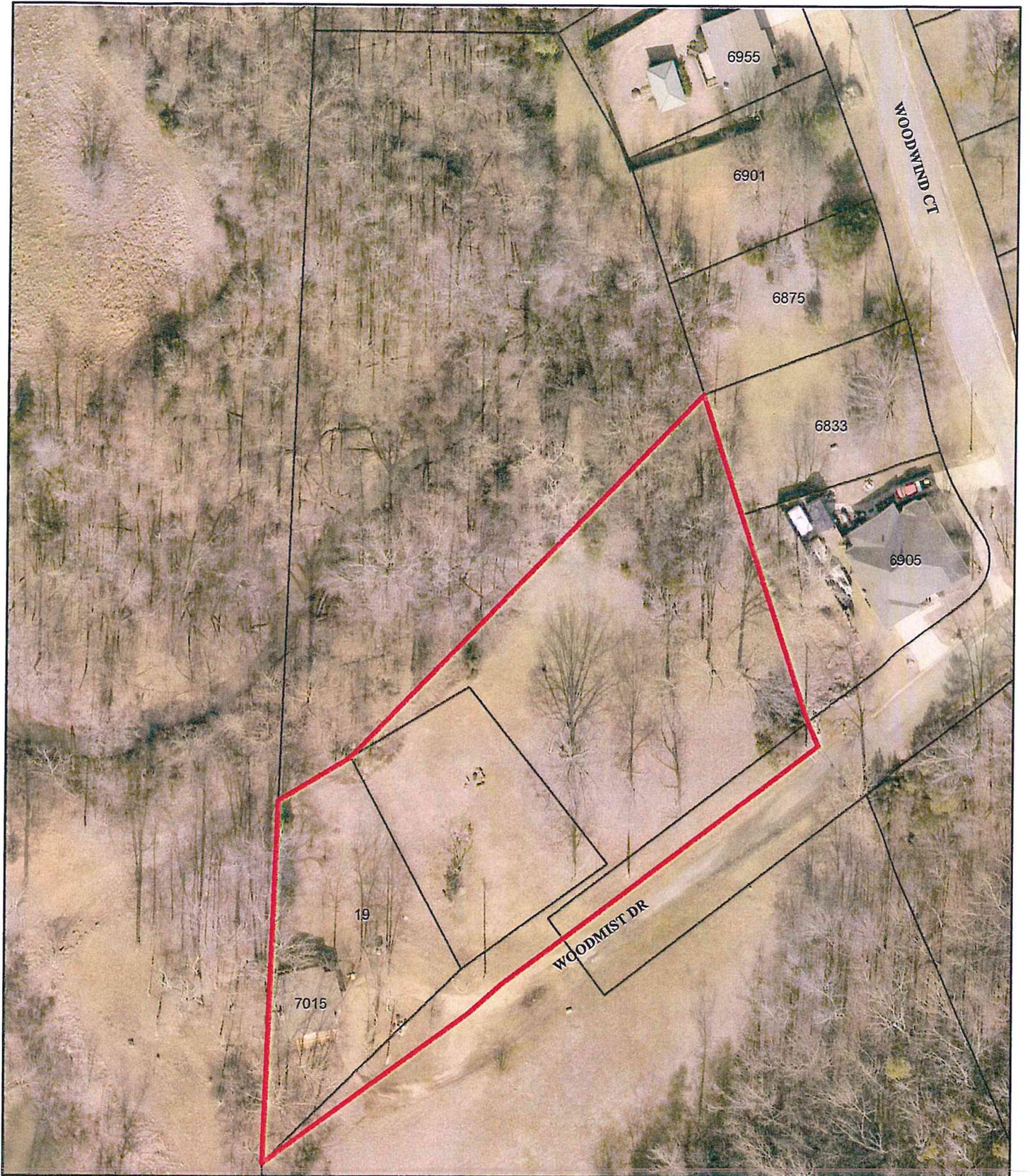


Date: 6/29/2016

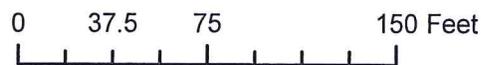


Land Use Map

Rezone Case #2016-8



1 inch = 75 feet



Date: 6/29/2016



Ortho Map





CASE: Conditional Use #2016-11

REQUEST: To allow a car 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: Mobile home park / R-1

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Lot was previously grandfathered as a car lot, but has 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

