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:**

Alexander
Belasco
Chambers
Clifton, Chairman
Dietz
Foster
Phillips
White

**Staff Present:**

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

**Approval of Minutes:**

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

**Administrative:**
Planning Commission Minutes

Subdivision Administrative:

A. SD2016-47 Argenta Add, Lot 5R, Block 41 (Replat and Site Plan Review of a commercial development located at 710 Main)

1. Determine if the underground tanks are removed. Owner to remove any tanks and provide proof before final plat is signed.
2. Meet the requirements of the Historic District. Certificate of Appropriateness from the Historic District has been placed in the file. Any changes made by the DRC may require review and approval from the Historic District.
3. Engineering requirements before the replat will be signed:
   a. Pay the drainage in-lieu fee of $5000/acre for commercial development instead of providing on-site detention.
4. Planning requirements before the replat will be signed:
   a. Replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
   b. Provide cross access easement on plat with abutting property to the south. (30’ deep)
   c. Provide 10’ utility easements on south and east property lines
5. Permit requirements/approvals submitted before a building permit will be issued:
   a. Prior to construction, Owner’s Engineer shall submit grading and stormwater plans for approval by City Engineer.
   b. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
   c. Provide copy of onsite 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.
6. 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 any 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. Driveways shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).

e. Driveway shall have radius dimension labeled at north edge of driveway.

f. All driveways are to be concrete within the ROW.

g. Curb and gutter shall not be allowed at driveway entry access along property line.

7. **Meet the requirements of Community Planning, including:**

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

   b. Dumpster to have masonry screening.

   c. Design a rolling striped physical surface feature which divides driveways to be approved by city engineer.

   d. All exterior lighting shall be shielded and not encroach onto neighboring properties.

8. **Meet the requirements of the Master Street Plan, including:**

   a. Sidewalk to match existing downtown sidewalk design.

9. **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.

   d. Provide (4) 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. Waive 4 ft. side yard landscape strip on southern property line.

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

10. **Meet the following requirements concerning signage:**

    a. All signs require a permit and separate review.

    b. No pole or monument sign permitted.

    c. No electronic changeable copy sign permitted.

11. **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.

12. **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.

13. **Meet the requirements of NLR Wastewater, including:**

    a. Show sanitary sewer parallel to 7th St. with rim and flow line elevations.

    b. Site will require main extension to serve property.

    c. Food service may require grease interceptor.
d. A complete set of drawings for development must be submitted to NLR Wastewater.
e. Approval of plans by AR Dept. of Health Engineering Division is required.

14. Meet the requirements of Rock Region Metro (CATA), including:
   a. Location not currently served by METRO on multiple routes. The site is also along the
      major transit access to the rest of North Little Rock’s business and neighborhood
      districts. Pedestrian access is very important.

Mr. Chambers stated the applicant met with the Development Review Committee and has
agreed to all the requirements. There were no additional comments from Commissioners or
the audience. The motion to approve was passed with (8) affirmative votes.

B. SD2017-2 Lakewood Addition, Lot 1R, Block 60 (Site Plan Review of offices
   with indoor storage located at 4500 North Hills Blvd)

1. Provide approved City Council ordinance approving PUD zoning change before a
   building permit can be issued.
2. Permit requirements/approvals submitted before a building permit will be issued:
   a. Option to pay the drainage in-lieu fee of $5000/acre for commercial development instead
      of providing on-site detention.
   b. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt
      fence, storm inlet protection, and drainage details.
   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.

3. 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. If providing on-site storm water detention, show and label boundary of detention pond,
      and submit clear calculations showing that detention volume is sufficient, or demonstrate
to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations 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. Show stormwater easement for existing storm lines within Building B footprint, and make any manhole relocation adjustments as needed to be shown on plans or provide proof that easement has been abandoned.

4. 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 fences as shown. Fence/Gate along North Hills to be setback further so a vehicle will not block traffic while opening gate.
   d. Label driveway and aisle widths.
   e. Iron fence to continue to property line. Applicant is to label “natural green space” and “undisturbed”
   f. Allow 60 parking spaces for this proposed use.
   g. 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 automated underground irrigation to all required trees and shrubs.
   c. Provide street trees as shown
   d. Provide parking lot shade trees as shown
   e. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
   f. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

7. Meet the following requirements concerning signage:
   a. All signs require a permit and separate review.
   b. Two signs are allowed along North Hills, but they must be a minimum of 150’ apart.
   c. No pole sign permitted. No electronic changeable copy sign permitted.

8. 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. Gates to be approved by Fire Marshal.
   d. Building B and C will need automatic sprinklers as well as standpipes.
   e. Building A will need automatic sprinklers or the occupancies will need to be separated by a two-hour fire wall when the use changes.
   f. 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. 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.
10. Meet the requirements of NLR Wastewater, including:
   a. A complete set of drawings for development must be submitted to NLR Wastewater.
      Provide plumbing plans for buildings B and C, if applicable.
   b. Show sanitary sewer main crossing the property.
   c. Approval of plans by AR Dept. of Health Engineering Division is required.

