

North Little Rock Planning Commission
Regular Meeting
February 9, 2016

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
Clifton, Chairman

Absent Member:

White

Staff Present:

Shawn Spencer, Director
Tim Reavis, City Planner
Daniel McFadden, Assistant City Attorney
Keisa Stewart, Secretary

Others Present:

Alderman Beth White
Alderman Debi Ross

Approval of Minutes:

Motion was made and seconded to excuse Mr. White from today's meeting. The motion was approved with (7) affirmative votes.

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

Administrative:

Subdivision Administrative:

- A. **SD2015-17** (Postponed) Rocktown Subdivision, Lot 1 (Preliminary Plat and Site Plan Review of residences located at the NW corner of Rockwater Blvd and Parker Street)
- B. **SD2015-20 Freeman's Addition, Lot 17R (Site Plan Review of a tire store located 3900 Camp Robinson Rd.)**
1. **Permit requirements/approvals before a building permit will be issued:**
 - a. Provide approved City Council ordinance allowing a tire store at this location.
 - b. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - c. Provide driveway/curb cut from City Engineer or AHTD if State Highway
 - 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. Provide on-site storm water detention or demonstrate to City Engineer that on-site detention is not required (Based on proposed development).
 - b. 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.
 - c. All driveways are to be concrete within the ROW.
 - d. Show first floor building elevation.
 - e. Show sewer lines and other 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.
 4. **Meet the requirements of the Master Street Plan, including:**
 - a. Provide 6' sidewalk directly behind curb and gutter.
 - b. Leave sidewalk and driveway apron and remove any concrete in ROW and replace with landscaped area.
 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 2 street trees 40' on center.
 - d. Provide 2 parking lot shade trees.
 - e. Provide 6 foot front yard landscape strip between property line and paving.
 - f. Waive 4 foot side yard landscape strip between property line and paving.
 - g. Provide buffer between dissimilar uses or zoning.
 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. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept. of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 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. Location served by Route 4 currently providing rides to jobs in the area. The location on Camp Robinson Rd. is in the heart of the Levy neighborhood service. Plans for a more walk-able and transit supportive environment are underway. We feel reducing the curb butts to a minimum, adding the appropriate landscape buffers and providing a pedestrian path to the storefront are key elements fostering these plans. We suggest plan elements to show more of these improvements to the downtown area. Metro supports North Little Rock's transit supportive zoning.

Mr. Dietz 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. SD2016-1 Overbrook Addition, Lots 5F, 5G, 5H, and 5J, Block A (Replat for ROW on Springvale Rd.)

- 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. 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. Provide City Council ordinance (#8779 approved 12/14/15) that:
 - a. waives sidewalks
 - b. allows parking that backs onto street
 - c. allows cul-de-sac length of 970 feet
 - d. waives parking lot shade trees
 - e. waives continuous screen of shrubs for parking spaces
 - f. waives front yard 6' wide landscape strip
 - g. waives automated underground irrigation system
 - h. waives vertical sight distance requirements
- 2. Meet the requirements of the City Engineer, including:**
- a. Street must be accepted by City Council for City to provide future maintenance.

- b. Developer to request acceptance from City and provide a 2 year maintenance bond. Bond price to be agreed on by City Engineer.
3. **Meet the requirements of Rock Region Metro (CATA), including:**
 - a. Location served by route 36 along JFK and Springvale Rd. Re-platting the area does not affect transit access. However any future development, we would encourage better pedestrian amenities to coincide with existing multi-family development along this corridor.

Mr. Dietz 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.

D. SD2016-2 Seahawk Transportation Addition, Lot 1 (Replat and Site Plan Review of an industrial lot located at 2218 Central Airport Rd.)

1. **Engineering requirements before the final plat/replat will be signed:**
 - 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. Allow 50' ROW on Rains Drive.
 - c. Provide an additional 5' ROW on Central Airport Road.
 - d. Provide ½ street improvements on Rains Drive or a performance bond. Street improvements must be approved by City Engineer. Waivers of the Master Street Plan must be approved by City Council.
 - e. Provide ½ street improvements on Central Airport Road or a performance bond. Street improvements must be approved by City Engineer. Waivers of the Master Street Plan must be approved by City Council.
 - f. 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. Provide 10' utility easements around property perimeter.
3. **Permit requirements/approvals before a building permit will be issued:**
 - a. Provide in-lieu of fee for 16 street trees (\$4800) or plant along Rains Road.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - d. Provide driveway/curb cut from City Engineer.
 - e. Provide Arkansas Department of Health approval for water and sewer facilities.
 - f. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
 - g. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
4. **Meet the requirements of the City Engineer, including:**
 - a. Provide on-site storm water detention or demonstrate to City Engineer that on-site detention is not required (Based on proposed development). Stormwater plans and detention

