

**North Little Rock Planning Commission  
Regular Meeting  
December 8, 2015**

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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