

NLR Planning Commission
September 13, 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: ▪ August 9, 2016

Development Review Committee:

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| A. SD2016-33 | Northwood Creek Addition, Lot 1R (Replat and Site Plan Review of apartments located at end of Northwood Creek Ct.) |
| B. SD2016-34 | Baucum Industrial, Lots 3-6, Ph 2 (Preliminary Plat of industrial lots located at the end of Baucum Industrial Drive) |
| C. SD2016-35 | Lakewood Homes, Lots 1-17 (Preliminary plat of residential lots located at the NE corner of Randolph and McCain) |
| D. SD2016-36 | Northshore Business Park, Lot 5, Blk 8 (Site Plan Review of an office bldg. located at 4850 Northshore Lane) |
| E. SD2016-37 | Springhill Development, Lot 7R, Blk 4 (Replat of 2 lots into one located near the SW corner of Stockton and Smokey Lane) |
| F. SD2016-38 | Springhill Development, Lot 7R, Blk 4 (Site Plan Review of a clinic located near the SW corner of Stockton and Smokey Lane) |
| G. SD2016-39 | Mountaire Addition, Lot 1R (Replat and Site Plan Review of apartments located at NW corner of Magnolia and 4 th) |

Public Hearings:

1. Special Use 2016-10: To allow a daycare in an R-4 zone located at 1700 N. Locust St.

Public Comment / Adjournment:

NLR PLANNING COMMISSION MEETING PROCEDURES

Public Hearings: The regularly scheduled meeting is held on the second Tuesday of each month at 4:45 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

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

1. No person shall address the Planning Commission without first being recognized by the Chair.
 2. All questions and remarks shall be made from the podium and addressed through the Chair.
 3. After being recognized, each person shall state their name and address for the record.
 4. When a group of citizens is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.
 5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.
 6. Individual (not representing a citizen group) presentations shall be limited to 3 minutes.
 7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
 8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
 9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
 10. Anyone wishing to submit exhibits for the record shall provide the clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.
 11. Anyone wishing to read a statement into the record shall provide the secretary with a written copy of the statement.
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North Little Rock Planning Commission
Regular Meeting
August 9, 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
Foster
Harris
Phillips
Clifton, Chairman

Members Absent:

Dietz
White

Staff Present:

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

Approval of Minutes:

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

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

Administrative:

Subdivision Administrative:**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.

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 votes.

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:**
 - a. 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.

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 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. 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.

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 votes.

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- D. NS-2436-15 WNL 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.

The applicant, Mr. Mike Marlar, was present.

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

There were no comments.

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

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

Rezone 2016-8 was approved with (7) affirmative and (2) absent votes.

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

The applicant, Mr. Edwin Johnson, was present.

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

Ms. Belasco asked for clarification on the hours of operations. She stated that she received several phone calls regarding noise complaints concerning the car lot with a garage doing car repairs.

Mr. Johnson stated that the hours that was set at the subdivision meeting were 6AM – 9PM Monday – Saturday.

Mr. Chambers stated that he received phones calls opposed to this application. He recommended to change the hours to 8AM – 6PM Monday – Saturday.

Mr. Johnson asked if they could stay open until 7PM on Saturdays’.

The Commissioners agreed with Mr. Johnson’s request.

Conditions:

1. Hours of Operation shall be 8AM – 6PM Monday – Friday and 8AM – 7PM 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 Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

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	Yes	White	Absent
Chambers	Yes	Harris	Yes	Clifton	Yes

Conditional Use 2016-11 was approved with (7) affirmative and (2) absent votes.

Public Comments/Adjournment:

A motion was made to adjourn and it was seconded. The motion passed with (7) affirmative votes and the meeting was adjourned at 5:00 pm.

Respectfully Submitted:

Keisa Stewart, Secretary

Shawn Spencer, Director

A. SD2016-33 Northwood Creek Addition, Lot 1R (Replat and Site Plan Review of apartments located at end of Northwood Creek Ct.)

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

- a. Provide full street improvements (street, drainage, curb and gutter, sidewalk) or a performance bond for Northwood Creek Court. Street improvements must be approved by City Engineer and accepted by City Council.
- b. Provide half street improvements (street, drainage, curb and gutter, sidewalk) or a performance bond for Counts Massie. Street improvements must be approved by City Engineer and accepted by City Council.

