

North Little Rock Planning Commission
Regular Meeting
March 10, 2015

Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:45 PM in the Council Chambers, City Hall.

Members Present:

Belasco
Chambers
Dietz
Foster
Harris
White
Clifton, Chairman

Absent Members:

Alexander
Phillips

Staff Present:

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

Approval of Minutes:

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

Administrative:

Items 4 and 5 have been postponed to the April 14th meeting.

Subdivision Administrative:**A. SPR-2430-15 Grooms Addition, Lot 1 (Site Plan Review of a Starbuck's located at 7125 JFK Blvd)**

- 1. Permit requirements/approvals before a building permit will be issued:**
 - a. Pay the drainage fee of \$5000/acre instead of providing on-site detention. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
 - b. Provide Arkansas Department of Health approval for water and sewer facilities.
- 2. Meet the requirements of the City Engineer, including:**
 - a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - 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. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
 - e. Driveway radii returns built to City Engineer's specifications.
 - f. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
- 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.
 - d. Allow parking for employees north of access drive to count as part of the 19 required parking spaces.
- 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 (1) street trees.
 - d. Provide (2) parking lot shade trees.
 - e. Provide 4 parking lot shade trees on new proposed lot.
 - f. Waive continuous row of shrubs until future development around new proposed lot.
 - 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.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Provide sign location on site plan.

- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. 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. Contacts NLRWU for locate of wye or service line connection for the proposed building.
 - c. Show service line from the proposed building to the existing sewer main.
 - d. Provide detailed Plumbing Plans which shall indicate the size and location of the grease trap facilities and plumbing associated.
 - e. A complete set of drawings for development must be submitted to NLR Wastewater.
 - f. Approval of plans by AR Dept. of Health Engineering Division is required.
- 10. Meet the requirements of Central Arkansas Transit Authority (CATA), including:**
 - a. Meet CATA comments on pedestrian access across private drive to new parking lot as shown on plan.

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. NS-2425-15 Pershing Motel Addition, Lots 1-2 (Preliminary Plat and Site Plan Review of two lots located at the northwest corner of Pershing Blvd and Interstate 40)

- 1. 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. Skywalk to be removed before plat will be signed.
 - c. Install 5' sidewalk on Lot 2 to City Engineers specifications.
 - d. Provide 5' sidewalk on Lot 1 to City Engineers specification or a 2 year performance bond.
 - e. Meet the landscape requirements on Lot 2.
 - f. Meet the landscape requirements on Lot 1 or a 2 year performance bond.
 - g. Provide public sewer main extension to serve Lot 2.
- 2. Meet the requirements of the City Engineer, including:**
 - a. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
 - b. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.

- b. Label on site plan the removal of the skywalk.
 - c. Dumpster to have masonry screening.
 - d. Allow proposed fence as shown.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - f. Provide cross access easement on plat with abutting property.
 - g. Provide 10' utility easements between properties.
- 4. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalk on Lot 1 to City Engineers specification or a 2 year performance bond.
 - b. Install 5' sidewalk on Lot 2 to City Engineers specifications.
- 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 (3) street trees on lot 2.
 - d. Provide (6) parking lot shade trees on lot 2.
 - e. Provide (5) street trees on lot 1 along Pershing.
 - f. Provide (2) street trees on lot 1 on island along I-30.
 - g. Provide (13) parking lot shade trees on lot 1.
 - h. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - i. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - j. Provide 6 foot front yard landscape strip between property line and paving.
 - k. Provide 4 foot side yard landscape strip between property line and paving.
 - l. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the following requirements concerning signage:**
- a. All new 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.
- 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.
 - d. Meet Fire Marshal's requirements on gate access.
- 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. The proposed Lot 2 does not have direct access to a Public sewer main. The creation of a lot split triggers the requirement for a Public main extension to serve Lot 2.
 - c. Provide Plans for the Public sewer main extension for NLRW review and approval prior to construction.
 - d. Show the existing sewer services for each of the buildings for Lots 1 and 2.

- e. Show the location, size and materials of the existing sewer mains and the elevations of the rim, flow line in and out for each nearby manhole.
- f. A complete set of drawings for development must be submitted to NLR Wastewater.
- g. Approval of plans by AR Dept. of Health Engineering Division is required.

10. Meet the requirements of Central Arkansas Transit Authority (CATA), including:

- a. The area is currently served by CATA at this location along route 26.

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. SPR-2431-15 Shorter College Campus Addition, Lot 7R (Site Plan Review of administration building located at the NE corner of 6th and Locust Streets)

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

- a. Provide on-site detention. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
- b. Provide CNLR Access Driveway/Curb Cut Permit.
- c. Provide Arkansas Department of Health approval for water and sewer facilities.

