Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:00 PM in the Council Chambers, City Hall.

**Members Present:**

Belasco  
Chambers  
Clifton, Chairman  
Dietz  
Foster  
White

**Absent Members:**

Alexander  
Banks  
Phillips

**Staff Present:**

Shawn Spencer, Director  
Tim Reavis, City Planner  
Marie Miller, Deputy City Attorney  
Keisa Stewart, Secretary  
John Pflasterer, Fire Marshal

**Approval of Minutes:**

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

Motion was made and seconded to excuse Ms. Alexander, Mr. Banks and Mr. Phillips from today’s meeting. The motion was approved with (6) affirmative votes.

**Administrative:**

Staff received an email of opposition to item 2 under public hearing.
Subdivision Administrative:

A. SD2017-70 Lakewood Addition, Lot 1, Block 67 (SPR of a CVS located at 2501 McCain Blvd)

1. Permit requirements/approvals submitted before a building permit will be issued:
   a. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
   b. Provide CNLR driveway permit application for each driveway to City Engineer.
   c. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department.
   d. Prior to construction, Owner’s Architect/Engineer shall submit construction plans and specifications (PDF format) to NLR Planning Department.

2. Meet the requirements of the City Engineer, including:
   a. 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.
   b. Label east radius dimension for driveway connected to McCain Blvd.
   c. Driveways shall have 25’ radii and be built according to CNLR standard details (available at NLR Engineering Department).
   d. Provide 24’ drive aisles next to parking.

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. Allow 4’ front landscape strips along McCain and North Hills.
   d. Allow encroachment into 4’ side yard landscape strip.
   e. 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 to City Engineer 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. Required tree caliper is 2.5 inches at waist high for street and shade trees.
   d. Provide street and shade trees as shown.
   e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10’ from the edge of the parking lot.
   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 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.

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. Submit plans to NLRW for review and approval.
   b. Provide a manhole at the end of the main in place of the existing cleanout.
   c. Label sanitary sewer service line size and material type.
   d. Provide concentric manhole rather than eccentric.

10. Meet the requirements of Rock Region Metro (CATA), including:
    a. Location is served by Route 10 McCain Mall.

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 (5) affirmative, (1) opposed and (3) absent
    votes. Mr. Chambers opposed.

B. SD2017-71 Charles Shatter Subdivision, Lot 5R-1 (Replat of a commercial lot
    located at SW corner of Parkway Dr. & Lynn Ln)

1. Engineering requirements before the final plat/replat will be signed:
   a. Provide 25’ property line corner radius.

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
   b. Provide 10’ utility easements around property perimeter.

3. Meet the requirements of Community Planning, including:
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. SPR required for any development.

4. Meet the requirements of the Master Street Plan.

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

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. 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.

8. Meet the requirements of NLR Wastewater, including:
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.

9. **Meet the requirements of Rock Region Metro (CATA), including:**
a. Location is served by Route 4 Levy/Amboy on Parkway

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.

C. **SD2017-72 McCain Mall Addition, Block 1, Lot 1, (Site Plan Review of a commercial lot located at 3930 McCain Blvd)**

1. **Permit requirements/approvals submitted before a building permit will be issued:**
   a. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
   b. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department.
   c. Prior to construction, Owner’s Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
   d. Pay the in lieu fee of $500 per tree (6 x 500 = $3000).

2. **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.

3. **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.

4. **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. Pay the in lieu fee of $500 per tree.
   d. Provide (15) parking lot shade trees.
   e. Required tree caliper is 2.5 inches at waist high.
   f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10’ from the edge of the parking lot.

5. **Meet the following requirements concerning signage:**
   a. All signs require a permit and separate review.
   b. As this development is part of the larger mall development a separate freestanding pole sign is not permitted.
   c. No electronic changeable copy sign permitted.

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. Provide firewall between occupancies.
   d. Fire hydrants to be within 400 feet of all areas of building.

7. **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.

8. **Meet the requirements of NLR Wastewater, including:**
   a. Please submit plans to NLRW for review and approval.
   b. Sampling manhole required on the effluent side of the grease interceptor.
   c. Please label service line size and material.
   d. Please change the proposed sanitary sewer material on the plan view from reinforced concrete pipe to the modern material proposed for installation.
   e. Offsite improvements to sanitary sewer may be required.

9. **Meet the requirements of Rock Region Metro (CATA), including:**
   a. Location is served by Route 10 McCain Mall. Rock Region METRO currently has an average of 70 to 90 passengers who board the bus at the McCain Mall stop each day, averaging about 27,000 riders per year. We have no objections to the proposed site plan, but request that pedestrian access and a designated transit stop be considered in future development of this 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 (6) affirmative and (3) absent votes.

