

North Little Rock Planning Commission
Regular Meeting
September 8, 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:

Jimmy Pritchett, City Planner
Timothy Reavis, City Planner
Daniel McFadden, City Attorney
Keisa Stewart, Secretary

Approval of Minutes:

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

Administrative:

Item 2 has been postponed to October 13 meeting

Subdivision Administrative:

- A. Rep-2455-15 Big Red Addition, Lot 1 (Replat and Site Plan Review of a convenience store with pumps and a restaurant located at 601 Broadway)**
- 1. Requirements before the final plat/replat will be signed:**
 - a. 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. Stormwater plans 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 Environmental Quality (ADEQ) Stormwater Permit.
 - d. 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. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
 - c. Driveway radii returns built to City Engineer's specifications.
 - d. All driveways are to be concrete within the Street ROW.
 - e. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.
 - f. 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. Any canopy lighting shall be recessed into the canopy.
 - 5. Meet the requirements of the Master Street Plan, including:**
 - a. Provide and/or repair 5' sidewalks ramps curb to ADA standards and City standards.
 - 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 street trees on center, as shown.
 - d. Provide parking lot shade trees, as shown
 - 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.
 - 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.
 - c. Label sign as monument sign.
 - 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.
 - 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. Provide a 15' Sanitary Sewer Easement center over the existing sewer line between Lots A & B, Block 5 McDiarmid's Subdivision.
- b. Submit plumbing and floor plans to NLRW for review of grease trap and service line connection to the existing sewer main.
- c. Contractor shall disconnect existing sewer service and seal main per NLRW requirements.
- d. Show the finish floor elevation on the Site Plan
- e. Provide the location of the sewer main on the Site Plan and include the rim elevation, flow line in elevation, flow out elevation, size of main, etc.
- f. Show the location of the service line and indicate type of material.
- g. Show the location of the grease trap and details.

11. Meet the requirements of Rock Region Metro (CATA), including:

- a. See attached sheet from Rock Region Metro.

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 (8) affirmative and (1) absent votes.

B. NS-2456-15 Springhill Development, Lot 5, Block 4 (Preliminary Plat of a lot located at northern corner of Springhill and Smokey Lane)

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

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. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Provide cross access easement on plat with abutting property.

4. Meet the requirements of the Master Street Plan, including:

- a. Defer 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.

5. Meet the requirements of the Screening and Landscaping ordinance.

- a. Street trees will be provided during SPR.

6. Meet the following requirements concerning.

7. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.

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. Approval of plans by AR Dept. of Health Engineering Division is required.
- 10. Meet the requirements of Rock Region Metro (CATA), including:**
- a. See attached sheet from Rock Region Metro.

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 (8) affirmative and (1) absent votes.

C. Rep-2457-15 Argenta Flats, Lot 2 (Replat and Site Plan Review of apartments located in the 600 block of Maple Street)

- 1. Requirements before the final plat/replat will be signed:**
- a. Pay the drainage in-lieu fee of \$5000/acre for commercial development 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. Stormwater plans 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.
- 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. Provide property line corner radius at the corner of 6th and Maple to the City Engineer's specs.
 - f. Driveway radii returns built to City Engineer's specifications.
 - g. All driveways are to be concrete within the Street ROW.
 - h. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.

- i. Obtain driveway/curb cut from City Engineer.
- 4. Meet the requirements of Community Planning, including:**
 - a. "Alley" buildings to 5' from property line as approved by BOA.
 - b. Provide the standard requirements of Zoning and Development Regulations.
 - c. Dumpster to have masonry screening.
 - d. Dumpster enclosure to be 5 foot from property line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Provide/Repair sidewalks, ramps and curb to ADA standards and City standards.
- 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 (10) street trees, as shown
 - d. Provide detail of street trees located in the sidewalk along Maple.
 - e. Provide (7) parking lot shade trees as shown.
- 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. Provide a 15' Sanitary Sewer Easement center over the proposed sewer main extension.
 - b. The proposed 8" sanitary sewer line extension shall be a Public line.
 - c. Each housing unit shall be metered separately.
 - d. Please clarify flow line elevations and direction of flows for the sewer main in the alley on the East side of the property.
 - e. The service line shall be SDR 26 PVC or Cast Iron Pipe. SDR 35 for service lines are not allowed per NLRW Specifications.
 - f. The bedding detail for the pipe does not conform to NLRW Specifications.
Please refer or use NLRW Bedding Detail Specifications.
- 11. Meet the requirements of Rock Region Metro (CATA), including:**
 - a. See attached sheet from Rock Region Metro.

