

**North Little Rock Planning Commission
Regular Meeting
December 9, 2014**

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
Dietz
Foster
Harris
Phillips
Clifton, Chairman

Absent Members:

White

Staff Present:

Robert Voyles, Director
Shawn Spencer, Asst. Director
Matt Fleming, City Attorney
Keisa Stewart, Secretary

Others Present:

Alderman Baxter
Alderman White
Alderman Ross

Approval of Minutes:

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

Motion was made and seconded to excuse Mr. White from today's meeting. The minutes were approved with (8) affirmative votes.

Administrative:

Item 3 has been withdrawn
Letter from the County Planning on Item 2

Development Review Committee:**A. SPR-2423-14 Collins Industrial Park Addition, Lot 5 (Preliminary Plat and Site Plan Review of a 15,000 square foot office/warehouse building)**

- 1. Permit requirements/approvals before a building permit will be issued:**
 - a. Obtain a CNLR Stormwater Permit before any work occurs on the parcel.
 - b. Allow on-site stormwater detention, as shown, if approved by the City Engineer.
 - c. Provide Arkansas Department of Health approval for water and sewer facilities.
- 2. Meet the requirements of the City Engineer, including:**
 - a. Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all 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.
 - b. Provide City Engineer drainage calculations, as required for the proposed facilities.
 - c. Certify that the property does not contain wetlands.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster enclosure to be wood fence with gates. Dumpster screening to include Dwarf Burford Holly planted 3' o.c.
 - 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. Expand the proposed landscaping plan to provide Willow Oak parking lot shade trees along the west boundary every 30'. (Minimum size is to be 2.5" caliper.)
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review. (Staff recommends monument only type entry sign.)
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan. Fire hydrants to be within 400 feet of all areas of building.
 - b. Meet Fire Marshal's requirements on fire hydrant location. The two shown on the western border are located on the adjoining lot and must become accessible to serve this development, or provide additional hydrants.
- 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.
- 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.
 - d. Provide rim, flow line in and out elevations for the manhole across from the proposed development.

- e. Provide the size and material of sewer mains.
- f. Use PAGIS data coordinates and benchmarks for the two manholes.
- g. The proposed service line shall be cast iron soil pipe or SDR 26 bedded per NLRW specifications. Only one building shall be serviced by a service line to the main or manhole. Two buildings using the same service is not allowed.
- h. Provide Plat to NLRWU for calculation of White Oak Basin fee prior to a connection permit.

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 as amended was passed with (8) affirmative and (1) absent votes.

Public Hearings:

1. Special Use #773. To allow a childcare center in an R-3 zone located at 4923 Camp Robinson Road.

The applicants, Ms. Beverly Hall & Ms. Butler, were present. Ms. Butler stated that she received and accepts the conditions.

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

Mr. Foster asked is there any way to reroute the traffic that backs up onto Camp Robinson Rd.

Ms. Butler stated that they will not enter or leave on Camp Robinson; they will enter and leave off of 50th Street.

Chairman Clifton asked about the parking spaces at the site and will there be an inspection before the applicant request a business license.

Mr. Spencer stated that it is listed under staff recommendations as #2 that they must provide 6 customer parking spots in addition to any employee parking spots. He stated that #6 states business license to be issued after Planning Staff confirmation of requirements.

Chairman Clifton asked if there were any further comments.

There were no further comments.

Conditions:

1. Hours of operation: 6am – 7pm, Mon –Fri.
2. Provide 6 customer parking spots in addition to any employee parking spots.
3. Playground to have a 6' wood privacy fence with direct access to the building.
4. Playground fence to have emergency exit away from the building.
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. Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
8. playground to meet DHS and City of NLR requirements for playground surface and equipment,
9. 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 offenders resides within 2000 feet of the proposed site for the daycare center / home daycare facility.

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

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

Special Use #773 was approved with (8) affirmative and (1) absent votes.

2. Special Use #775. To allow 2 mobile homes on one lot in an Rt-1 zone located at 1612 Dortch Loop.

The applicants, Mr. Mark & Mrs. Tonya Pruitt and Mr. John Hale, were present. Mrs. Pruitt stated that they have two trailers on this property and they would like to make it into a residence.

Chairman Clifton asked about the issue of having two mobile on one septic tank.

Mr. Pruitt stated that they would put another septic tank on the lot.

Mr. Voyles stated that they would have to get approval from the Health Department for this site to be sanitary. According to the regulations only one septic tank is allowed per 1 acre. This property is 1.5 acres.

Mr. Chambers expressed his concerns about the septic tanks.

Mr. Voyles stated that in the letter that the county has submitted states that they require 20,000 square feet per single unit and the lot is 22,000.

There was further discussion about the square footage requirements and costs of septic tanks.

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

Mr. Darryl Gaines his concerns are about the sewer. He states that Mr. Pruitt's lot is not larger enough for two septic tanks.

Mr. Dietz recommended postponing until the applicants can come back with an approval from the health department.

Mr. Spencer stated that it's still not meeting the requirements for the County.

Mr. Voyles stated that they should meet with Waste Water Department and see what it would take to meet these requirements.

Mr. Spencer stated that the County is recommending subdividing into two lots so he wouldn't be able to share water between two lots. He would have to replat the lots, so there would still be an issue about the lot sizes.

The application was postponed until January's meeting with (8) affirmative votes.

- 3. Conditional Use #133. **Withdrawn**. To allow temporary contractor offices in a C-3 zone located at 7615 Young Road. **Withdrawn**.
- 4. Rezoning Case #1714. To rezone from O-1 to R-4 to allow a veterans home located at 2200 Fort Roots Drive.

The applicants, Mr. Jim, Mr. Charles Johnson and Mr. Paxton Singleton, were present. Mr. Jim stated that they would like to put an independent living facility that consists of 94 patients with 8 units with community room.

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

There were no further comments

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

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

Rezoning #1714 was approved with (8) affirmative and (1) absent votes.

- 5. Public Hearing #1711. Park Hill Development Overlay

Mr. Robert Voyles gave a brief power point presentation on the Park Hill and Levy Development Overlay. He explained the current zoning for the commercial lots and what they would like to change it to. If property is redeveloped, they would have to go under the adopted zoning ordinance. All existing structures are grandfathered in and will not require any changes unless the owner would like to. He continued with his brief presentation.

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

An audience member voiced his concerns about the changes and what he has been told doesn't match with what Mr. Voyles has presented.

Mr. Allen Stroman concerns were about parking and a time frame as to when things would be changing.

Mr. Voyles stated that there are no plans to widen JFK that would be a state highway project. There is no alley proposal.

Mr. Floyd Hickerson concerns are about the sidewalks.

Mr. David, the owner of Mapco Express, expressed his concerns about the fuels tanks & the zoning and about the parking lots.

There was further discussion about the neighborhood transition.

A motion was made and seconded to carry this public hearing over until January meeting.

6. Public Hearing #1712. Levy Development Overlay

Mrs. Barbara Penny & Mr. Butch Penny are opposed to the proposal.

Ms. Claudia Gravite asked about underground utilities.

A motion was made and seconded to carry this public hearing over until January meeting.

Public Comment/Adjournment:

A motion was made to adjourn and it was seconded. The motion passed with (8) affirmative votes and the meeting was adjourned at 5:55pm.