2. Planning requirements before the replat will be signed:

- a. Allow phasing of replat(s).
- b. Replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- c. Pay for street signs.
- d. Pay for street trees or provide a bond.
- e. Pay for street lights or provide a bond.
- f. Street names to be approved by Planning Staff.
- g. Provide 10' utility easements around property perimeter. (west south and east sides)

3. Permit requirements/approvals submitted 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 to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
- c. Provide CNLR driveway/curb cut permit to City Engineer.
- d. Provide CNLR Floodplain Development Permit to City Engineer.
- e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- f. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR NLR Planning Department.
- h. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
- i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

- 4. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures.
 - c. Provide clear calculations showing that detention volumes are sufficient (based on proposed development) with pre and post site runoff comparisons.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide of copy of FEMA approval to City Engineer.
 - f. Label driveway radii within City ROW.
 - g. Driveways shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- 5. Meet the requirements of Community Planning, including:**
 - a. Allow phasing of building permits.
 - b. Provide the standard requirements of Zoning and Development Regulations.
 - c. Dumpsters to have masonry screening. (label on dwg)
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. Provide temporary gravel turnarounds during phase 2 at the end of Eastwood Creek Drive, Westwood Creek Drive and Northwood Creek Drive. Certificate of Occupancy will not be issued for phase 2 until turnarounds are provided. Provide drawing for file showing turnarounds.
- 6. Meet the requirements of the Master Street Plan, including:**
 - a. Provide full street improvements for Northwood Creek Court.
 - b. Provide ROW dedication for Northwood Creek Court.
- 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 automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees 40' on center along Northwood Creek Court. (show on dwg)
 - d. Provide parking lot shade trees as shown.
 - e. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - f. 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. 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. Fire Marshal to approve gate and access.
 - c. Meet Fire Marshal's requirements on fire hydrant location.
 - 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. 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.

- B. SD2016-34 Baucum Industrial, Lots 3-6, Ph 2 (Preliminary Plat of industrial lots located at the end of Baucum Industrial Drive)**
- 1. Engineering requirements before the final plat/replat will be signed:**
 - a. Provide full street improvements (street, drainage, curb and gutter) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
 - 2. 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. Pay for street lights or provide a bond.
 - c. Provide 30' building setbacks on all sides of each lot.
 - d. Provide 10' easement along all shared property lines (for a total of a 20' wide easement) and a 25' easement on all other property lines
 - 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide full street improvements.
 - b. Provide 80' ROW dedication.
 - c. Sidewalks not required in an industrial subdivision.
 - 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:**
 - 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 48' paved radius cul-de-sac with a 58' radius ROW dedication.
 - 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. 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. 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.
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C. SD2016-35 Lakewood Homes, Lots 1-17 (Preliminary plat of residential lots located at the NE corner of Randolph and McCain)

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

- a. Provide full street improvements (street, drainage, curb and gutter, sidewalk) or a performance bond for Lakewood Garden Cove. Street improvements must be approved by City Engineer and accepted by City Council.

2. 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. Pay the drainage in-lieu fee of \$500/acre for residential development or provide on-site detention.
- c. Pay for street signs.
- d. Pay for street trees or provide a bond.
- e. Pay for street lights or provide a bond.
- f. Street names to be approved by Planning Staff.
- g. Total number of lots not to exceed 18 lots.
- h. Provide 50' ROW dedication.
- i. Provide 10' utility easement parallel to any street.
- j. Lot 17 to have 25' setback along McCain.
- k. Lots 1 and 10 to have 15' setback along Lancing.
- l. Lots 1 thru 10 to have 15' front and rear setbacks.
- m. Lots 1 and 10 are to be accessed from Lakewood Garden Cove only
- n. Lot 17 to be accessed from Randolph Road only
- o. All lots to have a 6' side yard setback. (show on all lots)

3. Meet the requirements of Community Planning, including:

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

4. Meet the requirements of the Master Street Plan, including:

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards along Lakewood Garden Cove.
- b. Provide full street improvement for Lakewood Garden Cove.
- c. Provide 50' ROW dedication for Lakewood Garden Cove.
- d. Repair and/or replace any existing sidewalks per the City Engineers requirements.

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 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.

7. 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. 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.

8. 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.

D. SD2016-36 Northshore Business Park, Lot 5, Blk 8 (Replat and Site Plan Review of an office bldg. located at 4850 Northshore Lane)

1. Permit requirements/approvals submitted before a building permit will be issued:

- a. Provide a recorded replat showing 20' setback on the northern border.
- b. Prior to construction, Owner's Engineer shall submit drainage plans for review and approval by the City Engineer.
- c. Provide CNLR Stormwater Permit to City Engineer 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 to City Engineer.
- d. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- e. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR NLR Planning Department.
- g. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
- h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures.
- 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. Since the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide of copy of FEMA approval to City Engineer.
- e. Show and label any proposed driveway cross drains, including material and size, within ROW.
- f. Cross drains in the ROW are to be RCP with flared end section unless approved by Engineering.
- g. Revise floodplain note to reflect that entire site is in the 100 year floodplain and make reference to updated FEMA map panel. (The Site Plan references a FEMA case number that removes the proposed site from the floodplain, but this could not be located or is out of date).