- calculations are to be approved by City Engineer and a written approval provided to Planning Department.
- b. 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.
 - c. Driveway radii returns built to City Engineer's specifications.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If dumpster is utilized then dumpster to have masonry screening.
 - c. Allow phasing of parking area (if needed).
 - d. Allow fence within the front building line along Rains.
 - e. Six foot max fence height along Rains and Central Airport including barb wire facing in or straight up. Barb wire may face outwards as long as it does not encroach into the ROW or onto abutting property.
 - f. Eight foot max fence height along north and east property lines including barb wire or concertina wire. Barb or concertina wire may face outwards as long as it does not encroach into the ROW or onto abutting property.
 - g. Fence/gates at 2 entrances to setback 50' from edge of Rains so vehicles waiting on gate to open will not block Rains.
 - h. Waive 4' landscape strip along north, east and south property lines.
 - i. Allow gravel surface for truck operations as shown.
 - j. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks not required in industrial subdivision.
 - b. Provide ½ street improvements or waiver from City Council.
 - c. Provide ROW dedication as shown.
- 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.
 - c. Allow existing trees to serve as parking lot shade trees.
 - d. Provide 5 street trees evenly spaced along Central Airport.
 - e. Provide 8 street trees evenly spaced along Rains from Central Airport to first entrance.
 - f. Provide in-lieu of fee for 16 street trees (\$4800) or plant along the remaining section of Rains Road.
 - g. Provide 6 foot front yard landscape strip between property line and paving.
- 8. 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.
- 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. Parking for semi-trailers to be between the two entrances along Rains.
 - d. Fire hydrants to be within 400 feet of all areas of building.
- 10. Meet the requirements of CAW, including:**
- a. Additional fire hydrant(s) will be required and a short water main extension will be needed to provide fire service to this property.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.

- d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
- e. Approval of plans by AR Dept. of Health Engineering Division is required.
- f. Proposed water facilities will be sized to provide adequate pressure and fire protection.

11. Meet the requirements of NLR Wastewater, including:

- a. A complete set of drawings for development must be submitted to NLR Wastewater.
- b. Approval of plans by AR Dept. of Health Engineering Division is required.

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

- a. Location not currently served by METRO and the location is not current part of our immediate service expansion plans.

Mr. Dietz stated the applicant met with the Development Review Committee and has agreed to all the requirements. Mr. Shoptaw inquired about item 3A being removed. Mr. Spencer stated that a waiver request has to be made by applicant to City Counsel. 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. Conditional Use #2016-4: To allow a tire store at 3900 Camp Robinson Rd.

The applicant, Mr. Terry Burruss, was present. He stated that he received and understood the conditions. He asked for the hours recommended to be amended to 9 a.m. to 7:30 p.m.

Mr. Chambers requested to amend the hours from 8 a.m. to 8 p.m.

The motion was made and seconded to amend the hours from 8 a.m. to 8 p.m.

Conditions

1. Hours of operation are Monday through Saturday 8am – 8pm.
2. Store tires in a dry securable area of the primary structure. No outside open-air storage of 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 should 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. No auto repair other than those associated with removal/replacement of tires and wheels.
9. No outdoor PA/music permitted.
10. applicant must meet all applicable Federal, State, County and City requirements,
11. business license to be issued after Planning Staff confirmation of requirements,
12. 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 if anyone in the audience or Commissioners would like to speak for or against this application.

Alderman Beth White inquired about item #6 under the conditions.

Mr. Chambers explained the type of business at this location.

Chairman Clifton asked if there were any further comments.

There were no further comments.

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

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

Conditional Use#2016-4 was approved with (8) affirmative and (1) absent votes.

2. Rezone# 2016-1: To rezone from I-2 to C-2 to allow a surgical outpatient clinic located at NW corner of E. 43rd and Gage Dr.

The applicant, Chris East representing Cromwell, was present.

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

Mr. Chambers inquired about this applications going through Development Review.

Mr. Spencer stated that the applicant wanted to rezone first before they hired an architect to design something that was not allowed.

Chairman Clifton asked if there were any further comments.

There were no further comments.

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

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

Rezone#2016-1 was approved with (8) affirmative and (1) absent votes.

- 3. Rezone #2015-4: (Postponed) To rezone from R-4 to a PUD to allow townhouses and efficiency apartments located at the NW corner of Rockwater Blvd and Parker Street.
- 4. Public Hearing #2016-3: To amend the zoning ordinance to move items to appendices.

Mr. Spencer stated that Staff wanted to rearrange a couple chapters in the zoning ordinance due to the Park Hill Jumpstart and Levy Jumpstart being added as appendices to the zoning ordinance. Staff would like to move 3 of the larger overlay districts to the appendix area also.

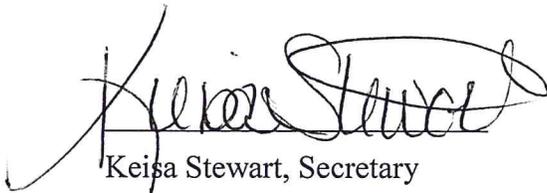
Alexander	Yes	Dietz	Yes	Phillips	Yes
Belasco	Yes	Foster	Yes	White	Absent
Chambers	Yes	Harris	Yes	Clifton	Yes

Public Hearing# 2016-3 was approved with (8) affirmative and (1) absent votes.

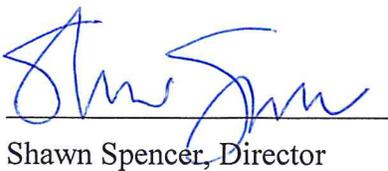
Public Comments/Adjournment:

A motion was made to adjourn and it was seconded. The motion passed with (8) affirmative votes and the meeting was adjourned at 5:05 pm.

Respectfully Submitted:



Keisa Stewart, Secretary



Shawn Spencer, Director