Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:10 PM in the Council Chambers, City Hall.

**Members Present:**

Banks  
Belasco  
Chambers  
Clifton, Chairman  
Dietz  
Foster  
Phillips

**Absent Members:**

Alexander  
White

**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 September meeting minutes as submitted. The minutes were approved with (6) affirmative votes.

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

**Administrative:**
Subdivision Administrative:

A. SD2017-63  Northshore Business Park, Lots 11RA & 11RB (Preliminary Plat & SPR of an industrial lot located at NW corner of Northshore Ln. & Northshore Dr.)

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

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. Driveways shall have 25’ minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
   c. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.

3. Meet the requirements of Community Planning, including:
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. Allow 20’ building setback on north and west property lines of lot 11RA.
   c. Dumpster to have masonry screening.
   d. No fence is to be within a front building line.
   e. 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 street trees 40’ as shown.
d. Provide parking lot 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 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. 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. Provide 15’ exclusive sanitary sewer easement for the existing 10” sanitary sewer main from the NW portion of Lot 11RB to intersection of 20’ sanitary sewer easement.
   b. A complete set of drawings for development must be submitted to NLR Wastewater.
   c. Approval of plans by AR Dept. of Health Engineering Division is required.

10. **Meet the requirements of Rock Region Metro (CATA), including:**
    a. Location is not currently served by Rock Region METRO. We have no objections to the proposed preliminary plat or site plan.

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. SD2017-64 D & B Commercial Park, Lot 17 (SPR of a pharmacy / warehouse located on Michaela Dr.)**

1. **Permit requirements/approvals submitted before a building permit will be issued:**
   a. Meet the City Engineer’s requirements regarding detention or drainage in lieu of fee of $5000 / acre for commercial / industrial development.
   b. Provide CNLR Grading Permit to City Engineer with grading plans.
   c. Provide CNLR Stormwater Permit to City Engineer with half size erosion control plan 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. Prior to construction, Owner’s Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.

h. 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 shapefiles 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. 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. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise 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.
   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 (10) street trees.
   d. Provide (16) parking lot shade trees.
   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 full buffer along east property line as shown.
   g. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
   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. 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. Proposed water facilities will be sized to provide adequate pressure and fire protection.

9. **Meet the requirements of NLR Wastewater, including:**
   a. Wilcox Connection fee required.
   b. Fence on the eastern side of the property to be located on the west side of the gravel access drive. NLRW must have unrestricted access along the gravel drive on the eastern portion of the property.
   c. A complete set of drawings for development must be submitted to NLR Wastewater.

10. **Meet the requirements of Rock Region Metro (CATA), including:**
    a. Location is not served by Rock Region METRO. We have no objections to proposed site plan.

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. SD2017-65   Family Dollar Addition, Lot 1 (SPR of a Family Dollar located at 5609 MacArthur Dr.)**

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. Show detention area and provide detention calculations or pay the drainage in-lieu fee of $5000/acre for commercial/industrial development.
   c. Provide CNLR Grading Permit to City Engineer with grading plans.
   d. Provide CNLR Stormwater Permit to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
   e. Provide CNLR driveway permit for Parkway Drive and copy of ARDOT driveway permit for MacArthur Drive.
   f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department.
   g. Prior to construction, Owner’s Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
   h. 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.

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. Driveways shall have 25’ minimum radii and be built according to CNLR standard details (available at NLR Engineering Department). Driveway on parkway allowed to have a 15’ minimum radii as shown.
   c. Driveway radii dimensions shall be labeled on plans.
   d. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
   e. 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. 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 along both streets or signed waiver.
   b. Sidewalk along Parkway to be 6’ due to placement next to curb.

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 (3) street trees on Parkway and (7) along MacArthur
   d. Provide (4) parking lot shade trees.
   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 front yard landscape strip between property line and paving as shown.
   h. Provide 4 foot side yard landscape strip between property line and paving.
   i. Provide buffer between dissimilar uses or zoning as shown. 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. 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. Please label flowline of the manholes and indicate on the plans the location of the sewer main north of MacArthur Dr.
   b. Sewer service line shall connect to the main north of MacArthur Dr.
   c. SDR-26 service line shall be surrounded on all sides by 6” #57 gravel. Include detail on plans.
   d. Sewer Line Note: “sewer main” shall be changed to “sewer service line”. If service line is increased to 6” diameter, a manhole shall be the only means of connecting to the sanitary sewer main.
   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.

10. Meet the requirements of Rock Region Metro (CATA), including:
    a. Location is 0.19 miles from Route 4 Levy/Amboy. We encourage sidewalks be included in the site plan for access to the nearby transit route.

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. SD2017-66  Springhill Baptist Memorial Medical Center, Lot 1 (SPR of a medical offices & educational space located on Springhill Dr.)

1. 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.
   b. Provide CNLR Grading Permit to City Engineer with grading plans.
   c. Provide CNLR Stormwater Permit to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
   d. Provide CNLR driveway permits for each proposed driveway to City Engineer.
   e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
   f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR
   g. 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-Builts of these shapefiles 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 proposed detention volume is sufficient showing 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. Driveways shall have 25’ minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
   f. Widths of driveways shall be 10’ minimum to 40’ maximum.
   g. Label driveway widths and radii dimensions on plans.
   h. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
   i. Allow driveways within the ROW to be asphalt.

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.**

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 (42) street trees
   d. Provide (84) parking lot shade trees.
   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 all streets.
   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.

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 (plumbing, mechanical, civil) for development must be submitted to NLR Wastewater.
   b. Approval of plans by AR Dept. of Health Engineering Division is required.

