

North Little Rock Planning Commission
Regular Meeting
September 13, 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

Members Absent:

Belasco

Staff Present:

Shawn Spencer, Director
Tim Reavis, City Planner
Marie Miller, City Attorney

Other Members Present:

Alderman Beth White

Approval of Minutes:

Motion was made and seconded to excuse Mrs. Belasco from today's meeting. The motion was approved with (8) affirmative and (1) absent votes.

Motion was made and seconded to approve the August meeting minutes as submitted. The minutes were approved with (8) affirmative and (1) absent votes.

Administrative:

Item G Mountaire Addition, Lot 1R has been postponed

Mr. White made a motion to add to all future developments under engineer requirements before final plat/replat will be signed, to provide full street improvements (street, drainage, curb and gutter, sidewalks and crosswalks). The motion was made and seconded to approve this requirement. Chairman Clifton asked if anyone has any comments on the motion. There were no comments Chairman Clifton asked for a roll call vote on the motion. The motion was approved with (8) affirmative and (1) absent votes.

Subdivision Administrative:

A. **SD2016-33** Northwood Creek Addition, Lot 1R (Replat and Site Plan Review of apartments located at end of Northwood Creek Ct.)

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

- a. Provide full street improvements (street, drainage, curb and gutter, sidewalk) or a performance bond for Northwood Creek Court. Street improvements must be approved by City Engineer and accepted by City Council.
- b. Provide half street improvements (street, drainage, curb and gutter, sidewalk) or a performance bond for Counts Massie. Street improvements must be approved by City Engineer and accepted by City Council.

2. Planning requirements before the replat will be signed:

- a. Allow phasing of replat(s).
- b. Replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- c. Pay for street signs.
- d. Pay for street trees or provide a bond.
- e. Pay for street lights or provide a bond.
- f. Street names to be approved by Planning Staff.
- g. Provide 10' utility easements around property perimeter. (west south and east sides)

3. Permit requirements/approvals submitted 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 to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
- c. Provide CNLR driveway/curb cut permit to City Engineer.
- d. Provide CNLR Floodplain Development Permit to City Engineer.
- e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- f. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department.
- h. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
- i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the

drop-down options of each cell, or chosen as “Other” (if not listed) and described in the comments field. At the completion of the project, As-Built of these shape files in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

4. Meet the requirements of the City Engineer, including:

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures.
- c. Provide clear calculations showing that detention volumes are sufficient (based on proposed development) with pre and post site runoff comparisons.
- d. 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.
- e. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide of copy of FEMA approval to City Engineer.
- f. Label driveway radii within City ROW.
- g. Driveways shall have 25’ minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).

5. Meet the requirements of Community Planning, including:

- a. Allow phasing of building permits.
- b. Provide the standard requirements of Zoning and Development Regulations.
- c. Dumpsters to have masonry screening. (label on dwg)
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- e. Provide temporary gravel turnarounds during phase 2 at the end of Eastwood Creek Drive, Westwood Creek Drive and Northwood Creek Drive. Certificate of Occupancy will not be issued for phase 2 until turnarounds are provided. Provide drawing for file showing turnarounds.

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

- a. Provide full street improvements for Northwood Creek Court.
- b. Provide ROW dedication for Northwood Creek Court.

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 and shrubs.
- c. Provide street trees 40’ on center along Northwood Creek Court. (show on dwg)
- 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 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. 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. Fire Marshal to approve gate and access.
- c. Meet Fire Marshal’s requirements on fire hydrant location.
- d. Fire hydrants to be within 400 feet of all areas of building.

10. 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.

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.

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. SD2016-34 Baicum Industrial, Lots 3-6, Ph. 2 (Preliminary Plat of industrial lots located at the end of Baicum Industrial Drive)**1. Engineering requirements before the final plat/replat will be signed:**

- a. Provide full street improvements (street, drainage, curb and gutter) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.

2. Planning requirements before the final plat/replat will be signed:

- a. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Pay for street lights or provide a bond.
- c. Provide 30' building setbacks on all sides of each lot.
- d. Provide 10' easement along all shared property lines (for a total of a 20' wide easement) and a 25' easement on all other property lines

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.

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

- a. Provide full street improvements.
- b. Provide 80' ROW dedication.
- c. Sidewalks not required in an industrial subdivision.