D. SD2017-73 McCain Mall Addition, Block 1, Lots 3A, 3B, & 3C (Preliminary Plat of commercial lots located on Warden Rd.)

1. **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. 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 access easements from interior sides of lots to Warden Road.
   e. Side setbacks are zero feet.
   f. Show 20’ rear setback on drawings

2. **Meet the requirements of Community Planning, including:**
   a. Provide the standard requirements of Zoning and Development Regulations.

3. **Meet the requirements of the Master Street Plan, including:**
   a. Sidewalks not required along Warden.

4. **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. Landscaping and screening to be provided during the SPR process.

5. **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.

6. **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.

7. **Meet the requirements of NLR Wastewater, including:**
   a. Sanitary sewer main extension required to the northeastern corner of lot 3A. (See attached sketch)
   b. Provide 15’ exclusive sanitary sewer easement for the proposed sewer main extension.
   c. Provide 15’ exclusive sanitary sewer easement for future main extension to manhole 201035. (See attached sketch)
   d. Provide 15’ exclusive sanitary sewer easement for the 8” main crossing the SW portion of the parcel.

8. **Meet the requirements of Rock Region Metro (CATA), including:**
   a. Location is served by Route 10 McCain Mall on McCain Blvd.

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.

E. **SD2017-74 McCain Mall Addition, Block 1, Lot 3B (Site Plan Review of a restaurant located on Warden Rd.)**

1. **Permit requirements/approvals submitted before a building permit will be issued:**
   a. A signed and recorded plat must be on file with the Planning Department.
   b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
   c. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department.
   d. Prior to construction, Owner’s Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
   e. Pay the in lieu fee of $500 per tree (6 x 500 = $3000).

2. **Meet the requirements of the City Engineer, including:**
   a. Site is on private property and therefore, driveway entrances are not required to be concrete.

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. Sidewalks not required along Warden.

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. Pay in lieu of fee of $500 per tree.
   d. Provide 10 parking lot shade trees. Trees may be planted to allow clear site views of the main mall structure.
   e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10’ from the edge of the parking lot.
f. Provide a continuous screen of shrubs for parking spots determined to cause headlight glare to other vehicles.
g. Continuous screen of shrubs not required on the south property line.
h. Provide 6-foot front yard landscape strip between property line and paving.

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. 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. Submit plans to NLRW for review and approval.
   b. Sampling manhole required on the effluent side of the grease interceptor.
   c. Provide plan and profile for sewer main extension.
   d. Label service line size and material.

10. **Meet the requirements of Rock Region Metro (CATA), including:**
    a. Location is served by Route 10 McCain Mall on McCain Blvd.

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.

**F. SD2017-75 McCain Mall Addition, Block 1, Lot 3C (Site Plan Review of a
restaurant located on Warden Rd.)**

1. **Permit requirements/approvals submitted before a building permit will be issued:**
   a. A signed and recorded plat must be on file with the Planning Department.
   b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion
      control plan
      showing silt fence, storm inlet protection, and drainage details.
   c. Provide copy of Arkansas Department of Health approval for water and sewer facilities to
      NLR Planning Department.
   d. Prior to construction, Owner’s Architect/Engineer shall submit approved preliminary
      plat, construction plans and specifications (PDF format) to NLR Planning Department.
   e. Pay the in lieu fee of $500 per tree (5 x 500 = $2500).

2. **Meet the requirements of the City Engineer, including:**
   a. Site is on private property and therefore, driveway entrances are not required to be
      concrete.

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. Sidewalks not required along Warden.

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. Pay in lieu of fee of $500 per tree.
   d. Provide 10 parking lot shade trees. Trees may be planted to allow clear site views of the main mall structure.
   e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10’ from the edge of the parking lot.
   f. Provide a continuous screen of shrubs for parking spots determined to cause headlight glare to other vehicles.
   g. Allow the existing landscaping on the mall entrance side of the property to serve as the 4’ landscape strip.
   h. Provide 6 foot front yard landscape strip between property line and paving.

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. 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. Submit plans to NLRW for review and approval.
   b. Label service line size and material.
   c. The grease interceptor must be vented to the roof per AR Plumbing code.

10. Meet the requirements of Rock Region Metro (CATA), including:
    a. Location is served by Route 10 McCain Mall on McCain Blvd.

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.

G. SD2017-76 Porches at Rockwater, Lots 1-12 &14-17 (Preliminary Plat of a residential development located on the west side of Parker St. between Rockwater & W. 4th St.)

