

North Little Rock Planning Commission
Regular Meeting
February 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:

Alexander
Belasco
Chambers
Dietz
Foster
Harris
Phillips
White
Clifton, Chairman

Staff Present:

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

Others Present:

Alderman Debi Ross
Alderman Steve Baxter

Approval of Minutes:

Motion was made and seconded to approve the January meeting minutes as submitted. The minutes were approved with (9) affirmative votes.

Administrative:

Item B has been withdrawn
Item 3 has been postponed to March 10th

Subdivision Administrative:**A. NS-2428-15 Ridge Road Elementary Addition, Lot 1 (Preliminary Plat and Site Plan Review of a building addition located at the SW corner of West 47th /Ridge Road)****1. Requirements before the final plat/replat will be signed:**

- a. Pay the drainage fee instead of providing on-site detention. Drainage fee to be determined by City Engineer.
- b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- c. Provide required ROW on all streets.
- d. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, trees) or a performance bond. Waivers of ½ street improvements must be approved by City Council.
- e. Street improvements must be approved by City Engineer and accepted by City Council.

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

- a. Provide a recorded final plat before a building permit will be issued.
- b. Coordinate drainage design with City Engineer.
- c. Provide CNLR Stormwater Permit. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
- d. Provide CNLR Access Driveway/Curb Cut Permit.
- e. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
- f. Provide Arkansas Department of Health approval for water and sewer facilities.

3. 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. Cross drains in the ROW are to be RCP with flared end section unless approved by Engineering.
- g. All driveways are to be concrete within the ROW.
- h. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
- i. Obtain driveway/curb cut from City Engineer or AHTD if State Highway.

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. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- d. Provide 25' corner radii on plat.
- 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 or signed waiver.
 - b. Provide sidewalk along "M" street except the east 180 feet. Location and design to be determined by City Engineer. Signed waiver form 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 automated underground irrigation to all required trees and shrubs.
 - c. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - d. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - 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. 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. Label the Existing 8" Gravity Sewer as a "Private Sewer Main" along with a note to be called out the NLR School District is responsible for maintain and operating the gravity sewer system to the NLRW standards.
 - 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.
- 11. Meet the requirements of Central Arkansas Transit Authority (CATA), including:**
 - a. Area currently served by CATA at 47th and Camp Robinson.
 - b. Development includes campus sidewalks but reduces the sidewalk access from the curb line.

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 (9) affirmative votes.

Public Hearings:

- 1. Rezone #1718. To rezone property from O-1 to C-3 to allow commercial at the SE corner of Charles Boyer Drive and Interstate 40.

Mr. Voyles gave a brief introduction about the property and what plans have been discussed for this property. He stated that Mr. Bob Rhodes or Mr. Todd Larson would present this application.

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

Mr. Jeff Higdon is opposed to this application. He expressed his concerns for the environment and traffic noise.

Ms. Sandra Prater is opposed to the application. She expressed concerns about drainage and crime.

Mr. Todd Larson explained that a lodge has been in the Burns Park plan. He talked about the buffer zone.

Chairman Clifton asked that everyone that is opposed to this application to please stand. The majority of the room was standing. He asked if they had a spokesperson that summons up all the complaints for the neighborhood.

Mrs. Becky Scott stated that she received the notice and realizes that half of her neighbors did not receive the same notice for this meeting. She is opposed to this application along with several of her neighbors. Her concerns were traffic, taxes, and unpleasant neighborhood. She had a list of emails from several people from Amboy School and surrounding neighbors whom couldn't make it to the meeting.

Chairman Clifton asked if anyone would like to add to what Mrs. Scott presented.

Ms. Julia Hardy, Ms. Dana Julian and Mr. Carl Springer are opposed to the application and expressed that there are other areas in the city can needs more attention than building a lodge that will take away from their neighborhood. They all have stated that Dr. Burns told some of the residents in the area that this property was donated to the city with the stipulation that it would stay as is.

Chairman Clifton asked if there were any comments from the Commissioners.

Ms. Belasco stated that she has received numerous phone calls and emails opposed to this application. She stated that she explained to those that called that the Commissioners do not have the final vote, it has to go through City Council.

Chairman Clifton explained that the Commissioners are just a recommendation to the City Council.

Mr. Voyles stated that he would like to hear from Parks administration on this application and to postponed until March 10th meeting.

Chairman Clifton asked if the notice was sent out in a timely manner.

Mr. Voyles stated that the notice was sent out to the people that is within 200 feet of this property as well as inserted in the newspaper and a sign was put up. He stated that staff followed standard procedures.

Ms. Rachel Gunya asked why the city couldn't use the abandon properties on Charles H Boyer; she stated that they would seem less costly than tearing down trees.

Mr. Chambers stated that in terms of Dr. Burns and his comments about the land usage, sometimes those comments are recorded in the deed, so they may want to do research.

Mr. Matt Fleming stated that this is federal property and it was deeded over to the city. So it is unsure if Dr. Burns even owned this property.

Mr. Chambers stated that he would like to see a planned unit development which involves intake with the neighbors and developer. This would maximize the benefit with neighbors and the developer in a negotiating plan of the property.

Mr. White stated that this should be tabled until the next meeting so that Parks administration can come and give his presentation.

A motion was made and seconded to postponed until March 10th meeting. The motion was approved with (9) affirmative votes.

2. Special Use #774. To allow a childcare center in an R-2 zone located at 5301 Summertree.

The applicants, Mr. & Mrs. Ronald Bailey, were present.

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

Mr. Andrew Darr stated that he was not opposed to the application but expressed his concerns about traffic and the unfinished street near his property. He expressed issues with trash pick-up in this location.

There was further discussion.

Chairman Clifton asked for any further comments.

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 | Yes |
| Dietz | Yes | Clifton | Abstain |
| Foster | Yes | | |

Special Use #774 was approved with (8) affirmative and (1) abstain votes.

3. Public Hearing #1720. Postponed. To amend Master Street Plan on the new alignment for Northshore Lane.

4. Public Hearing #1711 and #1712. Park Hill and Levy Development Overlay

Mr. Voyles stated that they have a work group that has been meeting for both areas. He stated that they will try to get a draft to the Commissioners.

A motion was made and seconded to table both public hearing until the next meeting. The motion passed with (9) affirmative votes.

Chairman Clifton asked if anyone in the audience would like to make any comments.

There were no further comments.

Public Comments/Adjournment:

A motion was made to adjourn and it was seconded. The motion passed with (9) affirmative votes and the meeting was adjourned at 5:50 pm.