

NLR Planning Commission
February 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: ▪

Approval of Minutes: ▪ January 12, 2016

Development Review Committee:

- A. SD2015-17 (Postponed) Rocktown Subdivision, Lot 1 (Preliminary Plat and Site Plan Review of residences located at the NW corner of Rockwater Blvd and Parker Street)

- B. SD2015-20 Freeman's Addition, Lot 17R (Site Plan Review of a tire store located 3900 Camp Robinson Rd)

- C. SD2016-1 Overbrook Addition, Lots 5F, 5G, 5H, and 5J, Block A (Replat for ROW on Springvale Rd.)

- D. SD2016-2 Seahawk Transportation Addition, Lot 1 (Replat and Site Plan Review of an industrial lot located at 2218 Central Airport Rd.)

Public Hearings:

- 1. Conditional Use #2016-4: To allow a tire store at 3900 Camp Robinson Rd.

- 2. Rezone# 2016-1: To rezone from I-2 to C-2 to allow a surgical outpatient clinic located at NW corner of E. 43rd and Gage Dr.

- 3. Rezone #2015-4: (Postponed) To rezone from R-4 to a PUD to allow townhouses and efficiency apartments located at the NW corner of Rockwater Blvd and Parker Street.

- 4. Public Hearing #2016-3: To amend the zoning ordinance to move items to appendices

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
January 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
Chambers
Dietz
Foster
Harris
Phillips
White
Clifton, Chairman

Absent Member:

Belasco

Staff Present:

Shawn Spencer, Assistant Director
Tim Reavis, City Planner
Matt Fleming, City Attorney
Keisa Stewart, Secretary

Others Present:

Alderman Baxter

Approval of Minutes:

Motion was made and seconded to excuse Ms. Belasco from today's meeting. The motion was approved with (8) affirmative votes.

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

Administrative:

Statement of Financial Interest due to City Clerk by January 31, 2016

Subdivision Administrative:**A. SD2015-13 Sommers Commercial Park, Lot 4A, Block 3, (Site Plan Review of a restaurant located at 5103 Warden Road)****1. 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 driveway/curb cut from City Engineer or AHTD if State Highway
- d. Provide Arkansas Department of Health approval for water and sewer facilities.
- e. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
- f. 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 on-site storm water detention or demonstrate to City Engineer that on-site detention is not required (Based on proposed development).
- 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. Label sheet as Site Plan Review according to checklist.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Somers entrance/exit open to remain open.
- 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 (5) street trees along Warden.
- d. Provide (19) 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 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.
- b. Provide sign location on site plan.

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. Provide a sprinkler system which will require the hydrant to be located within 150 feet of the sprinkler connection.
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 not currently served by METRO but future serve will be provided through our Flex-Service and Community Shuttles providing rides to jobs in the area. We request you maintain the pedestrian infrastructure already provided in this area for access to transit, housing and jobs.

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.

B. SD2015-14 McCain East, Lot 2, Block 3 (Preliminary Plat of an industrial lot located at NW corner of 43rd Street and Gage Drive)

1. **Engineering requirements before the final plat/replat will be signed:**
 - a. Detention to be determined at Site Plan Review.
2. **Planning requirements before the final plat/replat will be signed:**
 - a. Sidewalks and street trees are to be determined at Site Plan Review.
3. **Permit requirements/approvals before a building permit will be issued:**
 - a. 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:**
5. **Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Site Plan Review required at time of development.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
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:**

- 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.
- 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.
- 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. Show location of existing sanitary sewer facilities.
 - 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 serve will be provided through our Flex-Service and Community Shuttles providing rides to jobs in the area. No objections to plat 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.

C. SD2015-15 Branch Comm Riverview Addition, Lot 1 (Preliminary Plat and Site Plan Review of cell tower located at 920 W 15th Street)

- 1. Engineering requirements before the final plat/replat will be signed:**
 - a. No comments
- 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 letter from Board of Adjustment approving a lot size of 40'x40' and allowing the proximity to the other tower on the lot.
- 3. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide letter from Board of Adjustment approving the tower height.
 - b. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - c. 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. No comments
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Allow fence as shown
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.

- 6. **Meet the requirements of the Master Street Plan:**
- 7. **Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. Pay the street tree/landscaping in-lieu fee of \$5000.
- 8. **Meet the requirements of the Fire Marshal, including:**
 - a. Meet Fire Marshal requirements on gate access.
- 9. **Meet the requirements of CAW, including:**
- 10. **Meet the requirements of NLR Wastewater:**
- 11. **Meet the requirements of Rock Region Metro (CATA), including:**
 - a. Location is currently served by Rock Region METRO on route 13 Pulaski Heights. We have no objections to this development 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.

D. SD2015-17 (Postponed) Rocktown Subdivision, Lot 1 (Preliminary Plat and Site Plan Review of residences located at the NW corner of Rockwater Blvd and Parker Street)

Public Hearings:

- 1. Conditional Use 2015-3: To allow a beauty salon in an I-1 Zone located at 9205 Maumelle Blvd.