10. **Meet the requirements of Rock Region Metro (CATA), including:**
    a. Location is served by Route 10 McCain Mall. The current bus stop at Springhill Baptist Memorial Hospital serves more than 4,000 passengers per year. Bus stop accommodations are requested.

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. SD2017-68 Calvary Addition, Lot 1 (Site Plan Review of a chapel located at 1401 Calvary Rd.)

1. **Before plans can be submitted for a building permit, meet the requirements of NLR Electric, including:**
   a. Provide a written statement from NLR Electric stating all of their concerns with the project, including access to and/or ownership of an on-site transformer, have been resolved.

2. **Permit requirements/approvals submitted before a building permit will be issued:**
   a. Pay the drainage in-lieu fee of $5000/acre for commercial/industrial development instead of providing on-site detention.
   b. Provide CNLR Stormwater Permit to City Engineer with half size erosion control plan 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 City Engineer.

3. **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.

4. **Meet the requirements of Community Planning, including:**
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. All exterior lighting shall be shielded and not encroach onto neighboring properties.

5. **Meet the requirements of the Master Street Plan.**

6. **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.
7. Meet the following requirements concerning signage:
   a. All signs require a permit and separate review.

8. Meet the requirements of the Fire Marshal, including:
   a. The expanded connection between the two assembly buildings results in the entire
      existing facility to have to meet Fire Marshal's requirements, including necessary
      sprinkler expansion and / or fire protection upgrades.
   b. Provide an approved fire protection plan.
   c. Sprinkler system required.
   d. Meet Fire Marshal's requirements on fire hydrant location.
   e. Fire hydrants to be within 400 feet of all areas of building.

9. 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. Proposed water facilities will be sized to provide adequate pressure and fire protection.

10. Meet the requirements of NLR Wastewater, including:
    a. A complete set of drawings for development must be submitted to NLR Wastewater.

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, (1) recusal and (2) absent
votes.

Public Hearings:

1. Conditional Use #2017-10
To allow a car lot in a C-4 zone located at 2001 E. Broadway St.

The applicant, Ms. Shalonda Tidwell, was present. Ms. Tidwell explained that she would be
partnering with Mr. Brockington with a car lot of her own across the street from his current
car lot.

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. Hours of Operation: 8AM – 6PM; Monday – Saturday
2. Building to be brought up to commercial codes and meet ADA requirements. Building
   Permits are required.
3. Fences shall not be allowed in the front yard of a vehicle sales lot, except as mandated under
   Article 15 hereof.
4. Existing fences located in the front yard of a vehicle sales lot shall be removed, unless
   required when adjacent to residential use.
5. 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.
6. Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
7. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. This allows for (4) four cars.
8. 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.
9. 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.
10. All signage shall meet the requirements of Article 14 of the zoning ordinance.
11. 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.
12. Vehicle sales lot shall be maintained at all times.
13. Sales vehicles shall be locked and secured after business hours.
14. Sales vehicles shall not be used as storage.
15. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
16. Business license to be issued after Planning Staff confirmation of requirements.
17. 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.

<table>
<thead>
<tr>
<th>Alexander</th>
<th>Absent</th>
<th>Chambers</th>
<th>Yes</th>
<th>Phillips</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Banks</td>
<td>Yes</td>
<td>Dietz</td>
<td>Yes</td>
<td>White</td>
<td>Absent</td>
</tr>
<tr>
<td>Belasco</td>
<td>Yes</td>
<td>Foster</td>
<td>Yes</td>
<td>Clifton</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Conditional Use 2017-10 was approved with (7) affirmative and (2) absent votes.

2. Conditional Use #2017-11
To allow a contractor’s office with outdoor storage in a C-4 zone located at 701 Judi Dr.

The applicant, Mr. Brandon Rogers and Mr. Bobby Gosser, were present.

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. Hours of operation: 24 hours a day - 7 days a week
2. Gate to be approved by the Fire Marshal.
3. Provide (4) three inch caliper street trees on the southeast cul-de-sac.
4. Provide shrubs & three inch caliper trees every twenty feet along south fence.
5. Landscaping on east, north, and west sides of property not required.
6. Allow six-foot black vinyl coated chain link fence with three strands of barbed wire (total height 7 feet) along south (front) as shown in submitted drawing.
7. Allow six-foot galvanized chain link fence with three strands of barbed wire (total height 7 feet) on the east, west, and north (sides and back) as shown in submitted drawing.
8. Business shall meet all applicable Federal, State, County, and City requirements and codes.
9. Business license to be issued after Planning Staff confirmation of requirements.
10. 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.

<p>| | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Alexander</td>
<td>Absent</td>
<td>Chambers</td>
<td>Yes</td>
<td>Phillips</td>
<td>Yes</td>
</tr>
<tr>
<td>Banks</td>
<td>Yes</td>
<td>Dietz</td>
<td>Yes</td>
<td>White</td>
<td>Absent</td>
</tr>
<tr>
<td>Belasco</td>
<td>Yes</td>
<td>Foster</td>
<td>Yes</td>
<td>Clifton</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Conditional Use 2017-11 was approved with (7) affirmative and (2) absent votes.

Public Comments/Adjournment:

There was discussion concerning changing the Planning Commission meeting time back to 4:30 or 4:45, to accommodate the Commissioners, the applicant(s) and the public. The Commissioners decided to table the vote until February 2018 Planning Commission meeting with (4) affirmative, (3) opposed and (2) absent votes.

A motion was made to adjourn and it was seconded. The motion passed with (7) affirmative votes and the meeting was adjourned at 4:25 pm.
Respectfully Submitted:

Keisha Stewart, Secretary

Shawn Spencer, Director