3. Meet the requirements of Community Planning, including:

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

4. **Meet the requirements of the Master Street Plan.**
 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 (4) street trees 40' on center.
 - d. Provide (8) 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. 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. 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.
-

E. SD2016-37 Springhill Development, Lot 7R, Blk 4 (Replat of 2 lots into one located near the SW corner of Stockton and Smokey Lane)

- 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 or provide on-site detention.
 - 2. 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 20' rear setback line along property line abutting lot 3.
 - 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - 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.
 - 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 requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - 7. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - 8. Meet the requirements of NLR Wastewater, including:**
 - a. Sewer is available to the site.
-

F. SD2016-38 Springhill Development, Lot 7R, Blk 4 (Site Plan Review of a clinic located near the SW corner of Stockton and Smokey Lane)

1. Permit requirements/approvals submitted before a building permit will be issued:

- a. Prior to construction, Owner's Engineer shall submit stormwater design report with drainage plan for review and approval by the City Engineer. Stormwater plans and detention calculations (if applicable) 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 to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
- b. Provide CNLR driveway/curb cut permits to City Engineer. One for Stockton and one for Smokey Ln.
- c. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- d. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR NLR Planning Department.
- e. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
- f. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- c. Provide clear calculations showing that detention volumes are sufficient (based on proposed development) with pre and post site runoff comparisons.
- d. Show and label boundary of detention pond if applicable.
- e. 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.
- f. Driveways shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- g. If applicable, cross drains in the ROW are to be labeled and to be RCP with flared end section unless approved by Engineering.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Dumpster to have masonry screening with landscaping.
- 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 ADA standards and City standards.
 - 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. 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. 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.
-

G. SD2016-39 Mountaire Addition, Lot 1R (Replat and Site Plan Review of apartments located at NW corner of Magnolia and 4th)

1. Engineering requirements before the replat will be signed:

- a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk) for Poplar, 4th and Magnolia or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
- b. Provide approved City Council ordinance waiving Right of Way dedication along Poplar.
- c. Provide property line corner radius at Magnolia and 4th.

2. Planning requirements before the replat will be signed:

- a. Provide proof of ownership of Railroad property.
- b. Replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- c. Pay the drainage in-lieu fee of \$5000/acre instead or provide on-site detention.
- d. Show railroad ROW on replat.

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

- a. Provide proof that Verizon easement has been abandoned.
- b. Prior to construction, Owner's Engineer shall submit stormwater design report with drainage plan 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 to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
- c. Provide CNLR driveway/curb cut permit to City Engineer or copy of AHTD permit if State Highway.
- d. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- e. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR NLR Planning Department.
- f. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
- g. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- c. Provide clear calculations showing that detention volumes are sufficient (based on proposed development) with pre and post site runoff comparisons.

- d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveways shall be built according to CNLR standard details.
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpsters to have masonry screening. (label on dwg)
 - c. Provide minimum 10' sidewalks along Poplar and Magnolia.
 - 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 sidewalks and ramps to ADA standards and City Engineer's specifications.
 - b. Provide ½ street improvements.
 - c. Provide approved City Council ordinance waiving Right of Way dedication along Poplar.
- 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 automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees 40' on center along Poplar, 4th and Magnolia.
 - d. Provide (20) 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.
- 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. 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. 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.
-

CASE: Special Use #2016-010

REQUEST: to allow a daycare center in an R-4 zone

LOCATION OF REQUEST: 1700 N Locust St.

APPLICANT: LaAngela Medley

OWNER: North Little Rock Housing Authority

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

SITE CHARACTERISTICS: Site has previously been a daycare. It had been in operation before 1984, but closed. It now needs a special use.

MASTER STREET PLAN: local street

ZONING: R-4

LAND USE PLAN: Multi Family

SURROUNDING USES:

NORTH: R-3 - UAMS Ecco Pine Headstart / Steps Ministries Inc.