The applicants, Ms. Wilson and Mr. Reggie Wright, were present. Mr. Wright stated that he received and understood the staff recommendations.

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

There were no further comments.

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

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

Conditional Use 2015-3 was approved with (8) affirmative and (1) absent votes.

- 2. Rezone #2015-4: (Postponed) To rezone from R-4 to a PUD to allow townhouses and efficiency apartments located at the NW corner of Rockwater Blvd and Parker Street.

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 5:55 pm.

A. SD2015-20 Freeman's Addition, Lot 17R (Site Plan Review of a tire store located 3900 Camp Robinson Rd

- 1. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide approved City Council ordinance allowing a tire store at this location.
 - 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. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
 - e. 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 on-site storm water detention or demonstrate to City Engineer that on-site detention is not required (Based on proposed development).
 - 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. All driveways are to be concrete within the ROW.
 - d. Show first floor building elevation.
 - e. Show sewer lines and other existing and proposed utilities.
- 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 6' sidewalk directly behind curb and gutter.
 - b. Leave sidewalk and driveway apron and remove any concrete in ROW and replace with landscaped area.
- 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 2 street trees 40' on center.
 - d. Provide 2 parking lot shade trees.
 - e. Provide 6 foot front yard landscape strip between property line and paving.
 - f. Waive 4 foot side yard landscape strip between property line and paving.
 - g. Provide buffer between dissimilar uses or zoning.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. 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. 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. 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.
- 10. Meet the requirements of Rock Region Metro (CATA), including:**
- a. Location served by Route 4 currently providing rides to jobs in the area. The location on Camp Robinson Rd. is in the heart of the Levy neighborhood service. Plans for a more walk-able and transit supportive environment are underway. We feel reducing the curb butts to a minimum, adding the appropriate landscape buffers and providing a pedestrian path to the storefront are key elements fostering these plans. We suggest plan elements to show more of these improvements to the downtown area. Metro supports North Little Rock's transit supportive zoning.

B. SD2016-1 Overbrook Addition, Lots 5F, 5G, 5H, and 5J, Block A (Replat for ROW on Springvale Rd.)

1. 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. Provide City Council ordinance (#8779 approved 12/14/15) that:
 - i. waives sidewalks
 - ii. allows parking that backs onto street
 - iii. allows cul-de-sac length of 970 feet
 - iv. waives parking lot shade trees
 - v. waives continuous screen of shrubs for parking spaces
 - vi. waives front yard 6' wide landscape strip
 - vii. waives automated underground irrigation system
 - viii. waives vertical sight distance requirements

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

- a. Street must be accepted by City Council for City to provide future maintenance.
- b. Developer to request acceptance from City and provide a 2 year maintenance bond. Bond price to be agreed on by City Engineer.

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

- a. Location served by route 36 along JFK and Springvale Rd. Re-platting the area does not affect transit access. However any future development, we would encourage better pedestrian amenities to coincide with existing multi-family development along this corridor.

C. SD2016-2 Seahawk Transportation Addition, Lot 1 (Replat and Site Plan Review of an industrial lot located at 2218 Central Airport Rd.)

- 1. Engineering requirements before the final plat/replat will be signed:**
 - a. Provide on-site detention. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
 - b. Allow 50' ROW on Rains Drive.
 - c. Provide an additional 5' ROW on Central Airport Road.
 - d. Provide ½ street improvements on Rains Drive or a performance bond. Street improvements must be approved by City Engineer. Waivers of the Master Street Plan must be approved by City Council.
 - e. Provide ½ street improvements on Central Airport Road or a performance bond. Street improvements must be approved by City Engineer. Waivers of the Master Street Plan must be approved by City Council.
 - f. 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.
 - b. Provide 10' utility easements around property perimeter.
- 3. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide in-lieu of fee for 16 street trees (\$4800) or plant along Rains Road.
 - 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 Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - d. Provide driveway/curb cut from City Engineer.
 - 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. Provide on-site storm water detention or demonstrate to City Engineer that on-site detention is not required (Based on proposed development). 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. Driveway radii returns built to City Engineer's specifications.
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If dumpster is utilized then dumpster to have masonry screening.
 - c. Allow phasing of parking area (if needed).
 - d. Allow fence within the front building line along Rains.
 - e. Six foot max fence height along Rains and Central Airport including barb wire facing in or straight up. Barb wire may face outwards as long as it does not encroach into the ROW or onto abutting property.