11. Meet the requirements of Rock Region Metro (CATA), including:
   a. Location is along a major transit route 10 McCain Mall. We question the use of a storage
      facility in a retail/mixed use residential district. The location is in a major business area
      along a transit route which provides access to housing and jobs. One of the primary
      ridership customers to this location are retail workers. It seems a storage facility is a low
      density use in high density location. Parking reduction request seems reasonable for a low
      volume use.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed
   to all the requirements. There were no additional comments from Commissioners or the
   audience. The motion to approve was passed with (8) affirmative votes.

C.   SD2017-3   George Brown Addition, Lot 5R (Replat of 2 lots into 1 located at
   3919 Pike Ave)

1.   Planning requirements before the final replat will be signed:
   a. Replat will be submitted to NLR Planning Department in CAD compatible DXF and/or
      DWG format, tied to Arkansas State Plane Coordinates.
   b. Provide 10’ utility easements around property perimeter.
   c. Show 40’ setback along 39th street.

2.   Meet the requirements of Community Planning, including:
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. Allow existing bldg. to encroach into 40’ setback.
   c. Rezoning to C-4 will require an 8’ wood privacy fence between the proposed C-4 and the
      existing R-3 residential lots. This fence will need to be built soon after the City Council
      approves the rezoning.
   d. Any future development requires SPR approval from Planning Commission.
   e. Allow a fence along 39th street starting a rear of bldg. and going to SW corner property
      line.
   f. 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 or signed waiver. Design Review Committee
      supports the waiver.

4.   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.

5.   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.
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e. Proposed water facilities will be sized to provide adequate pressure and fire protection.

6. **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.

7. **Meet the requirements of Rock Region Metro (CATA).**

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (8) affirmative votes.

D. **SD2017-4 Edwards Sheet Metal Addition, Lot 1 (Site Plan Review of an industrial building addition located 9320 Maumelle Blvd) (property is in the County)**

1. **Permit requirements/approvals submitted before a building permit will be issued:**
   a. City of NLR will not require a building permit or plans review on this project. Check with the County before you start construction.

2. **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.

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

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 (2) street trees.
   c. Provide (2) parking lot shade trees.
   d. Parking lot shade trees must be at the furthest 10’ from edge of paving.
   e. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

5. **Meet the requirements of Pulaski County, including:**
   a. Before construction starts, provide a letter to Pulaski County Planning from the Local Volunteer Fire Department stating that fire protection will be provided.

6. **Meet the requirements of Rock Region Metro (CATA), including:**
   a. Location is currently served by route 36 Maumelle Express. We encourage pedestrian access to the site along the transit route for potential employees. METRO Buses may be flagged down for passengers along this corridor.

7. **Meet the requirements of the Fire Marshal for either a sprinkler or a fire wall (due to increased building size)**

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (8) affirmative votes.

E. **SD2017-5 Wal-Mart Commercial Addition, Lot 11 (Site Plan Review of T-Mobile store located at 11921 Maumelle Blvd)**

1. **Permit requirements/approvals submitted before a building permit will be issued:**
   a. Pay the drainage in-lieu fee of $5000/acre for new impervious ground of commercial development.
   b. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
c. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
d. Prior to construction, Owner’s Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.

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. No fence is to be within a front building line.
   d. All exterior lighting shall be shielded and not encroach onto neighboring properties.

3. Meet the requirements of the Master Street Plan.

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. Provide street trees as shown
   d. Provide parking lot shade trees as shown.
   e. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

5. Meet the following requirements concerning signage:
   a. All signs require a permit and separate review.
   b. No pole sign permitted.

6. Meet the requirements of the Fire Marshall, 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:
   a. A complete set of drawings for development must be submitted to NLR Wastewater.
   b. Property contains sand/oil interceptor that needs to be abandoned before connecting to sanitary sewer main.
   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 currently served by route 36 Maumelle Express. We encourage pedestrian access to the site along the transit route for potential employees. METRO Buses may be flagged down for passengers along this corridor. Wal-Mart has provided a shelter along Maumelle Boulevard for transit access which METRO maintains.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (8) affirmative votes.

F. SD2017-6 The Porches at Rockwater, Lot 1 (Replat and Site Plan Review of a residential subdivision located at the NW corner of Parker and Rockwater)
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.

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.

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-Buils of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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. Driveways shall have 5’ minimum radii or 45-degree taper with 5’ minimum distance to property line and be built according to CNLR standard details (available at NLR Engineering Department). The proposed design for the lot at the corner of Parker and Rockwater is substandard and unacceptable.
   e. Driveway widths shall be 10’ and radii dimensions shall be labeled.
f. Driveways shall not be closer than 40' to adjoining streets or 5' from adjoining property lines.
g. Widths of driveways shall be 10’ minimum to 20’ maximum.
h. Any cross drains in the ROW shall be labeled in plans and shall be RCP with flared end sections unless otherwise approved by Engineering.
i. All driveways are to be concrete within the ROW.
j. Building dimensions shall be labeled.

