

NLR Planning Commission
January 12, 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: ▪ Statement of Financial Interest due to City Clerk by Jan 31, 2016

Approval of Minutes: ▪ December 8, 2015

Development Review Committee:

- A. SD2015-13 Sommers Commercial Park, Lot 4A, Block 3, (Site Plan Review of a restaurant located at 5103 Warden Rd.)
- 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)
- C. SD2015-15 Branch Comm Riverview Addition, Lot 1 (Preliminary Plat and Site Plan Review of cell tower located at 920 W. 15th Street)
- 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.
- 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 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
December 8, 2015

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, Chairman

Absent Members:

Belasco
Clifton

Staff Present:

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

Approval of Minutes:

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

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

Administrative:

Subdivision Administrative:**A. SD2015-9 Vestal Vista Commercial Park, Lots 1-10, (Preliminary Plat of a commercial subdivision located at the end of Vestal Boulevard)****1. Engineering requirements before the final plat/replat will be signed:**

- a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development on the west lots and provide on-site detention on the east lots.
- b. Provide full street improvements (street, drainage, curb and gutter, sidewalk) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
- 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.
- 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. Street trees are to be provided at time of development.
- e. Pay for street lights or provide a bond.
- f. Provide 80' ROW dedication.
- g. Provide a 35' cross access easement along frontage of all lots

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Provide documentation from City Engineer concerning if this is or is not a hillside cut.

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.
- b. Provide full street improvements.
- c. Provide ROW dedication.

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.
- b. No pole sign permitted. No electronic changeable copy sign permitted.

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

- a. Meet Fire Marshal's requirements on fire hydrant location.

8. Meet the requirements of CAW, including:

- a. Water service is not available to the site without an extension of facilities.
- b. All CAW requirements in effect at the time of request for water service must be met.
- c. Submit plans for water facilities and/or fire protection system to CAW for review.
- d. Approval of plans by AR Dept. of Health Engineering Division is required.
- e. Contact CAW for requirements on backflow protection on meter services.
- f. Contact CAW for requirements on size and location of the meter.
- g. Provide static pressure, residual pressure and flow for nearest fire hydrant.

9. Meet the requirements of NLR Wastewater, including:

- a. Sewer service is not available to the site without a main extension.
- b. White Oak connection fee applies.
- 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.
- e. These lots are along the west bank of the White Oak Bayou. We have an interceptor under design in that area right now. Show the planned interceptor and/or the associated easement on the plat.

Note that if adjustments are made to the White Oak Interceptor alignment that additional easement might be required.

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

- a. Location served by Route 26 Maumelle Express currently 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 (7) affirmative and (2) absent votes.

B. SD2015-10 Weingarten's Subdivision, Lot 3A (Site Plan Review of a Cafe located at 2610 Main 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 Floodplain Development Permit.
- c. Provide Arkansas Department of Health approval for water and sewer facilities.
- 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. 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 the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- b. If the proposed development is located in a FEMA designated floodplain, the first floors of any building are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE).

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.

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 (4) parking lot shade trees.
- e. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.

6. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. No pole sign permitted. No electronic changeable copy sign permitted.

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

- a. Meet Fire Marshal's requirements on fire hydrant location.
- b. 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. Submit plans for water facilities and/or fire protection system to CAW for review.
- d. Approval of plans by AR Dept. of Health Engineering Division is required.

- e. Contact CAW for requirements on backflow protection on meter services.
 - f. Contact CAW for requirements on size and location of the meter.
 - g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
- 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. Grease trap is required.
 - d. Provide plumbing and floor plan.
 - e. The site plan indicates that the existing sanitary sewer line continues farther to the east on Pershing than it actually does in the field.
 - f. Approval of plans by AR Dept. of Health Engineering Division is required.
- 10. Meet the requirements of Rock Region Metro (CATA), including:**
- a. Location is served by Rock Region METRO by Route 10.
 - b. Provide striped pedestrian path from front of building to Main Street sidewalk.

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 (7) affirmative and (2) absent votes.

C. SD2015-18 Haverty's Subdivision, Part of Lot A (Approval to clear land off of Landers Rd. near Haverty's Furniture Store)

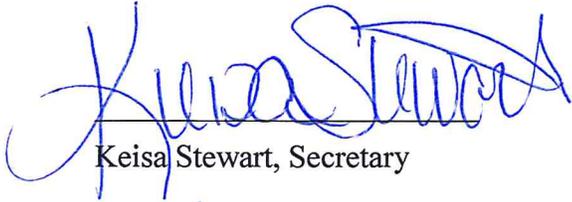
Public Hearings:

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

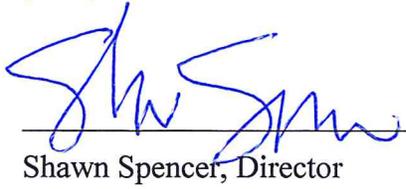
Public Comments/Adjournment:

A motion was made to adjourn and it was second. The motion was passed with (7) affirmative votes. The meeting was adjourned at 4:48 pm.

Respectfully Submitted:



Keisa Stewart, Secretary



Shawn Spencer, Director

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:

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- 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.

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:**
 - b. 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.

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.

CASE: #CU2015-3

REQUEST: To allow a to allow a beauty salon in a I-1 zone

LOCATION OF REQUEST: 9205 MAUMELLE BLVD

APPLICANT: Mr. Reggie Wright

OWNER: VISIONARY PROPERTY HOLDINGS LLC

P.C. BACKGROUND: Rezone #1555 -Property was rezoned from C-3 to I-1 was approved in 2011; Conditional Use #77 to allow outdoor storage of materials for countertop fabrication was approved in 2011.