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 buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

6. Meet the following requirements concerning signage:**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 48' paved radius cul-de-sac with a 58' radius ROW dedication.

8. Meet the requirements of CAW, including:

- a. Water service is not available to the site without an extension of facilities.
- 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. 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.

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. SD2016-35 Lakewood Homes, Lots 1-17 (Preliminary plat of residential lots located at the NE corner of Randolph and McCain)

- 1. Engineering requirements before the final plat/replat will be signed:**
 - a. Provide full street improvements (street, drainage, curb and gutter, sidewalk) or a performance bond for Lakewood Garden Cove. Street improvements must be approved by City Engineer and accepted by City Council.
- 2. Planning requirements before the final plat/replat will be signed:**
 - a. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Pay the drainage in-lieu fee of \$500/acre for residential development or provide on-site detention based on the City Engineer's requirements.
 - c. Pay for street signs.
 - d. Pay for street trees or provide a bond.
 - e. Pay for street lights or provide a bond.
 - f. Street names to be approved by Planning Staff.
 - g. Total number of lots not to exceed 18 lots.
 - h. Provide 50' ROW dedication.
 - i. Provide 10' utility easement parallel to any street.
 - j. Lot 17 to have 25' setback along McCain.
 - k. Lots 1 and 10 to have 15' setback along Lancing.
 - l. Lots 1 thru 10 to have 15' front and rear setbacks.
 - m. Lots 1 and 10 are to be accessed from Lakewood Garden Cove only
 - n. Lot 17 to be accessed from Randolph Road only
 - o. All lots to have a 6' side yard setback. (show on all lots)
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 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 Lakewood Garden Cove.
 - b. Provide full street improvement for Lakewood Garden Cove.
 - c. Provide 50' ROW dedication for Lakewood Garden Cove.
 - d. Repair and/or replace any existing sidewalks per the City Engineers requirements.
- 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 buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. 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.
- 7. Meet the requirements of CAW, including:**
 - a. Water service is not available to the site without an extension of facilities.
 - 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.
- 8. 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.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements.

Ms. Fara Faubus has concerns removing the trees that buffers the noise to the businesses around this lot. She expressed concern about drainage issues and lowering of the property values. Ms. Penny Johnson is opposed to this application. Ms. Betty Findley expressed her concerns about the noise coming from the Lakewood Nursing home and about the green buffer. She asked for the Commissioners to help them to stop this development. Mr. White asked for the zoning clarification. Mr. Spencer explained that it is zoned R-4, which is zoned for multi-family and single family homes. Mr. White stated that he would rather see 17 homes built rather than apartment complex. He explained that the Commissioners cannot stop this development, all they can do is put requirements on this application. Mr. Chambers stated that the applicant is in full compliance with the City's ordinance, he stated that if they tried to stop it, the case would lose because the applicant is in compliance according to the city ordinances. Ms. Stewart expressed her concerns about this development and asked the Commissioners to hold off on voting on this application. Mr. Clifton explained to the audience that it is the Commissioners hands are tied and it's their duty to vote on this application and it has already been sent to the appropriate boards and departments that would make sure that the plans are meeting all regulations. The other options would be the civil court systems. There were further discussion regarding the drainage issues and concerns about the development. Mr. Chris Wilbourn stated that this subdivision will require detention, that means no more water will come off this property then before it was developed. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (8) affirmative and (1) absent votes.

D. SD2016-36 Northshore Business Park, Lot 5, Blk 8 (Site Plan Review of an office bldg. located at 4850 Northshore Lane)

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Provide a recorded replat showing 20' setback on the northern border.

- b. Prior to construction, Owner's Engineer shall submit drainage plans for review and approval by the City Engineer.
- c. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
- d. Provide CNLR driveway/curb cut permit to City Engineer.
- e. Provide CNLR Floodplain Development Permit to City Engineer.
- f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- g. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department.
- i. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
- j. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shape files in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

2. Meet the requirements of the City Engineer, including:

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures.
- 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. Since the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide of copy of FEMA approval to City Engineer.
- e. Show and label any proposed driveway cross drains, including material and size, within ROW.
- f. Cross drains in the ROW are to be RCP with flared end section unless approved by Engineering.
- g. Revise floodplain note to reflect that entire site is in the 100-year floodplain and make reference to updated FEMA map panel. (The Site Plan references a FEMA case number that removes the proposed site from the floodplain, but this could not be located or is out of date).