- f. Eight foot max fence height along north and east property lines including barb wire or concertina wire. Barb or concertina wire may face outwards as long as it does not encroach into the ROW or onto abutting property.
 - g. Fence/gates at 2 entrances to setback 50' from edge of Rains so vehicles waiting on gate to open will not block Rains.
 - h. Waive 4' landscape strip along north, east and south property lines.
 - i. Allow gravel surface for truck operations as shown.
 - j. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks not required in industrial subdivision.
 - b. Provide ½ street improvements or waiver from City Council.
 - c. Provide ROW dedication as shown.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
- h. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - i. Provide automated underground irrigation to all required trees.
 - j. Allow existing trees to serve as parking lot shade trees.
 - k. Provide 5 street trees evenly spaced along Central Airport.
 - l. Provide 8 street trees evenly spaced along Rains from Central Airport to first entrance.
 - m. Provide in-lieu of fee for 16 street trees (\$4800) or plant along the remaining section of Rains Road.
 - n. Provide 6 foot front yard landscape strip between property line and paving.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 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. Fire hydrants to be within 400 feet of all areas of building.
- 10. Meet the requirements of CAW, including:**
- a. Additional fire hydrant(s) will be required and a short water main extension will be needed to provide fire service to this property.
 - 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. 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.
- 12. Meet the requirements of Rock Region Metro (CATA), including:**
- a. Location not currently served by METRO and the location is not current part of our immediate service expansion plans.

CASE: Conditional Use #CU2016-4

REQUEST: To allow a to allow a tire store in a C-3 zone

LOCATION OF REQUEST: 3900 CAMP ROBINSON RD

APPLICANT: Terry Burruss

OWNER: RAINES BROS DEVELOPMENT CO LLC

P.C. BACKGROUND: PC approved rezone case #801 from R-3 to C-3 in 1985

SITE CHARACTERISTICS: existing building consists of a dry cleaners and a tax office.

MASTER STREET PLAN: Camp Robinson Rd is a minor arterial

ZONING: C-3

LAND USE PLAN: Community Shopping

SURROUNDING USES:

NORTH: Auto Zone; O'Reilly Auto Parts (community shopping)

SOUTH: Shopping plaza that includes a Laundry Mat and a Rent-to-Own Center (community shopping)

EAST: Single Family Houses (zoned R-3 two-family district)

WEST: Church; Simmons Bank (community shopping)

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?
Project should not have a negative impact on the surrounding properties
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 open a tire store in a C-3 zone on Camp Robinson Rd. Tire stores in C-3 zones require a conditional use. The applicant met with the Design Review Committee.

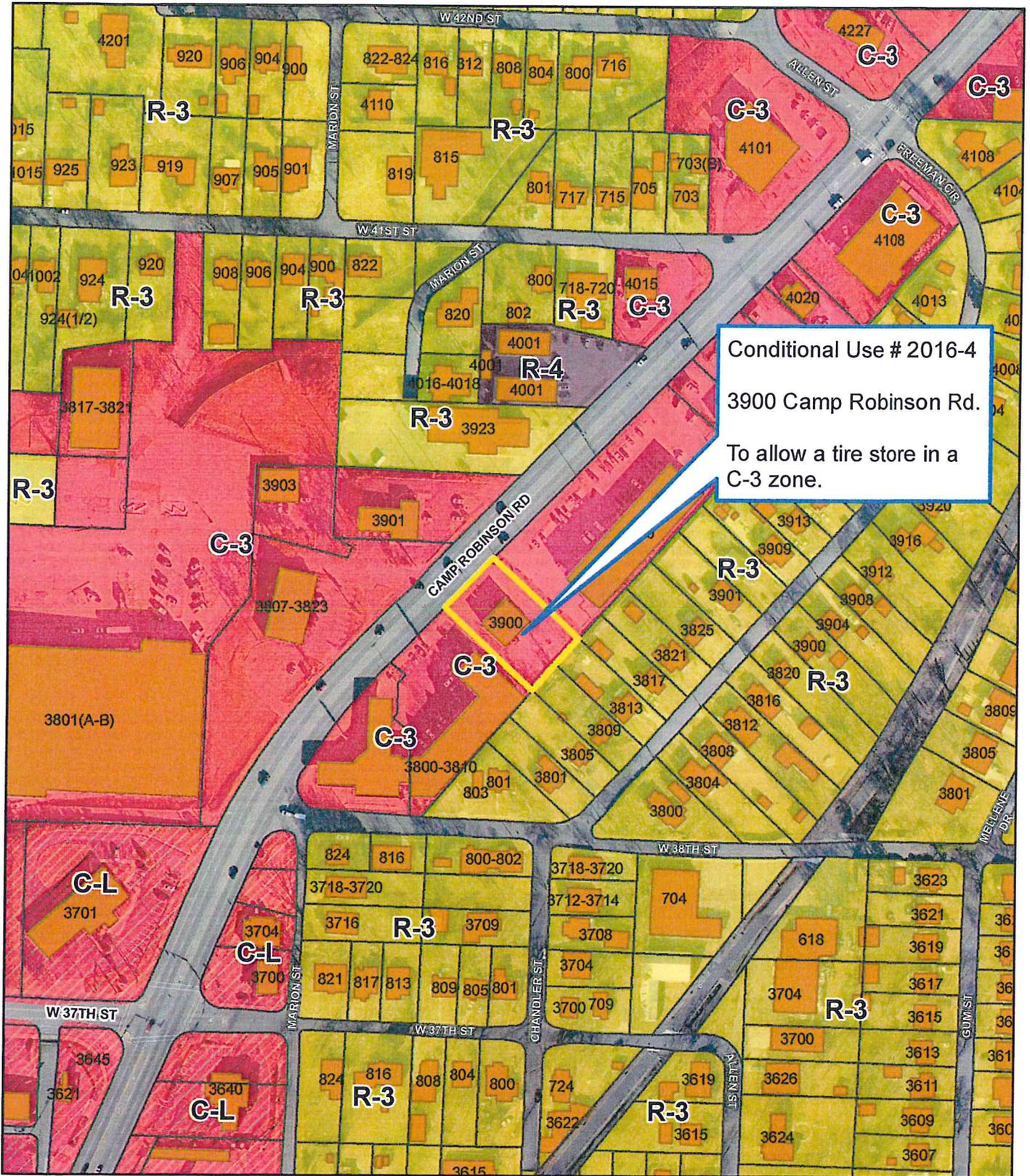
DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with conditions