1. Provide approved City Council ordinance approving PUD zoning change before the plat can be signed.
2. **Engineering requirements before the final plat/replat will be signed:**
   a. Pay the drainage in-lieu fee of $500/acre for residential development instead of providing on-site detention.
   b. Pay for 3 required signs or provide bond.

3. **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 access easement to Lot 14.

4. **Permit requirements/approvals submitted before a building permit will be issued:**
   a. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
   b. Provide CNLR driveway/curb cut permits for each driveway connection to Parker Street to City Engineer.
   c. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
   d. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department.
   e. Prior to construction, Owner’s Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
   f. 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-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
   g. Provide ½ street improvements per the City standards along Parker and 4th Streets. Street improvements must be approved by City Engineer and accepted by City Council.

5. **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. 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. All driveways are to be concrete within the ROW.

6. **Meet the requirements of Community Planning, including:**
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. Provide all property line dimensions on the plat.
7. Meet the requirements of the Master Street Plan, including:
   a. Provide sidewalks, ramps and curb to ADA standards and City standards along Rockwater, Parker and 4th Streets.
8. 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 street trees 40’ on center along Rockwater, Parker and 4th Streets.
9. Meet the requirements of the Fire Marshal, including:
   a. Provide an approved fire protection plan.
   b. The alley/private drive to be paved 16 feet wide, and connected to both Rockwater and 4th Streets.
   c. Meet Fire Marshal’s requirements on fire hydrant location.
   d. Fire hydrants to be within 400 feet of all areas of building.
   e. Any fence blocking Fire access is to have a gate that is approved by the Fire Marshal.
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. Label rim and flowline elevations.
    b. Provide a 15’ sanitary sewer easement for the existing sanitary sewer main in the alley and private drive.
    c. Show service lines to serve proposed homes.
    d. Proposed main will need to be centered in a 10’ wide exclusive sanitary sewer easement.
    e. A complete set of drawings for development must be submitted to NLR Wastewater.
    f. Approval of plans by AR Dept. of Health Engineering Division is required.
12. Meet the requirements of Rock Region Metro (CATA), including:
    a. Location is currently served by METRO on route 13 Fort Roots, one of the top (3) ridership routes in the system.

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.

H. SD2017-77 Southwind Annex, Lots OS-1RR, OS-2, & OS-3 (Replat of residential lots located at 6501 Rivermist Pointe)

1. Meet the requirements of Pulaski County.
2. County to sign plat before the City will sign the plat.
3. 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. Show 25’ front setback,
4. Meet the requirements of Community Planning, including:
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. Allow existing encroachments into the front yard setback.
5. Meet the requirements of the Master Street Plan.
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.**

8. **Meet the requirements of NLR Wastewater, including:**
   a. Sanitary sewer main extension required to serve lot OS-3R.
   b. White Oak connection fee required.

9. **Meet the requirements of Rock Region Metro (CATA), including:**
   a. Location is not currently served by 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 (6) affirmative and (3) absent votes.

**I. NS-2395-14 Ben E Keith Addition, Lot 1 (amend site plan review requirements)**

Mr. Chambers explained that the applicant has asked to waive 5’ sidewalks that were initially required by the committee. They received their waiver from the Mayor and 2 alderman to waive this requirement. Mr. White asked what is the inconvenience of building the sidewalks. Mr. Chambers explained that the committee required them because they were fast tracking and although they are in an industrial area which does not require sidewalks, the committee required them. 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. **Special Use #2017-16**
   To allow a car lot in a C-3 zone located at 5521 MacArthur Dr.

The applicant, Mr. Emmanuel Phillips, was present.

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 this application.

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Special Use 2017-16 received a negative recommendation with (4) affirmative, (2) opposed and (3) absent votes.

Mr. Stan Smith, the owner of the property, asked for explanation as to why this application was denied.

Chairman Clifton explained that he received a negative recommendation from the
Commissions, he must have 5 affirmative votes. He explained the Mr. Phillips may choose to take his application to City Council but must have an City Alderman to sponsor his application.

Mr. Smith asked if the Commissioners would allow him to speak on behalf of Mr. Phillips application to maybe change the vote.

A motion was made and seconded to rescind the previous vote.

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

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The motion received 6 affirmative and 3 absent votes.

Mr. Spencer stated that since the Commissioners is missing three members, the applicants have the option to postpone to next month’s meeting.

Mr. Smith gave a brief description of the community and how beneficial Mr. Phillips business would be to this area. He stated that Mr. Phillips is aware that this lot is only allowed a minimum of 6 cars.