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. No fence is to be within a front building line.
- c. 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 (4) street trees 40' on center.
 - 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.
 - g. 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. 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. 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.
- 9. 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.

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.

E. SD2016-37 Springhill Development, Lot 7R, Blk 4 (Replat of 2 lots into one located near the SW corner of Stockton and Smokey Lane)

- 1. Engineering requirements before the final plat/replat will be signed:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development or provide on-site detention.
- 2. Planning requirements before the final plat/replat will be signed:**
 - a. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide 20' rear setback line along property line abutting lot 3.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 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.
- 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 buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 7. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
- 8. Meet the requirements of NLR Wastewater, including:**
 - a. Sewer is available to the site.

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.

F. SD2016-38 Springhill Development, Lot 7R, Blk 4 (Site Plan Review of a clinic located near the SW corner of Stockton and Smokey Lane)

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Prior to construction, Owner's Engineer shall submit stormwater design report with drainage plan for review and approval by the City Engineer. Stormwater plans and detention calculations (if applicable) 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 to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - c. Provide CNLR driveway/curb cut permits to City Engineer. One for Stockton and one for Smokey Ln.
 - d. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - e. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department.
 - f. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
 - g. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shape files in ArcGIS

or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

- 2. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. Provide clear calculations showing that detention volumes are sufficient (based on proposed development) with pre and post site runoff comparisons.
 - d. Show and label boundary of detention pond if applicable.
 - e. 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.
 - f. Driveways shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - g. If applicable, cross drains in the ROW are to be labeled and to be RCP with flared end section unless approved by Engineering.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening with landscaping.
 - c. No fence is to be within a front building line.
 - d. 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.
- 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 street trees 40' on center.
 - d. Provide 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 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. 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. 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.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. Mr. White inquired about item 4. Mr. Spencer stated that the owner is responsible for the grass cutting. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (8) affirmative and (1) absent votes.

G. SD2016-39 *Postponed.* Mountaire Addition, Lot 1R

Public Hearings:

1. Special Use 2016-10: To allow a daycare in an R-4 zone located at 1700 N. Locust St

The applicant, Ms. Angela Medley, was present.

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

There were no comments.

Conditions:

- 1. Hours of operation 6AM – 7PM.
- 2. Playground to be directly accessed from the building
- 3. Playground to have emergency exit away from the building
- 4. Playground fence to be 6’ wood privacy fence,
- 5. Applicant must meet all applicable Federal, State, County, and City requirements,
- 6. Business license to be issued after Planning Staff confirmation of requirements,
- 7. Playground to meet DHS and City of NLR requirements for playground surface and equipment,
- 8. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a level 3 or level 4 registered sex offender resides within 2000 feet of the proposed site for the daycare center / home daycare facility.
- 9. 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.

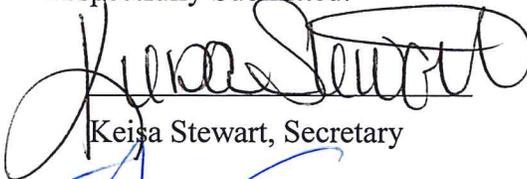
| | | | | | |
|------------------|---------------|---------------|------------|-----------------|------------|
| Alexander | Yes | Dietz | Yes | Phillips | Yes |
| Belasco | Absent | Foster | Yes | White | Yes |
| Chambers | Yes | Harris | Yes | Clifton | Yes |

Special Use 2016-10 was approved with (8) affirmative and (1) absent votes.

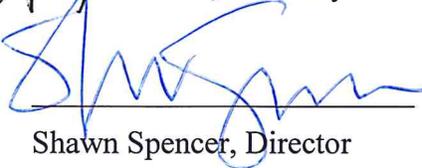
Public Comments/Adjournment:

A motion was made to adjourn and it was seconded. The motion passed with (8) affirmative votes and the meeting was adjourned at 5:50 pm.

Respectfully Submitted:



Keisha Stewart, Secretary



Shawn Spencer, Director