CONDITIONS TO BE CONSIDERED:

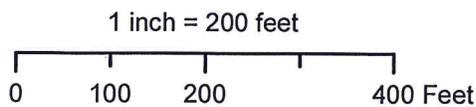
1. Hours of operation are Monday through Saturday 10:30AM – 7:00PM

2. Store tires in a dry securable area of the primary structure. No outside open-air storage of tires.
3. 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.
4. 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.
5. Store no more than 100 tires per 1,500 square feet of inside storage space.
6. Tire retailers should schedule regular pick-up of tires by a licensed carrier to avoid excessive amounts of tires stored on the property.
7. Vehicles are only to be repaired/maintained inside the building.
8. No auto repair other than those associated with removal/replacement of tires and wheels.
9. No outdoor PA/music permitted.
10. applicant must meet all applicable Federal, State, County and City requirements,
11. business license to be issued after Planning Staff confirmation of requirements,
12. 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 # 2016-4



Zoning Map



Date: 1/12/2016

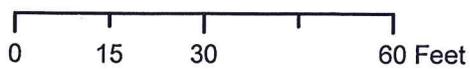
Map is not to survey accuracy

Conditional Use # 2016-4



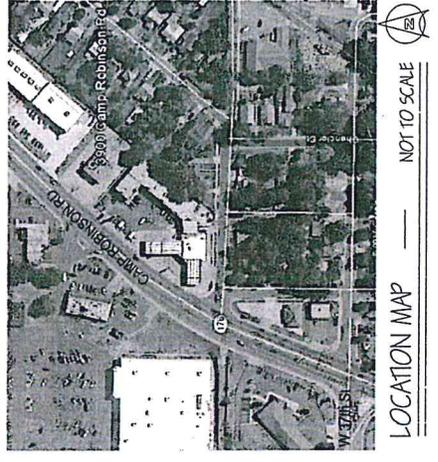
Ortho Map

1 inch = 30 feet



Date: 1/12/2016

Map is not to survey accuracy



LEGAL DESCRIPTION:
 LOT 176, SUBDIVISION 1, NORTH LITTLE ROCK ZONING MAPS, NOW IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

