

North Little Rock Planning Commission
Regular Meeting
January 12, 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
Chambers
Dietz
Foster
Harris
Phillips
White
Clifton, Chairman

Absent Member:

Belasco

Staff Present:

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

Others Present:

Alderman Baxter

Approval of Minutes:

Motion was made and seconded to excuse Ms. Belasco from today's meeting. The motion was approved with (8) affirmative votes.

Motion was made and seconded to approve the December meeting minutes as submitted. The minutes were approved with (8) affirmative votes.

Administrative:

Statement of Financial Interest due to City Clerk by January 31, 2016

Subdivision Administrative:**A. SD2015-13 Sommers Commercial Park, Lot 4A, Block 3, (Site Plan Review of a restaurant located at 5103 Warden Road)****1. Permit requirements/approvals before a building permit will be issued:**

- a. 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.
- 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. Provide Arkansas Department of Health approval for water and sewer facilities.
- e. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
- f. 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. Label sheet as Site Plan Review according to checklist.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Somers entrance/exit open to remain open.
- c. Dumpster to have masonry screening.
- d. 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 (5) street trees along Warden.
- d. Provide (19) 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.
- i. 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. 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. Provide a sprinkler system which will require the hydrant to be located within 150 feet of the sprinkler connection.
- 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. Food service may require grease interceptor.
 - 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.
- 10. Meet the requirements of Rock Region Metro (CATA), including:**
 - a. Location not currently served by METRO but future serve will be provided through our Flex-Service and Community Shuttles 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 (8) affirmative votes.

B. SD2015-14 McCain East, Lot 2, Block 3 (Preliminary Plat of an industrial lot located at NW corner of 43rd Street and Gage Drive)

- 1. Engineering requirements before the final plat/replat will be signed:**
 - a. Detention to be determined at Site Plan Review.
- 2. Planning requirements before the final plat/replat will be signed:**
 - a. Sidewalks and street trees are to be determined at Site Plan Review.
- 3. Permit requirements/approvals before a building permit will be issued:**
 - a. 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:**
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Site Plan Review required at time of development.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan:**
- 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 buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**

- a. All 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.
- 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.
- 10. Meet the requirements of CAW, including:**
- a. All CAW requirements in effect at the time of request for water service must be met.
 - b. 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.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. Show location of existing sanitary sewer facilities.
 - 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.
- 12. Meet the requirements of Rock Region Metro (CATA), including:**
- a. Location not currently served by METRO but future serve will be provided through our Flex-Service and Community Shuttles providing rides to jobs in the area. No objections to plat as shown.

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 votes.

C. SD2015-15 Branch Comm Riverview Addition, Lot 1 (Preliminary Plat and Site Plan Review of cell tower located at 920 W 15th Street)

- 1. Engineering requirements before the final plat/replat will be signed:**
 - a. No comments
- 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 letter from Board of Adjustment approving a lot size of 40'x40' and allowing the proximity to the other tower on the lot.
- 3. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide letter from Board of Adjustment approving the tower height.
 - b. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - c. 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. No comments
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Allow fence as shown
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.

- 6. **Meet the requirements of the Master Street Plan:**
- 7. **Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. Pay the street tree/landscaping in-lieu fee of \$5000.
- 8. **Meet the requirements of the Fire Marshal, including:**
 - a. Meet Fire Marshal requirements on gate access.
- 9. **Meet the requirements of CAW, including:**
- 10. **Meet the requirements of NLR Wastewater:**
- 11. **Meet the requirements of Rock Region Metro (CATA), including:**
 - a. Location is currently served by Rock Region METRO on route 13 Pulaski Heights. We have no objections to this development as shown.

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 votes.

D. 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)

Public Hearings:

- 1. Conditional Use 2015-3: To allow a beauty salon in an I-1 Zone located at 9205 Maumelle Blvd.

The applicants, Ms. Wilson and Mr. Reggie Wright, were present. Mr. Wright stated that he received and understood the staff recommendations.

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

There were no further comments.

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

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

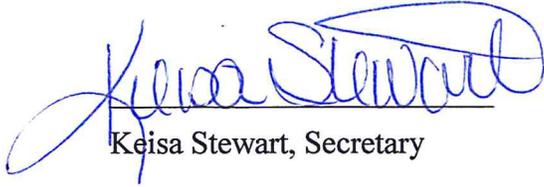
Conditional Use 2015-3 was approved with (8) affirmative and (1) absent votes.

- 2. 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.

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 5:55 pm.

Respectfully Submitted:



Keisa Stewart, Secretary



Shawn Spencer, Director