

North Little Rock Planning Commission
Regular Meeting
February 11, 2014

Chairman Dietz 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, Chairman
Foster
Harris
Phillips

Members Absent:

White
Clifton

Staff Present:

Robert Voyles, Director
Shawn Spencer, Assistant Director
Daniel McFadden, City Attorney
Keisa Williams, Secretary

Others Present:

Alderwoman Debi Ross

Approval of Minutes:

Motion was made and seconded to approve the January meeting minutes as submitted. The minutes were approved with (6) affirmative votes.

Motion was made and seconded to excuse Mr. Clifton and Mr. White from today's meeting. The motion was approved with (6) affirmative votes.

Administrative:

Development Review Committee:**A. NS-2386-14 Glenview Elementary Subdivision, Lot 1 (Preliminary plat and Site Plan Review of a school located at NW corner of Edmonds and E 19th Street)**

- 1. Requirements before the final plat/replat will be signed:**
 - a. Storm Water Detention calculations are to be approved by City Engineer and a written approval provided to Planning Department or pay the drainage fee of \$5000/acre instead of providing on-site detention.
 - b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 2. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit.
 - b. Provide CNLR Access Driveway/Curb Cut Permit.
 - c. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
- 3. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
 - b. Driveway radii returns built to City Engineer's specifications.
 - c. Provide City Engineer drainage calculations for existing and proposed facilities.
 - d. Cross drains in the ROW are to be RCP with flared end section unless approved by Engineering.
 - e. All driveways are to be concrete within the ROW.
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. Provide 8' wood fence on North and West property lines. Fence is to stop 25' from property line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. Provide 10' utility easements around property perimeter.
 - f. Provide site plan to Bike Friendly group for comments.
- 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 ROW dedication on both streets (1/2 of 50')
- 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 a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - d. Approve landscape plan as shown.
 - e. 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.

c. 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. 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.

10. Meet the requirements of NLR Wastewater, including:

- a. Sewer is available to the site.
- b. Standard commercial connection applies.
- c. Grease interceptor required for cafeteria.
- d. A complete set of drawings for development must be submitted to NLR Wastewater.
- e. 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 (6) affirmative and (3) absent votes.

B. Rep-2387-14 AB Gerlach and Sam Bittles Subdivision, Block 1 (Site Plan Review of mini-warehouses located at NE corner of Remount and Spriggs Road)

1. Provide letter from City Engineer that this development is or is not a Hillside Cut.

2. Requirements before the final plat/replat will be signed:

- a. Storm Water Detention calculations are to be approved by City Engineer and a written approval provided to Planning Department or pay the drainage fee of \$5000/acre instead of providing on-site detention.
- b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- c. Recommend waiver of ½ street improvements (street, curb, gutter). Provide approved City Council waiver before plat can be signed.
- d. Recommend waiver of sidewalks along Remount and Spriggs. Signed waiver form by the Mayor and Alderman has been provided by the applicant.
- e. Recommend waiver of the 15' landscaped buffer requirements along the non-street property lines. Provide approved City Council waiver before plat can be signed.
- f. Provide plat showing 25' front setbacks along Spriggs and Remount.
- g. Provide plat showing ½ of 50' ROW dedication on Spriggs.
- h. Provide plat showing ½ of 80' ROW dedication on Remount.
- i. Provide plat showing 25' corner radius.
- j. Provide plat showing 20' side and rear setbacks.

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

- a. Provide CNLR Stormwater Permit.
- b. Provide CNLR Access Driveway/Curb Cut Permit.
- c. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.

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

- a. The first floors of any building are to be a minimum of 1' above any floodplain.
- b. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.

- c. Driveways shall not be closer than 40' to adjoining streets.
 - d. Driveway radii returns built to City Engineer's specifications.
 - e. Cross drains in the ROW are to be RCP with flared end section unless approved by Engineering.
 - f. All driveways are to be concrete within the ROW.
 - g. Secure driveway/curb cut from City Engineer.
 - h. Provide drainage plan for the proposed development including roof drains to the surface and how the water will runoff the property.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - c. Allow front yard fence on Remount and Spriggs.
 - d. Provide black plastic coated chain link fence on property lines that abut streets.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Recommend waiver of ½ street improvements along Remount and Spriggs
 - b. Recommend waiver of sidewalks along Remount and Spriggs.
 - c. Provide ½ of 50' ROW dedication on Spriggs.
 - d. Provide ½ of 80' ROW dedication on Remount.
- 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 (19) street trees as shown.
 - d. Provide 8' black plastic coated chain link fence on East and West property lines where a retaining wall is not utilized.
 - e. Provide 6' or 8' black plastic coated chain link fence on East and West property lines where a retaining wall is utilized.
 - f. Allow use of existing chain link fence at North side of property.
 - g. Provide 6 foot front yard landscape strip between property line and paving along street frontage.
 - h. Provide 4 foot side yard landscape strip between property line and paving all other property lines.
 - i. Recommend waiver of the 15' landscaped buffer requirements along the non-street property lines.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. 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. 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.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. Sewer is available to the site.

- b. Standard commercial connection fee required.
- 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.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (6) affirmative and (3) absent votes.