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 (8) affirmative and (1) absent votes

D. Rep-2458-15 Argenta Flats, Lot 4 (Replat and Site Plan Review of apartments located in the 800 block of Maple Street)

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

- a. Pay the drainage in-lieu fee of \$5000/acre for commercial development 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. Stormwater plans 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.

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:
 - 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. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
- e. Provide property line corner radius to the City Engineer's specs.
- f. Driveway radii returns built to City Engineer's specifications.
- g. All driveways are to be concrete within the Street ROW.
- h. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.
- i. Obtain driveway/curb cut from City Engineer.
- j. Site plan approval subject to City Traffic Engineer.

4. Meet the requirements of Community Planning, including:

- a. "Alley" buildings to 5' from property line as approved by BOA.
- b. Provide the standard requirements of Zoning and Development Regulations.
- c. Dumpster to have masonry screening.
- d. Dumpster enclosure to be 5 foot from property line.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.

5. Meet the requirements of the Master Street Plan, including:

- a. Provide/Repair sidewalks, ramps and curb to ADA standards and City standards.

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 (14) street trees, as shown
- d. Provide detail of street trees located in the sidewalk along Maple.
- e. Provide (8) parking lot shade trees as shown.

- f. Provide 4' landscape strip along alley.
- 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. Provide a 15' Sanitary Sewer Easement center over the proposed sewer main extension.
 - b. The proposed 8" sanitary sewer line extension shall be a Public line.
 - c. Each housing unit shall be metered separately.
 - d. Please clarify flow line elevations and direction of flows for the sewer main in the alley on the East side of the property.
 - e. The service line shall be SDR 26 PVC or Cast Iron Pipe. SDR 35 for service lines are not allowed per NLRW Specifications.
 - f. The bedding detail for the pipe does not conform to NLRW Specifications. Please refer or use NLRW Bedding Detail Specifications.
 - g. What is the A3/B3 building and the use?
- 11. Meet the requirements of Rock Region Metro (CATA), including:**
 - a. See attached sheet from Rock Region Metro.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. A motion was made and seconded to amend item 3 to add site plan approval by City Traffic Engineer. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (8) affirmative and (1) absent votes.

Public Hearings:

1. Conditional Use #144. To allow a convenience store with pumps and a drive thru restaurant in a C-6 zone located at 601 West Broadway.

The applicant, Mr. Andrew Hicks, was present. He gave a brief description of the current and projected future usage.

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

Mr. White asked that the applicant follow the City's current sign ordinance.

Mr. Daniel McFadden stated that there is a general statement under item 2 stating that the applicant must meet all applicable Federal, State, County and City requirements, so yes the applicant must follow the City’s current sign ordinance.

Ms. Barker, the owner of 621 W. Broadway, asked if this project would affect her property.

Mr. Hicks explained that it would not affect her in anyway.

Chairman Clifton asked if anyone have any comments.

There were no further comments.

Conditions:

1. allow a convenience store with gas pumps and a drive thru restaurant,
2. applicant must meet all applicable Federal, State, County and City requirements,
3. business license to be issued after Planning Staff confirmation of requirements,
4. 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.

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

Conditional Use #144 was approved with (9) affirmative votes.

2. Rezone #1732 and Special Use #785. Postponed. To rezone from O-1 to C-1 to allow a therapy clinic and a Special Use for a daycare located at 5800 Alpha Street. Postponed.

Public Comments/Adjournment:

A motion was made to adjourn and it was second. The motion was passed with (9) affirmative votes and the meeting were adjourned at 5:05 pm.