SOUTH: R-3 – Single family housing

EAST: R-4 – Multifamily housing

WEST: I-30

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Yes. Site was previously a daycare.
2. NEIGHBORHOOD POSITION: None at time of printing
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: minimal
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? No
negative effects anticipated if properly managed.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No. A special or
conditional use is required for all daycares in North Little Rock.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

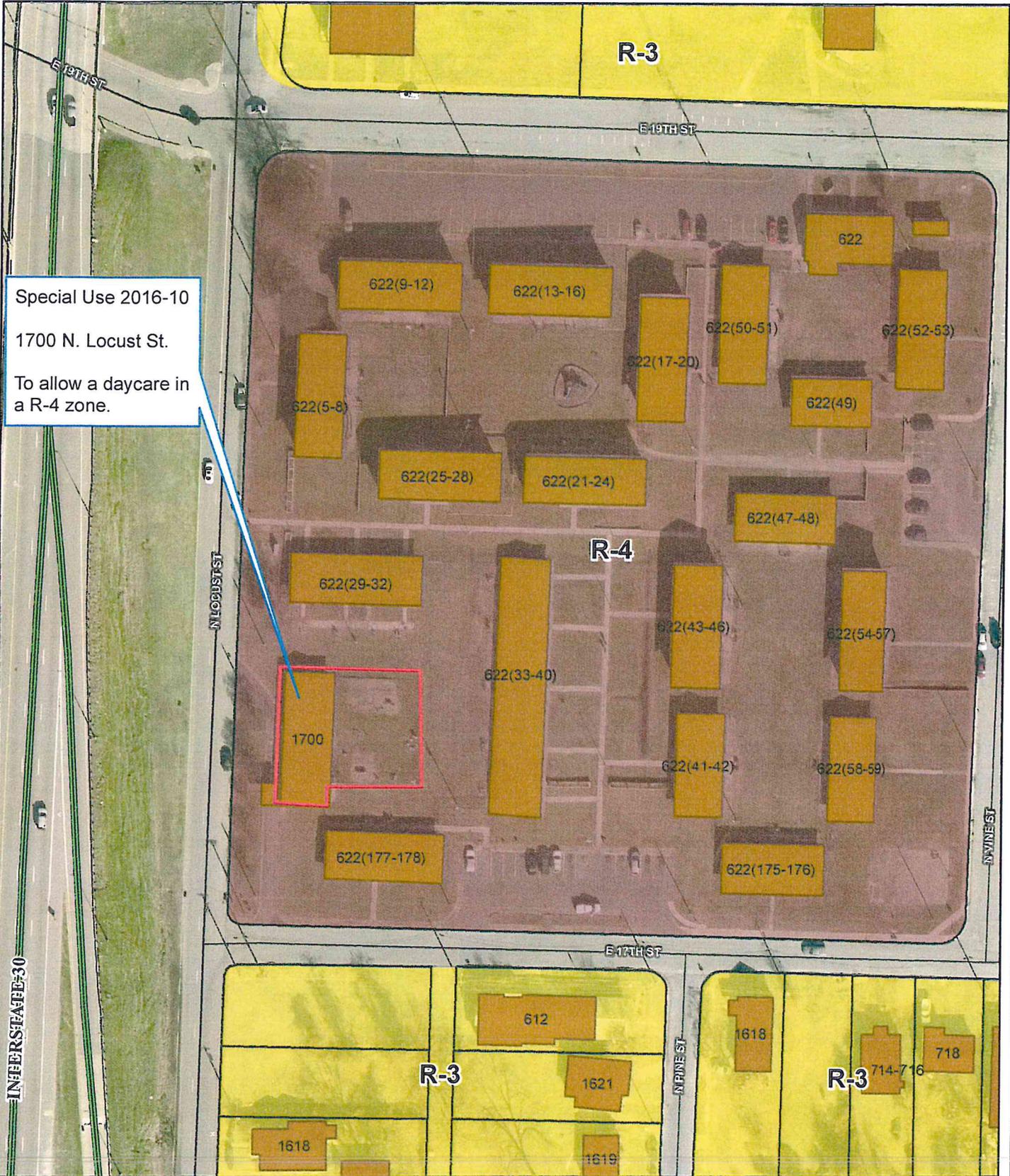
SUMMARY: Applicant is requesting a special use to operate a daycare in an R-4 Zone. The site was previously a pre-1984 daycare. The applicant met with the design review committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with conditions.