PROJECT ADDRESS:
 3300 CAMP ROBINSON RD.
 NORTH LITTLE ROCK
 ARKANSAS 72116, WZ

ARCHITECT:
 TERRY BURRUS ARCHITECT
 1117 S. UNIVERSITY AVENUE
 LITTLE ROCK, AR 72201

ENGINEER:
 GLOBAL SURVEYING CONSULTANTS, INC.
 511 HELLMAN COURT
 NORTH LITTLE ROCK, AR 72118

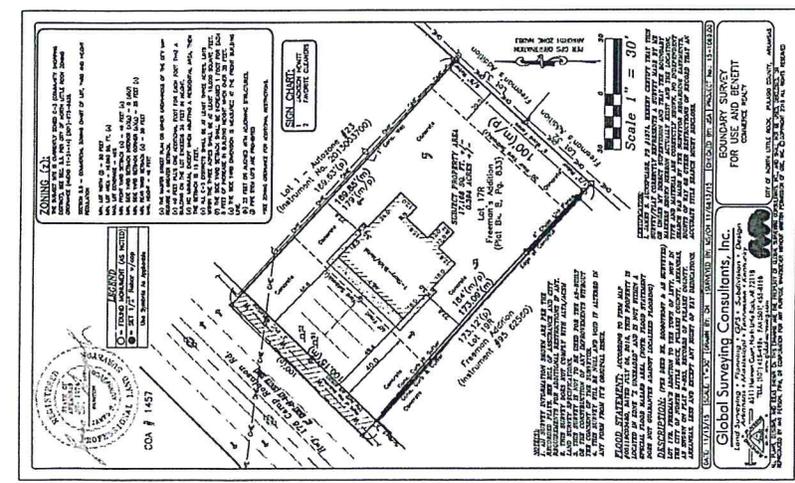
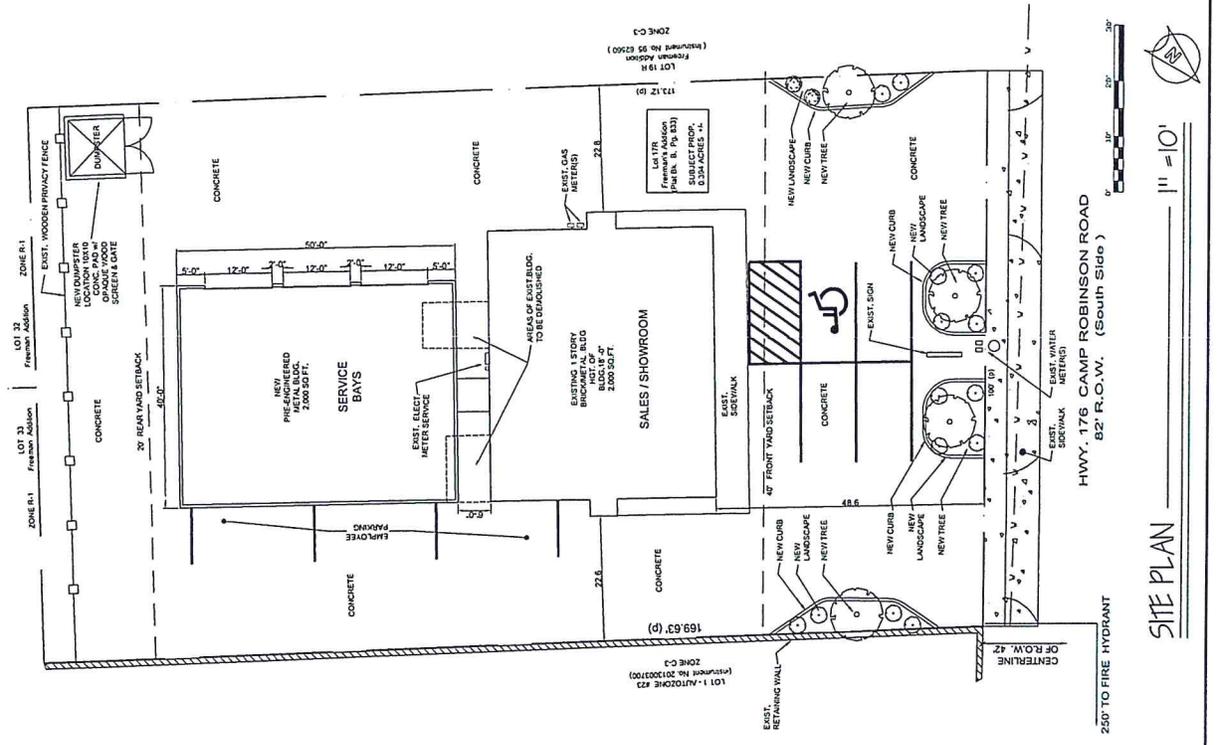
OWNER/DEVELOPER:
 BANKS BROS. DEVELOPMENT CO. LLC.
 733 NORTH STREET,
 ASHBOURN, PA 37114

NOTES:

1. THIS PROPERTY IS ZONED C-3, COMMERCIAL AS PER CITY OF NORTH LITTLE ROCK ZONING MAPS.
2. STRIPPED PARKING SPACES: 7 REGULAR, 1 HANDICAPPED.
3. ALL PARKING SPACES SHALL BE 8' X 20' MINIMUM AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. REFER TO: FRM MAP #0519020420.
4. ONLY VISIBLE UTILITIES ARE SHOWN AND CONTACT ARKANSAS ONE CALL BEFORE DIGGING BEGINS ON THE PROPERTY. UTILITIES ARE SHOWN AND ONLY VISIBLE UTILITIES ARE SHOWN PLEASE CONTACT ARKANSAS ONE CALL BEFORE DIGGING BEGINS ON THE PROPERTY.
5. THE RECORDS OF PULASKI COUNTY ASSESSORS OFFICE HAS US WATER FEATURES, SWAPS, OR UTILITIES VISIBLE ON THIS PROPERTY.
6. PROPERTY ADDRESS: 3300, NORTH CAMP ROBINSON RD., NORTH LITTLE ROCK, AR 72118.
7. RECORDS PLAT AS DOC #2008072287, RECORDS OF PULASKI COUNTY, ARKANSAS.
8. OWNER SHALL MEET REQUIREMENTS OF CENTRAL LITTLE ROCK WASTE WATER.
9. THE SURFACE SHALL CONFORM TO THE CITY OF NORTH LITTLE ROCK REQUIREMENTS.