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

7. 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.

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 automated underground irrigation to all required trees and shrubs.
c. Provide street trees 40’ on center.
d. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

9. Meet the requirements of the Fire Marshal, including:
a. Provide an approved fire protection plan.
b. The alley on the west side needs to be paved 18 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.

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 flow line elevations.
b. Show service lines to serve proposed homes.
c. Label proposed main material type.
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. We feel the higher density housing project is suitable for this location along the 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 (8) affirmative votes.

G. SPR-2450/2451-15 Richardson Business Center Lots 9-10, Block 2 (1 time – 12-month extension)
Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (8) affirmative votes.

**Public Hearings:**

1. **Rezone #2017-1:** To rezone property located at 4500 North Hills Blvd from R-4 to a PUD to allow for offices and indoor mini-storage.

The applicant, Mr. Michael Hall, was present. He stated that two changes were made regarding the staff recommendations. They plan to extend an 8’ masonry wall about 40’ to block headlights that the neighbors were concern about. They also plan to maintain the brush on the east side behind the build.

Jason with Marlar Engineering provided a copy of the site plan to the Commissioners to show the changes that have been made.

Mr. Shawn Spencer asked applicant about hours of operation.

Mr. Hall stated that they would like to operate between the hours of 6AM to 10 PM seven days a week.

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

Mr. White asked for clarification concerning the building.

Mr. Hall stated that the intent is to repurpose the church, there about 9000 sq. ft. in the basement that they would like to convert into a storage unit and the other use is quiet office space.

Chairman Clifton asked if there were any further comments.

There were no further comments.

**CONDITIONS:**

1. Design of buildings to resemble attached drawings.
2. Materials used for new buildings to be: Aluminum Window Assembly, Steel Deco Panels, Brick Veneer, Split Face CMU Block, Stucco w/ reveals, metal wall cap, Aluminum Storefront Door / window assembly. Metal roll up docs.
3. Meet the requirements of the site plan review process
4. Allow offices
5. Allow indoor mini storage
6. No outdoor storage of good allowed
7. Provide buffer between development & ditch
8. Access from Fairway Ave to be for emergency vehicles only.
9. Hours of operation will be 6am-10pm, daily.

Chairman Clifton asked for a roll call vote on the application.
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Alexander  Yes  Dietz  Yes  White  Yes
Belasco    Yes  Foster Yes  Clifton Yes
Chambers  Yes  Phillips Yes

Rezone 2017-1 was approved with (8) affirmative votes.

2. **Rezone #2017-2**: To rezone property located at 3921 Pike Ave from R-3 to C-4 and to amend the land use plan from Community Shopping to Trade Fair to allow for commercial development.

The applicant, Jason w/ Marlar Engineering, was present.

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

There were no further comments.

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

Alexander  Yes  Dietz  Yes  White  No
Belasco    Yes  Foster Yes  Clifton Yes
Chambers  No  Phillips Yes

Rezone #2017-2 was approved with (6) affirmative and (2) opposed votes.

3. **Rezone #2017-3**: To rezone property located at 303 Parker St. from R-3 to a PUD to allow for residential development.

The applicants, Lisa Farrell, Jim Jackson and McClelland Engineering, were present. Ms. Farrell stated that they will be presenting some documentation to the Development Review Committee at the next meeting regarding enhance material such as elevations, floor plans and reworking of the sidewalk.

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

Mr. Holloway expressed his concerns about flooding in that area, he is opposed to building in that area due to flooding issues.

Mr. Chambers added some conditions to the development review committee recommendations.

**CONDITIONS:**

1. Meet the requirements of the Site Plan Review process.
2. Allow 8 houses on this lot.
3. All houses to be Type A, B or C styles.
4. Materials of houses to match materials listed on Type A, B or C styles.
5. Provide sidewalk along Parker with 3 feet of green space between curb and sidewalk.
6. Provide 6-foot-tall brick wall at northern property line.
7. Any fences on the interior of the lot to be 3 foot wrought iron.
8. Alley on west side to be paved 18-foot-wide and connected to both Rockwater and 4th Streets.
9. Provide street trees 40 foot on center along Rockwater and Parker.
10. Maximum height of any house to be 35 foot.
11. Minimum distance between houses to be 10 foot.
12. applicant must meet all applicable Federal, State, County and City requirements,
13. applicant/owner understands that failure to comply with these conditions may result in loss of the PUD and/or removal of Electric Power Meters.
14. Developer to provide four “No blocking sidewalk” signs along Parker.

Chairman Clifton asked to hear from Mrs. Farrell engineering company.

McClelland Engineering stated that according to the site plan this area is not in the flood plain.

Mrs. Farrell stated that they are willing to work with the City Engineer on any issues.

Chairman Clifton asked if there were any further comments.

There were no further comments.

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

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Rezone #2017-3 was approved with (8) affirmative 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 4:30 pm.
Respectfully Submitted:

[Signature]

Keisa Stewart, Secretary

[Signature]

Shawn Spencer, Director