Public Hearings:

1. Special Use #748. **POSTPONED** To allow car sales in a C-3 zone that requires a Special Use located at 4620 E. Broadway. **POSTPONED**
2. Special Use #752. To allow an ice vending machine in a C-4 zone that requires a Special Use located at 9400 Highway 165.

The applicant, Ms. Kim Hughes, was present. She explained that they would like to have an ice machine on their property. She stated that she received and understood the recommendations.

Mr. Foster asked about the ice vending machine exterior design.

Ms. Hughes stated that the design will match the building.

Mr. Spencer stated that one of the requirements is for the ice vending machine to match their building.

Chairman Dietz asked if anyone in the audience or Commissioners have any further comments.

There were no further comments.

Conditions:

1. Provide 5 street trees along Hwy 165.
2. Ice Vending Unit to be located 5' from east property line, and behind the front building line of the canopy.
3. Applicant to provide painted stripping and bollards to direct traffic away from unit.
4. Ice vending machines may be authorized as an accessory use that is related to another primary use on the subject property.
5. Ice vending machines may be physically attached to the structure housing the primary use on the subject property or as a stand-alone accessory or primary structure. If located in front of the primary structure, the ice vending machine must meet the setback of the zone in which it is located.
6. Ice vending machines shall be painted a similar and complimentary color to the primary structure(s) located in the area.
7. The ice vending machine unit shall be placed on a continuous solid brick or stone foundation. The foundation shall be a minimum of 2' tall.
8. Exterior walls of the ice vending unit shall be stucco or dryvit material(s) or wood that matches existing building.

9. Any mechanical/condensing units associated with the ice vending machine shall be located on the roof of the unit and hidden by a parapet wall. Parapet wall(s) will be of the same material and color of the structure and be a continuation of the vertical wall.
10. Dispensing areas of the ice machine unit will be covered by metal awnings extending a maximum of 4' from the wall of the structure. Awnings shall have a minimum of 9' clearance from the ground.
11. Exterior lighting shall be located under the awnings at the dispensing areas.
12. Signage shall be limited to wall areas located under the awning(s). Signage shall not be internally lit, electronic changeable copy, and/or neon.
13. Two shade trees shall be provided for each unit. Trees are to have an automated underground irrigation system.
14. Bollards shall be placed to prevent a vehicle from damaging the ice machine unit or awnings.
15. The applicant shall comply with signage requirements found in Article 14 of the Zoning Ordinance.
16. The applicant must meet all applicable Federal, State, County and City requirements.
17. Planning Staff shall not issue a business license until inspection confirms that all requirements have been met.
18. The 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.

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

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

Special Use #752 was approved with (6) affirmative and (3) absent votes.

3. Special Use #753. To allow year round outdoor storage on the West and South sides of Walmart located at 4450 McCain Blvd.

The applicant, Chris Coleman, was present.

Mr. Spencer stated that back in 2007 Wal-Mart asked for storage on the West side of the building for 6 months a year, now they are asking for year round storage.

Mr. Foster asked if Wal-Mart will continue storing the same storage units with shelving and about the height of the materials.

Mr. Coleman stated that in the summer time it would be patio based, mulches and etc. that were incorporated. He stated that the storage containers wouldn't be stacked very high.

Mr. Spencer stated that outdoor storage requires fencing but a motion can be made to waive that recommendation.

Mr. Chamber stated that he is opposed to the fencing and recommend Wal-Mart to expand their facility to accommodate storage area.

Mr. Coleman stated that they realized that they needed permission to store landscape materials outside for customers to buy, and the way it was explained to them is to incorporate summer and winter time storage that they used containers.

After further discussion, a motion was made and seconded for recommendations to state:

1. New buffer requirements between parking lot entrances on the west side of Walmart:
 - a. Provide flowering trees (2.5" caliper) every 25 feet.
 - b. Provide Nellie R Stevens Holly shrubs every 5 feet. Shrubs to be 6' tall at planting.
 - c. Trees and shrubs to be planted within 10' of parking lot curb.
 - d. All existing landscaping to remain.
2. Outdoor storage limited to only these two areas. Allow year round outdoor storage at:
 - a. 75' x 300' area on the west side of building.
 - b. 16' x 200' area on south side of building.
3. Applicant must meet all applicable Federal, State, County and City requirements.
4. 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.

Chairman Dietz asked for a roll call vote on the amendment.

Alexander	Yes	Harris	Yes
Belasco	Yes	Phillips	No
Chambers	Yes	White	Absent
Dietz	Yes	Clifton	Absent
Foster	No		

The amendment was approved with (5) affirmative, (2) opposed and (2) absent votes.

Chairman Dietz asked for a roll call vote on the application as amended.

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

Special Use #753 was approved with (7) affirmative and (2) absent votes.

Public Comment/Adjournment:

Mr. Voyles informed the Commissioners that Metro plan has funded a consultant for Park Hill and Levy area and would like for them to come up with amended zoning for that area. Levy Jump Start meetings February 27th & March 1st at Levy Baptist Church.

A motion was made to adjourn and it was seconded. The motion passed with (7) affirmative votes and the meeting was adjourned at 5:15 pm.