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

- a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
- b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Drainage submittal shall include, as a minimum, the following:
 - iii. Proposed pipe material specifications.
 - iv. Proposed trench and bedding details, materials and specifications.
- 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. Driveway radii returns built to City Engineer's specifications.
- e. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
- f. Show existing and proposed utilities.

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.
- d. Provide corner property line radius at SW and NW corners.
- e. Remove existing sign along Locust.

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 all 3 sides.
- b. Provide ½ street improvements.

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 (13) street trees 40' on center as shown.
 - d. Provide (3) 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.
- 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. 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. Provide a 10' Sanitary Sewer Easement along the South line of the proposed lot.
 - c. Provide a 15' Sanitary Sewer Easement along the East line of the proposed lot and move the proposed building a minimum of 8' to the West so it will not conflict with the new easement.
 - d. Show the location of the existing sewer facilities, mains, size, flow line elevations, rim elevations, etc.
 - e. Show the service line for the proposed building to connect to the existing manhole on the East side of the building.
 - f. A complete set of drawings for development must be submitted to NLR Wastewater.
 - g. Approval of plans by AR Dept. of Health Engineering Division is required.
- 10. Meet the requirements of Central Arkansas Transit Authority (CATA), including:**
- a. The area is currently served by CATA at Bishop Lindsey and Locust.
 - b. Coordinate with CATA on pedestrian access.

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.

Public Hearings:

1. Rezone #1722. To rezone property from C-3 to R-4 to allow apartments at the 7500 Block of Young Road.

The applicant, Hugh Jarrett, was present.

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

There were no comments.

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

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

Rezone #1722 was approved with (7) affirmative and (2) absent votes.

2. Conditional Use #136. To allow a tire store in a C-4 zone located at 2922 Pike Ave.

The applicants, Amina & Jorge Zendejas, were present.

Mr. White asked about tire storage. He asked that used tires not to be stored in front of the building.

Mr. Chambers suggested amending item 2 to state: Store discarded tires in a dry securable area of the primary structure. No outside open –air storage of discarded tires. To also amend item 6 to state: Tire retailers shall schedule regular pick-up of tires by a licensed carrier to avoid excessive amounts of tires stored on the property.

Chairman Clifton asked if anyone had any comments on the amendment.

There were no comments.

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

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

The amendment was approved with (7) affirmative and (2) absent votes.

Conditions:

1. Hours of operation 7am-7pm, Mon-Sat.
2. Store discarded tires in a dry securable area of the primary structure. No outside open-air storage of discarded tires.
3. Up to 30 tires for sale may be displayed outside under a non-permeable cover during business hours. This is considered temporary tire storage. Tires shall be kept neat and organized, preferably in metal racks. Temporary outside displayed tires for sale shall be kept a maximum of 10 feet from the primary structure.

4. Isolate tires from other stored materials that may create hazardous products if there is a fire, including, but not limited to, lead acid batteries, fuel tanks, solvent barrels, and pesticide containers.
5. Store no more than 100 tires per 1,500 square feet of inside storage space.
6. Tire retailers shall schedule regular pick-up of tires by a licensed carrier to avoid excessive amounts of tires stored on the property.
7. Vehicles are only to be repaired/maintained inside the building.
8. applicant must meet all applicable Federal, State, County and City requirements,
9. business license to be issued after Planning Staff confirmation of requirements,
10. 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 Clifton asked for a roll call vote on the application as amended.

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

Conditional Use #136 was approved with (7) affirmative and (2) absent votes.

3. Conditional Use #137. To allow car sales in a C-4 zone located at 920 East Broadway.

The applicant, Mr. Sammy Alsofari, was present.

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

There were no comments.

Conditions:

1. Hours of operation Mon – Fri, 8am-6pm and Sat-Sun 8am-10pm.
2. Fences shall not be allowed in the front yard of a vehicle sales lot, except as mandated under Article 15 hereof.
3. Existing fences located in the front yard of a vehicle sales lot shall be removed, unless required when adjacent to residential use.
4. Six foot wood privacy fence is required along the south parcel boundary as the adjoining zoning is R-4. This fence can terminate 25’ from the Cedar Street right-of-way line.
5. Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
6. Car sales lot limited to area on west side of building. 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. Number of vehicles allowed in car sales area at any one time – 32 vehicles
7. 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.