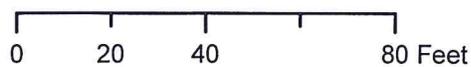
1. Hours of Operation shall be 6AM – 9PM Monday – Saturday
2. All signs must comply with the sign ordinance. Any illegal signs shall be removed before a business license is issued.
3. Fences shall not be allowed in the front yard of a vehicle sales lot, except as mandated under Article 15 hereof.
4. 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 34 vehicles 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 # 2016-11



Ortho Map

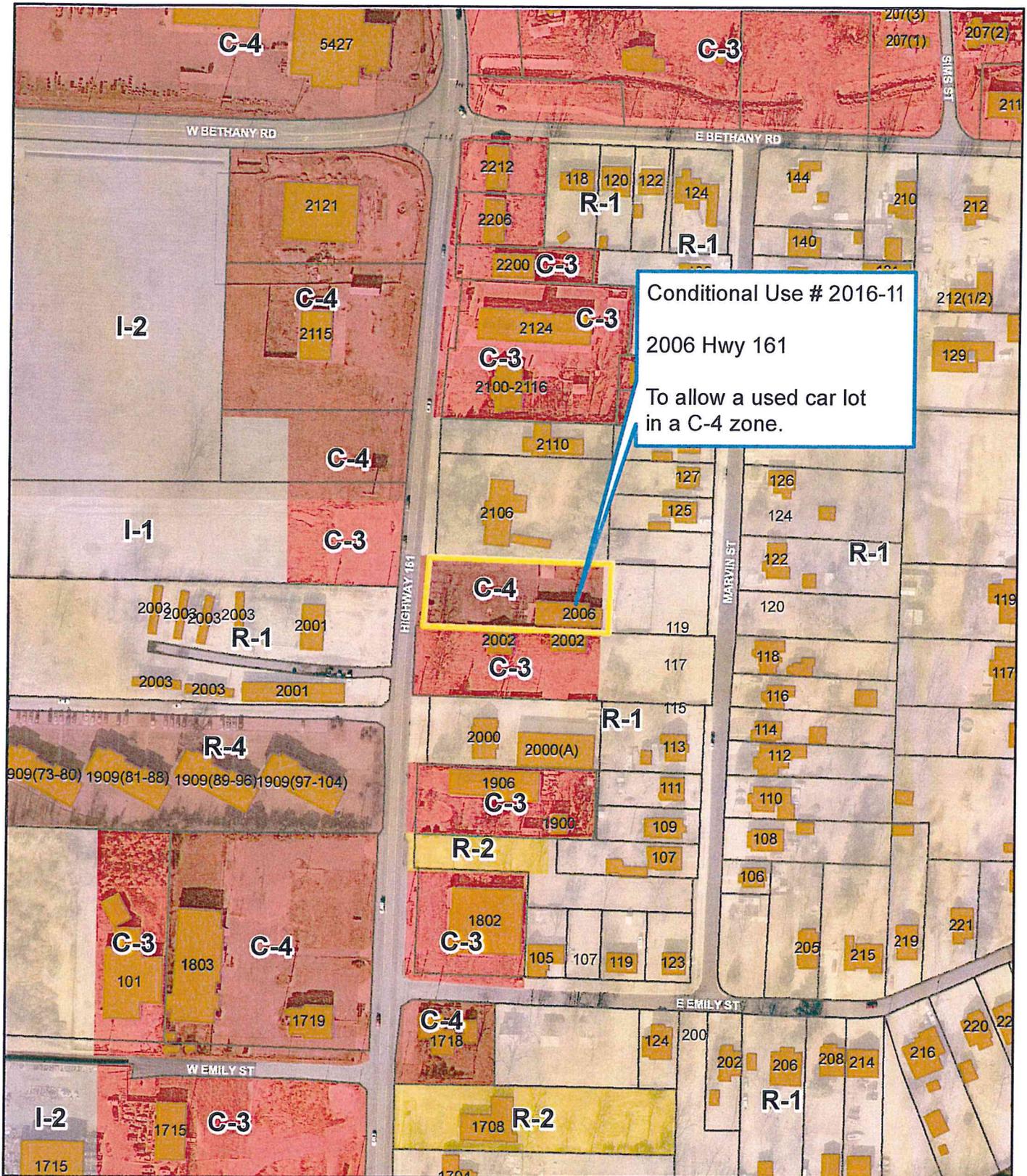
1 inch = 40 feet



Date: 6/29/2016

Map is not to survey accuracy

Conditional Use # 2016-11



Zoning Map

1 inch = 200 feet



Date: 6/29/2016

Map is not to survey accuracy