SITE CHARACTERISTICS: Site has other businesses (American Tiger Firearms, Gold Medal Flooring, and Chicken Wangs III Café) on premises.

MASTER STREET PLAN: Maumelle Boulevard is a principal arterial and constructed as an urban expressway. An access control plan was adopted in the 1980's for the facility.

ZONING: I-1

LAND USE PLAN: Light Industrial

SURROUNDING USES:

NORTH: Auto Body Shop, Hair and Nail Studio zoned I-1; two plots north – TEC Electric

SOUTH: Vacant Land - zoned C-3; two plots south - Kum and Go Gas Station

EAST: Vacant Land / Conservation District in a floodway

WEST: River West strip mall and self-storage zoned C-3; vacant for sale land zoned I-1

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: yes
2. NEIGHBORHOOD POSITION: none at the 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 ran properly the request should not have a negative effect on neighbors
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 is requesting to operate a beauty salon in an industrial zone.

STAFF RECOMMENDATION:

1. applicant must meet all applicable Federal, State, County and City requirements,
2. business license to be issued after Planning Staff confirmation of requirements,
3. 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 # 2015-3



Ortho Map

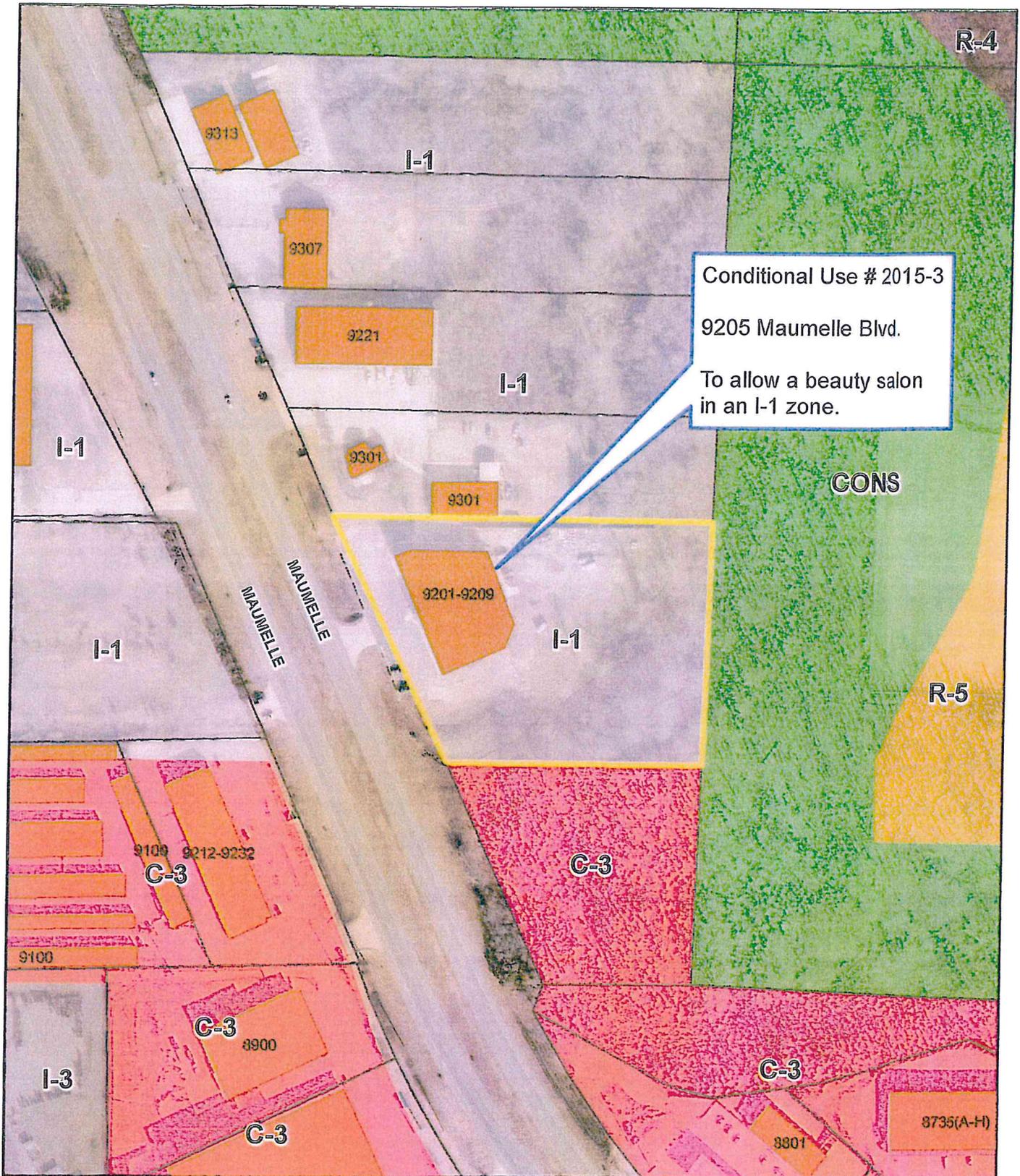
1 inch = 80 feet



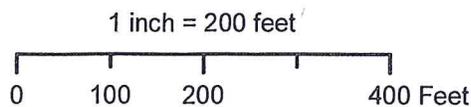
Date: 10/30/2015

Map is not to survey accuracy

Conditional Use # 2015-3



Zoning Map



Date: 10/30/2015

Map is not to survey accuracy