PROJECT DATA

EXISTING STRUCTURE	3,445 SQ. FT.
NEW ADDITION	2,000 SQ. FT.
TOTAL GROSS	4,000 SQ. FT.
PARKING SPACES	REQUIRED: (8)
	PROVIDED: (8)



Global Surveying Consultants, Inc.
 1117 S. UNIVERSITY AVENUE
 LITTLE ROCK, AR 72201
 TEL: 501-782-4444
 FAX: 501-782-4445
 WWW.GSCCONSULTANTS.COM

DATE: 12/20/13

PROJECT NO.: C1.0

CLIENT: RENT A WHEEL

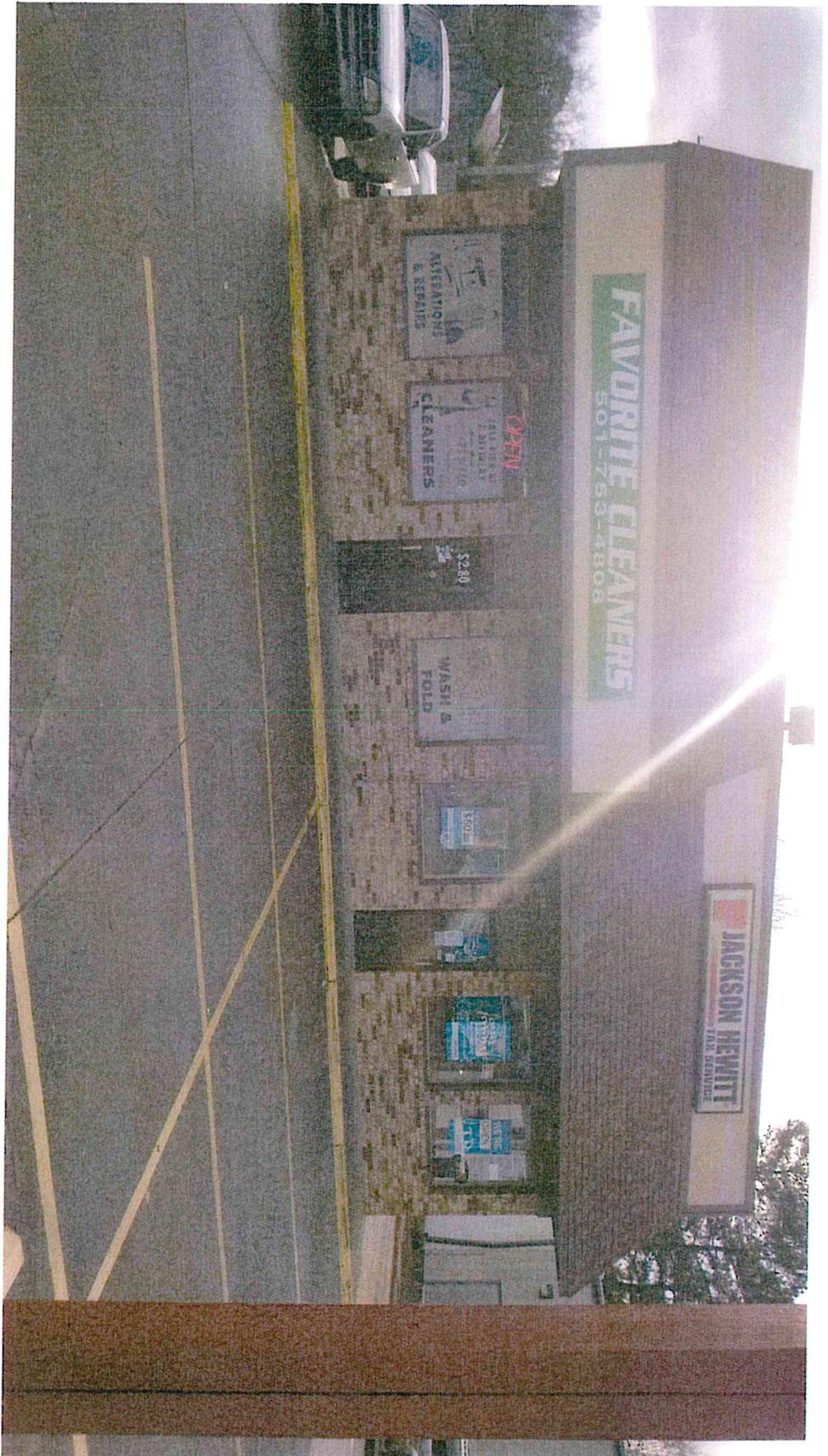
PROJECT: A RENT A WHEEL FOR

DATE: 12/20/13

PROJECT NO.: C1.0

CLIENT: RENT A WHEEL

PROJECT: A RENT A WHEEL FOR



CASE: Rezoning #R2016-1

REQUEST: To rezone from the I-2 zoning classification to the proposed C-2 classification to allow a surgical outpatient clinic.

LOCATION OF REQUEST: NW Corner of E.43rd St. and Gage Dr.