Mr. Chambers asked if car sales allows for make ready car repairs for example minimum detailing.

Mr. Spencer stated that the property of zoned C-3, major car repair is not allowed in this zone.

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

Ms. Belasco expressed her concerns about the previous car lots and their up keep. The neighborhood association has stated that they will be watching this lot to make sure the applicant up holds the requirements.

Mr. White stated that staff recommendations are against this application, he asked for comments.

Mr. Spencer stated that due to the size of the lot and the up keep of the building, he asked who is going to repave the property it doesn’t meet requirements.

Mr. Smith stated that he’s going to contact the City for assistance with paving the easement.

Mr. Spencer explained that parking is not allowed on the easement, their concern is paving the lot next to the building and in the back. In order for the applicant to get a business license, a 3” paving with gravel underneath will have to be done to meet the requirements.
Chairman Clifton asked if there were any further comments.

Mr. White asked if they are going to pave the parking lot. He expressed his concerns that they will be in business and may not pave the lot for 6 months to a year and therefore code enforcement or the neighborhood association can come shut you down because you didn’t meet requirements.

Mr. Smith stated that yes they are looking into getting the lot paved.

Conditions:
1. Hours of operation to be 8AM – 10PM Monday – Saturday
2. Fences shall not be allowed in the front yard of a vehicle sales lot, except as mandated under Article 15 hereof.
3. Existing fences located in the front yard of a vehicle sales lot shall be removed, unless required when adjacent to residential use.
4. Six foot wood privacy fence shall be required when vehicle sales lot abuts a residential use. Fences shall not extend beyond the front building line of the abutting residential use.
5. Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
6. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This allows for 6 cars on the lots. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures.
7. All exterior vehicle sales lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential uses.
8. Sales vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the standards of the City Engineer. Sales vehicles shall not be displayed on grass or gravel surfaces.
9. All signage shall meet the requirements of Article 14 of the zoning ordinance.
10. No inoperable or wrecked vehicles shall be stored or sold from the sales lot. Vehicle sales lots shall not store inoperable or wrecked vehicles, nor any parts thereof, as those terms are defined under the North Little Rock Property Maintenance and Nuisance Abatement Code.
11. Vehicle sales lot shall be maintained at all times.
12. Sales vehicles shall be locked and secured after business hours.
13. Sales vehicles shall not be used as storage.
14. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
15. Business license to be issued after Planning Staff confirmation of requirements.
16. Business license holder understands that failure to comply with these conditions may result in loss of the Special 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 as submitted.

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Special Use 2017-16 was approved with (5) affirmative, (1) opposed and (3) absent votes.
2. Special Use #2017-17
To allow 4 vending machines in a parking lot in an R-4 zone located at 4905, 4909, 5009, & 5101 Walnut Rd.

The applicant, Mr. Johan Adineh-Kharat, was present.

Mr. Chambers asked why does this property need separate meters.

Mr. Adineh-Kharat gave a brief explanation of what he has done to improve this property. He explained that the reason for the vending machines and air vac machine. He wanted the meters separate so that the tenants wouldn’t have to pay for the extra meter.

There was further discussion concerning the shed covers for the vending machines.

Chairman Clifton asked if anyone in the audience would like to speak on the application.

Mr. Ralph Sims expressed his concerns about his property value and increase in traffic, he is opposed to this application.

Ms. Sandy Wood expressed her concerns regarding the alley way behind her residence, she is opposed to this application.

Ms. Marcella Nofziger expressed her concerns with trouble in the alley way, she is opposed to this application.

Ms. Kristi Aldridge stated that her past experience with previous tenants, she would rather for Mr. Adineh-Kharat to move the machines closer to the apartments.

Mr. Chambers explained to Mr. Adineh-Kharat that it takes 5 affirmative votes to receive an approved recommendation, he advised Mr. Adineh-Kharat to postpone this application until next month meeting to have a full vote and to also speak with some of the neighbors in this neighborhood.

Mr. White expressed his concern about the machines being robbed.

Mr. Adineh-Kharat stated that he would like to postpone this application.

3. Rezone #2017-16
To amend an existing PUD to include more lots located on the west side of Parker St. between Rockwater Blvd and W. 4th St.

The applicant, Ms. Lisa Ferrell and Mr. Stacy Akin with McClelland Engineering, were present.

Ms. Ferrell stated that item 8 under conditions should state 15’ wide paved private drive/alley connecting Rockwater Blvd and W. 4th St., that’s what was submitted with the plan and agreed with the Fire Marshal.