8. 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.
9. All signage shall meet the requirements of Article 14 of the zoning ordinance.
10. 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.
11. Vehicle sales lot shall be maintained at all times.
12. Sales vehicles shall be locked and secured after business hours.
13. Sales vehicles shall not be used as storage.
14. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
15. Business license to be issued after Planning Staff confirmation of requirements.
16. Business license holder 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 Clifton asked for a roll call vote on the application.

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

Conditional Use #137 was approved with (7) affirmative and (2) absent votes.

4. Special Use #778. POSTPONED To allow a mobile home in an R-2 zone located at 14024 Faulkner Lake Road.
5. Special Use #780. POSTPONED To allow car repair in a C-6 zone located at 1001 Ferry Street.
6. Public Hearing #1720. To amend Master Street Plan on the new alignment for Northshore Lane.

Mr. Robert Voyles stated that the City has been working on several plans with the developer that has agreed to construct a collector street between Crystal Hill Road and Young Road. (A map was presented illustrating the existing and proposed alignment of proposed Northshore Lane north of Young Road.) The City is supporting the proposal as this will improve are circulation by providing a second roadway between Crystal Hill Road and Young Road. The roadway will also serve to provide two approach points into the proposed apartment complex which is required under the Fire Code and to serve life and safety concerns.

Chairman Clifton asked if anyone would like to comment on this application.

Mr. Hugh Jarrett, with the Lindsey Development Company, stated that the Chandler family owns the property between the proposed apartment development and Crystal Hill Road. They have reached an agreement for an alignment through the Chandler Family’s property. He stated that soil

compaction is poor on the northeastern portion of the property they are acquiring and that area is not recommended for the roadway alignment and there simply not enough room for a roadway right-of-way through the northern portion of the development for the project to be feasible. The proposed alignment west of the mountain to Young Road with on street parking is a satisfactory alignment to the Development Company. He stated that the proposed align provides improved circulation through the Chandler's property works with their future development plans.

Mr. Bob Hardin, representing for the Pfeifer family, stated that they are opposed to the change in the Master Street plan. He stated that it discontinues the continuation of Northshore Lane which was proposed to provide a second entrance to the business park. He stated that there is no objection to the proposed apartment development but does object to discontinuing the proposed Northshore Lane alignment that was planned as a second access way into the business park. Mr. Pfeifer has insisted that the business park has provided much value to the City and the proposal will deny and continuous roadway and second access out of the business park, which will increase traffic congestion. The proposed amendment would serve primarily the apartment development and not serve the desired second outlet for the business park. As a result, Mr. Pfeifer believes this amendment will inhibit further business development and therefore objects to the amendment.

Mr. Matt Chandler stated that they originally opposed placing a collector street through their property because of the unknowns as to future development plans; but his family has worked with the Lindsey Development Company on an acceptable alignment. The alignment intersection with Crystal Hill is acceptable with the AHTD as it meets the distance requirement from the White Oak Bridge. He stated that he is not opposed to this amendment and if someone came back with another plan, they would likely accept that as well; but is opposed to Mr. Pfeifer's proposal.

Ron Harris suggested it would be best to remove the mountain now before the apartment development as it may generate later problems but that is not likely to occur.

Hugh Jarrett stated that not until today had Mr. Pfeifer expressed any interest in advancing a road improvement, at this time, to Northshore Lane and that is why they proposed the alternaive alignment.

Mr. Voyles stated the proposal provides a reasonable connection between Crystal Hill Road to Young Road and following the road base of Young Road to Northshore Lane could be constructed at a much lower cost that removing part of the mountain. He added that a straight alignment of Northshore might also encourage faster traffic which would not be conducive to a quality residential setting for the proposed 400 units. Allowing some curvature of the collector should reduce travel speeds improve the residential setting. He doubted that travel times either going east or west of the mountain would be significantly different. The Lindsey Development Company has already agreed to incorporate a stub into Mr. Pfeifer's property which allows for a possible future straight connection to Northshore Lane.

Mr. Chambers expressed interest in retaining the existing Master Street Plan and allow the second connection to Young Road at a standard less than a collector type roadway. The existing plan provides for circulation for a much larger area which may be helpful in the future.

Chairman Clifton expressed concern that an alignment through the mountain might prove too costly to be feasible to construct.

Mr. White suggested we make the amendment and include the stub with site development plan to allow for a future alignment to Northshore Lane. This proposal would accomplish providing a roadway connection between Crystal Hill Road and Young Road now and would help circulation concerns.

Commissioner White, seconded by Commissioner Belasco motioned to accept the proposed alignment as presented as replacement for the previous alignment.

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

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

Public Hearing was approved with (6) affirmative, (1) opposed 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 5:30 pm.