APPLICANT: Cromwell

OWNER: BLK PROPERTIES LLC

P.C. BACKGROUND: First time on the agenda

SITE CHARACTERISTICS: Vacant lot

MASTER STREET PLAN: City Street

ZONING: I-2

LAND USE PLAN: Light Industrial Park

SURROUNDING USES:

NORTH: L&S Concrete Company (light industrial park)

SOUTH: NLR Electric Switch Station (light industrial park)

EAST: A church and NAPA Auto Parts (light industrial park)

WEST: McCain East Self-Storage (light industrial park)

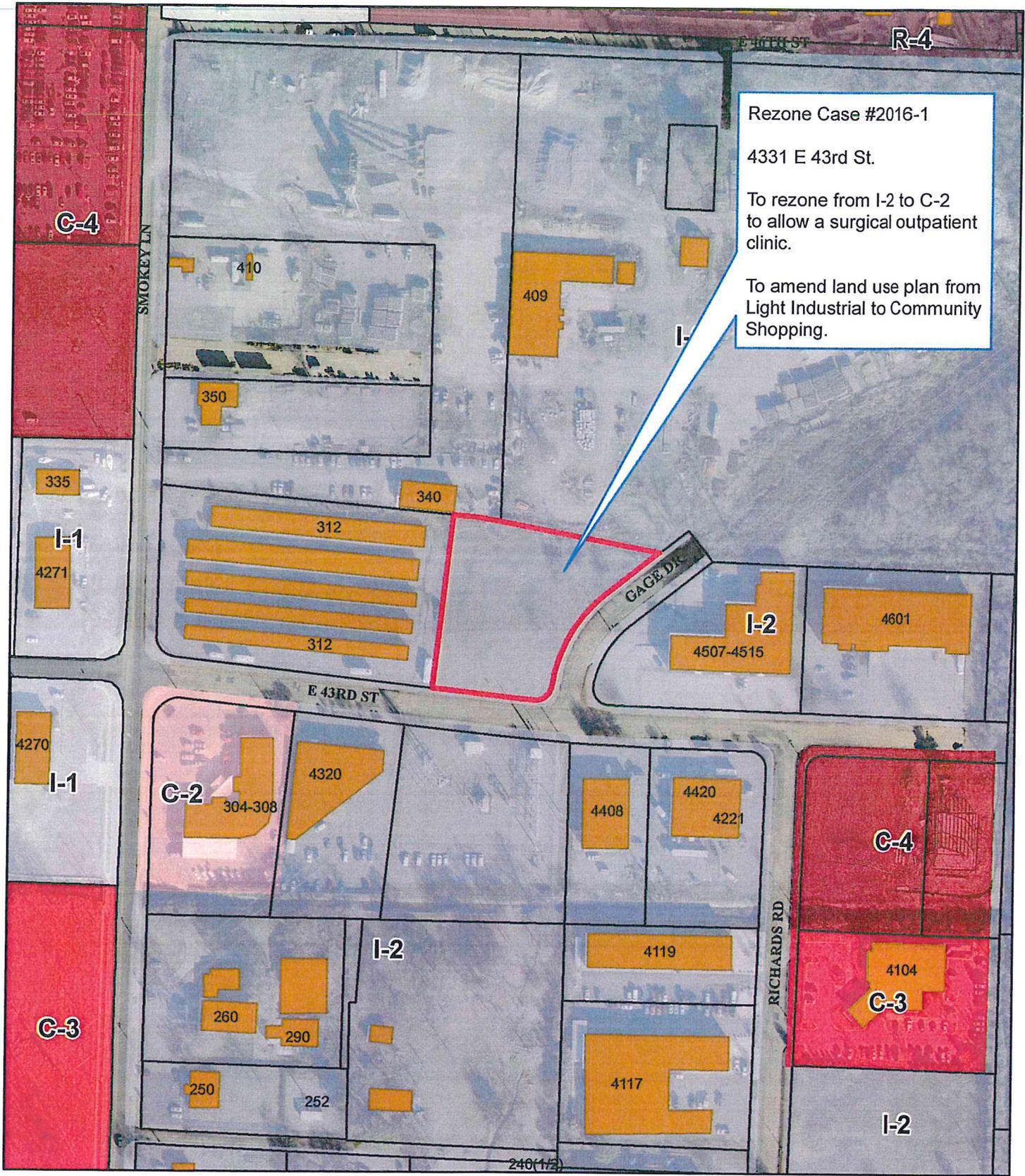
BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: yes, a nearby parcel was rezoned from I-2 to C-2 to allow an Orthopedic Clinic
2. NEIGHBORHOOD POSITION: None
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?
Area is a mix of commercial and industrial uses
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

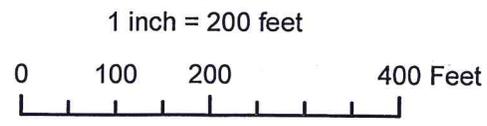
SUMMARY: Applicant wants to rezone property to C-2 in order to allow a surgical clinic.