Mr. Spencer clarified that item 8 can be changed to 15’.
Chairman Clifton asked if anyone in the audience or Commissioners would like to speak for or against this application.

There were no comments.

Conditions:
1. Meet the requirements of the Preliminary Plat Process.
2. Allow single family homes on lots 1-12 & 14-16.
3. Allow a parking lot, a drive, and a courtyard on lot 17.
4. Allow lots 8-12 to not touch a city street but have access to the alley.
5. Allow a residential lot (lot 14) to have no access to any right of way (landlocked).
6. Each of the 15 single family houses is to be either the submitted “A” “B” “C” “D” or “E” style and to be built from the provided materials list.
7. Fence along W. 4th to be 3’ wrought iron or 6’ wrought iron with brick columns. All other fences are to be 3’ wrought iron.
8. Provide 15’ wide paved private drive / alley connecting Rockwater Blvd and W. 4th St.
9. Paved drive / alley to be built such that it can support fire trucks.
10. If a fence is requested along a property line with vehicle access, a gate will be required by the Fire Marshal to allow fire vehicle access.
11. Provide 7 street trees, along Parker St.
12. Provide 5 street trees, along Rockwater Blvd.
13. Provide 3 street trees along 4th Street.
14. Provide 8 street trees, one per lot, along drive / alley.
15. Provide 1 interior tree per lot.
16. Maximum height of any house to be 35’ tall, measured to the ridge of the roof.
17. Minimum Distance between houses to be 10’
18. Developer to provide 3 “no blocking sidewalk” signs along Parker St.
19. Interior walk to be concrete when it is within 15 feet of the sidewalk.
20. No accessory structures permitted on residential lots.
21. Provide sidewalks along Rockwater, Parker and 4th Streets to City Engineers requirements.
22. Any part of the structures are to be 5’ from any fence and 10’ from any other structure.
23. Applicant / owner understands that failure to comply with these conditions may result in loss of PUD and / or removal of electric power meters.

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

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Rezone 2017-16 was approved with (6) affirmative and (3) absent votes.

4. **Rezone #2017-17**
To rezone property located at 2608 Gribble St. from I-2 to R-4 and to amend the land use plan to allow for residential development.

The applicant, Mr. Jack King, was present.
Chairman Clifton asked if anyone in the audience or Commissioners would like to speak for or against this application.

Chairman Clifton asked has the mobile home that was on the property been removed.

Mr. King answered yes.

There was further discussion regarding the staff recommendations.

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

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Rezone 2017-17 was approved with (6) affirmative and (3) absent votes.

5. Rezone #2017-18
To rezone property located at 7509 & 7521 Young Rd. from R4 & C-3 to C-4 and to amend the land use plan to allow for commercial development.

The applicant, Mr. Thomas Pownall representing Mr. Keltner, was present. Mr. Pownall gave a brief description as to what his client would like to rezone his property use for.

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

Mr. Michael Zweifler stated his opposition and read a letter of opposition from a fellow neighbor Ms. Sara Steel.

Mr. Danny Bradley stated that the City is willing to support a C-3 rezone but not C-4.

Mr. Gene Pfeifer expressed his concern for the zoning change and what the owner would use the property for. He is opposed to this application.

Mr. Ron Keltner gave a brief explanation regarding his property. He explained that he would like to move his current business in Little Rock to this location but in order to have that business there it would require rezoning to C-4.

Mr. Chambers asked can auto repair be done in a C-3 zone with a special use or conditional use.

Mr. Spencer stated that it doesn’t fall under conditional and special use is not allowed on new construction.

There were further discussion regarding how to change each property zoning change.

Mr. Pownall asked if they could separate their request to make only tract 2 currently zone C-3 to C-4 and remove their request for tract 1 R-4 rezone.
Mr. Spencer answered yes.

Mr. White asked if those who wasn’t in agreement with the application, agree with the changed request.

Mr. Bradley stated that once it’s rezone then you can’t force the owner to build on that property.

Mr. Zweifler is supportive of the Keltner corvette business but he expressed his concerns about the plans falling through.

There was further comments regarding the further of this location.

Chairman Clifton asked for anymore comments.

Mr. Thomas Pownall asked for this application to be postpone.

6. Conditional Use #2017-14
To allow for a warehousing in a C-4 zone located at 7509 Young Rd.

The applicant, Mr. Thomas Pownall, asked to postpone this application.

Public Comments/Adjournment:

A motion was made to adjourn and it was seconded. The motion passed with (5) affirmative votes and the meeting was adjourned at 5:42 pm.
Respectfully Submitted:

Kelsa Stewart, Secretary

Shawn Spencer, Director