

North Little Rock Planning Commission
Regular Meeting
April 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
Belasco
Chambers
Dietz
Foster
Clifton, Chairman

Absent Member:

Harris
Phillips
White

Staff Present:

Shawn Spencer, Director
Tim Reavis, City Planner
Bill Brown, City Attorney
Keisa Stewart, Secretary

Others Present:

Marie Miller, Assistant City Attorney

Approval of Minutes:

Motion was made and seconded to excuse Mr. Harris, Mr. Phillips and Mr. White from today's meeting. The motion was approved with (6) affirmative votes.

Motion was made and seconded to approve the March meeting minutes as submitted. The minutes were approved with (6) affirmative votes.

Administrative:

Item 1 has been postponed to May 10th meeting.

Subdivision Administrative:**A. SD2016-12 Home Depot Addition, Lot 1R (Site Plan Review of a Frozen Custard Store at 4305 East McCain Blvd –The Home Depot parking lot)****1. Permit requirements/approvals before a building permit will be issued:**

- a. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet
- b. protection, and drainage details.
- c. Provide Arkansas Department of Health approval for water and sewer facilities.
- 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. 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. Reference latest FEMA map panel, and note that proposed development is not in the 100 year flood plain.

3. Meet the requirements of Community Planning, including:

- a. Address of building is 4305 East McCain Blvd.
- b. Provide the standard requirements of Zoning and Development Regulations.
- 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 (7) street trees as shown.
- d. Provide (12) shade trees as shown.
- e. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
- f. 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. No pole sign permitted. Label sign on drawing as monument sign.
- c. 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. 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 currently served by METRO on Route 10 McCain Blvd. location is part of our future express services.

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 (6) affirmative and (3) absent votes.

B. SD2016-13 McCain Mall Subdivision, Lot 3, Block 2 (Site Plan Review of a McDonalds located at 4008 McCain Blvd)

- 1. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - b. Provide driveway/curb cut from City Engineer or AHTD if State Highway
 - c. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
 - 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.
- 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. Driveway radii returns built to City Engineer's specifications.
 - c. All driveways are to be concrete within the ROW.
- 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 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards along McCain. No sidewalk required on frontage road.
- 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 (12) street trees.
 - d. Provide (8) 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. (not required on west side of parking lot)
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Signs along McCain are in the McCain sign overlay district. Electronic changeable copy signs are not permitted due to the proximity to a traffic signal.
 - c. Signs along the frontage road are not in an overlay district. Electronic changeable copy signs are not allowed. Freestanding (pole) signs are allowed.
 - d. Provide sign locations on McCain and frontage road on site plan.
- 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. 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.

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 (6) affirmative and (3) absent votes.

Public Hearings:

1. Conditional Use 2016-6: **POSTPONED** To allow a used car sales lot in a C-4 Zone located at 2006 Hwy 161.
2. Rezone #2016-2: to rezone property from I-1 to C-6 located at 606 N. Olive St. to allow an art studio / gallery.

The applicants, Ms. Nancy Tweed and Ms. Francis Soderberg, were present. Ms. Soderberg gave a brief explanation for rezoning.

Chairman Clifton asked if there were any requirements for this application.

Mr. Spencer stated that with rezoning we cannot add any conditions. He stated that in 1988 this lot was zoned C-6 to I-1.

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

There were no comments.

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

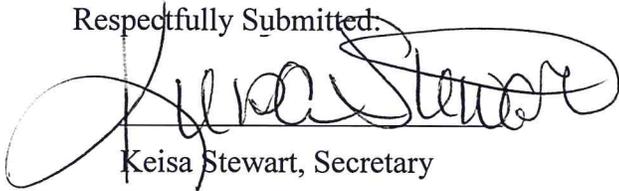
Alexander	Yes	Dietz	Yes	Phillips	Absent
Belasco	Yes	Foster	Yes	White	Absent
Chambers	Yes	Harris	Absent	Clifton	Yes

Rezone #2016-2 was approved with (6) affirmative and (3) absent votes.

Public Comments/Adjournment:

A motion was made to adjourn and it was seconded. The motion passed with (6) affirmative votes and the meeting was adjourned at 4:55 pm.

Respectfully Submitted.



Keisa Stewart, Secretary



Shawn Spencer, Director