STAFF RECOMMENDATION: Approve

Rezone Case #2016-1



Zoning Map

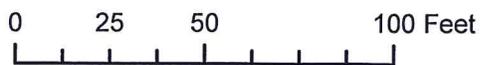


Date: 1/12/2016

Rezone Case #2016-1

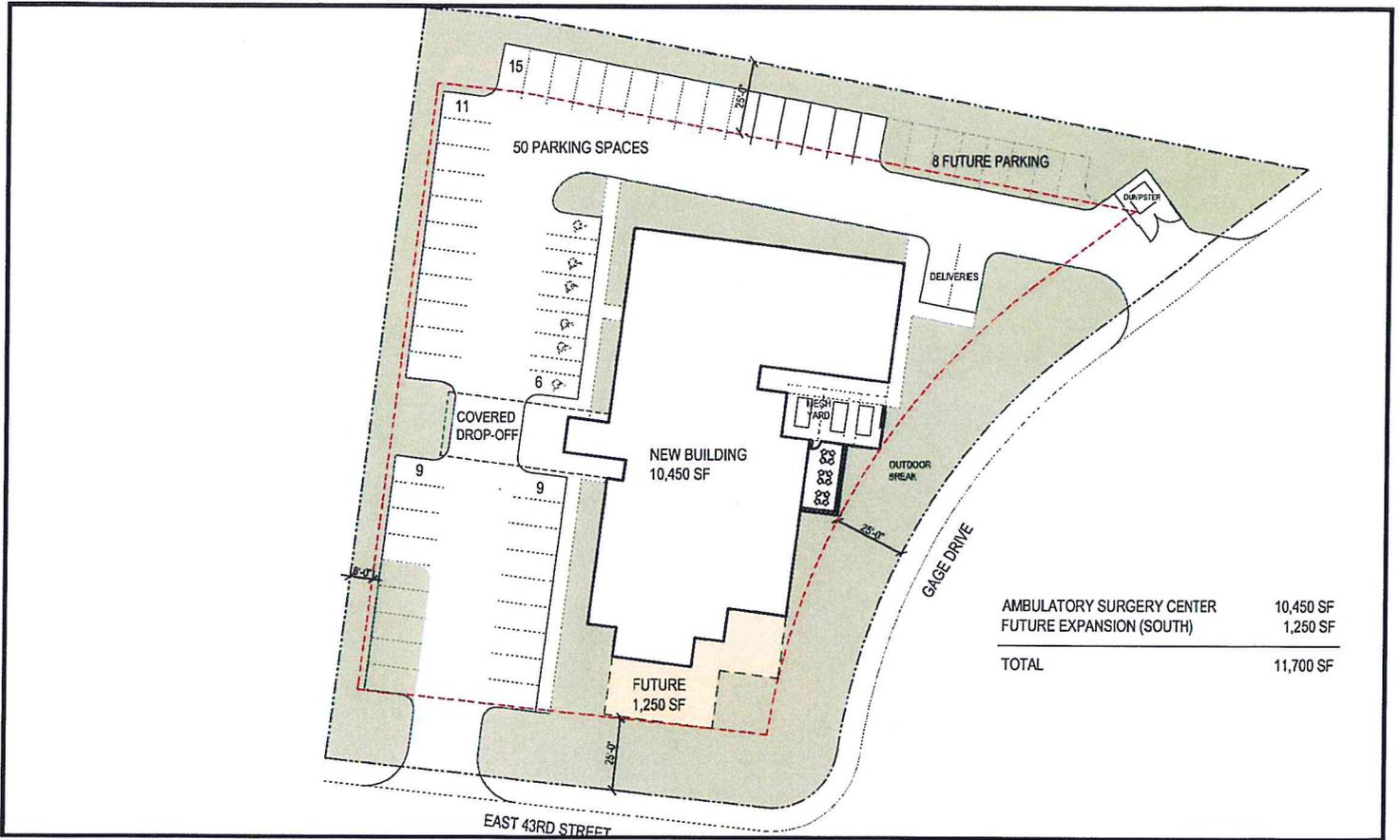


1 inch = 50 feet



Date: 1/12/2016

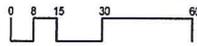




AMBULATORY SURGERY CENTER	10,450 SF
FUTURE EXPANSION (SOUTH)	1,250 SF
TOTAL	11,700 SF



🕒 SITE PLAN
SCALE: 1" = 30'-0"



ARKANSAS PAIN CENTER
AMBULATORY SURGERY CENTER 1.05.16

0



South view from lot



East view from lot



The City of
NORTH LITTLE ROCK
OFFICE OF COMMUNITY PLANNING
120 Main St. • North Little Rock, AR 72114-2134
Phone (501) 975-8835 • Fax (501) 975-8837

Memo

To: Planning Commission
From: Shawn Spencer, NLR Planning Director
Date: February 9, 2016
Re: Public Hearing Case # 2016-3

The purpose of this public hearing case is to move the following portions of the zoning ordinance into various appendices.

- Move “Article 22 Traditional Neighborhood Development” to “Appendix C”
- Move “Article 23 Smart Code District” to “Appendix D”
- Move “Section 11.11 River Road Overlay District” to “Appendix E”

Moving these portions to the appendices will allow for easier navigation of the document. There is recent precedent for moving items to the appendices. In 2015, information related to the jump start initiative was placed in an appendix. The appendices are readily available should a customer need to refer to them.