CONDITIONS TO BE CONSIDERED:

1. Hours of operation 6AM – 7PM.
2. Playground to be directly accessed from the building
3. Playground to have emergency exit away from the building
4. Playground fence to be 6' wood privacy fence,
5. Applicant must meet all applicable Federal, State, County, and City requirements,
6. Business license to be issued after Planning Staff confirmation of requirements,
7. Playground to meet DHS and City of NLR requirements for playground surface and equipment,
8. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a level 3 or level 4 registered sex offender resides within 2000 feet of the proposed site for the daycare center / home daycare facility.
9. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Special Use #2016-10

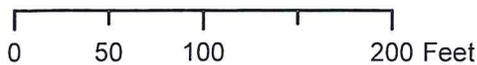


Special Use 2016-10
1700 N. Locust St.
To allow a daycare in
a R-4 zone.



Zoning Map

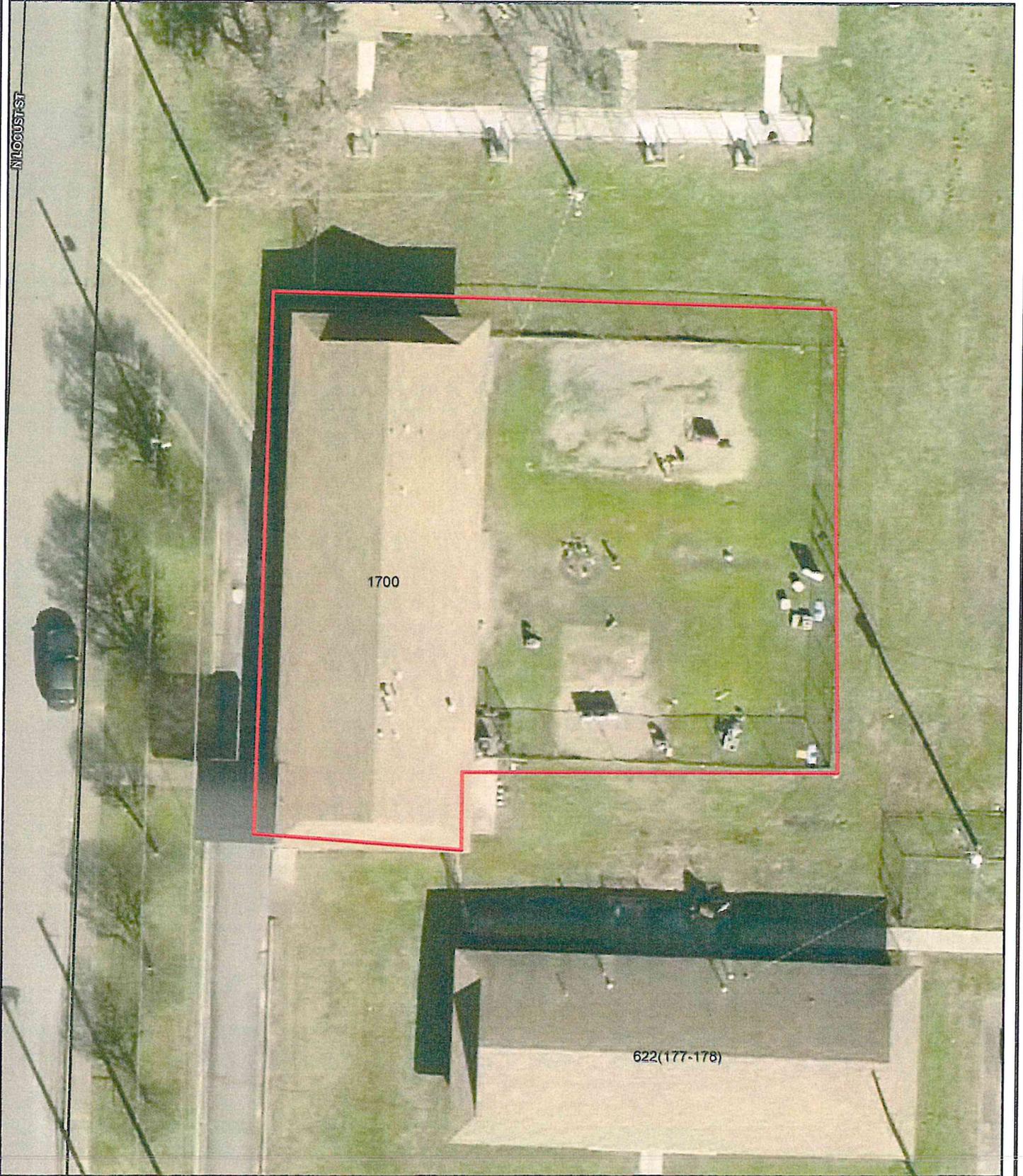
1 inch = 100 feet



Date: 7/26/2016

Not an actual survey

Special Use #2016-10



Ortho Map

Date: 7/26/2016

Not an actual survey

