

North Little Rock Planning Commission
Regular Meeting
April 10, 2018

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
Dietz
Foster
Phillips
Wallace
White
Clifton, Chairman

Absent Members:

Banks

Staff Present:

Shawn Spencer, Director
Timothy Reavis, City Planner
Marie Miller, Deputy City Attorney
Keisa Stewart, Secretary
John Pflasterer, Fire Marshal
Shannon Carroll, City Clerk
Robert Birch, Mayor Office

Approval of Minutes:

Motion was made and seconded to excuse Mr. Banks from today's meeting. The motion was approved with (8) affirmative votes.

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

Administrative:

Subdivision Administrative:**A. SD2018-7 Nwachuku Addition, Lot 1 (Replat & SPR of a commercial lot located at 508 W. 47th St.)**

- 1. Engineering requirements before the final plat/replat will be signed:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development
- 2. Planning requirements before the final plat/replat will be signed:**
 - a. Dedicate half of 60' ROW,
 - b. Show easement at rear of property on the preliminary plat.
 - c. Show 40' front building line.
 - d. Allow the encroachment of the existing building into the front building line.
 - e. Pay the in lieu of fee for one tree \$500.
 - f. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. If on-site detention is used, provide detention calculations to City Engineer showing pre and post stormwater runoff comparisons and detention storage volume needed.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway permit application to City Engineer.
 - e. Provide CNLR Floodplain Development Permit application to City Engineer.
 - f. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
- 4. 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 proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - b. Since the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE).
 - c. Driveway shall have 15' minimum radii on one side and be built according to CNLR standard details
 - d. Meet Fire Marshals requirement on driveway width.
 - e. All driveways are to be concrete within the ROW.
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is ever utilized it is to have masonry screening.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. 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.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (1) parking lot shade trees.

- d. Provide 4 foot side yard landscape strip between property line and paving, except in the immediate area next to the front building. Once past the front building provide 4' landscape strip.
 - e. Provide a tree plan that will meet the buffer ordinance. Existing trees will count towards the required trees. Some additional trees will be required.
 - f. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
 - b. Provide sign location on site plan.
 - c. No pole sign permitted. No electronic changeable copy sign permitted.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Provide a 15' wide drive to proposed building.
 - 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. Provide 15' sanitary sewer easement with 6" public main centered in the easement.
 - b. Add existing 6" public main and 15' sanitary sewer easement to the site plan.
 - c. Label manhole rim elevations.
 - 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.

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 passed with (8) affirmative and (1) absent votes.

B. SD2018-13 Argenta Addition, Lot 10-R (SPR of All 4 One Eatery located at 515 N. Olive St.)

- 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. Prior to construction, Owner's Engineer shall submit stormwater drainage and grading plans for review and approval by the City Engineer.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.

- 2. Meet the requirements of the City Engineer, including:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial development instead of providing on-site detention.
 - b. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of any stormwater pipes and inlet structures within City ROW.
 - 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 proposed driveway(s) on Site Plan.
 - f. Driveways shall have 25' minimum radii and be dimensioned on plans, and be built according to CNLR standard details (available at NLR Engineering Department).
 - g. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - h. Spacing between proposed commercial driveways shall not be closer than 40'.
 - i. Widths of driveways shall be 10' minimum to 40' maximum.
 - j. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - k. 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. The road north of lot 12 is E. 6th St, not Bishop Lindsey – correct the drawing.
 - c. Label dumpster as having masonry screening.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (2) street trees as shown.
 - d. Label what the material is between the building and the property lines
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Provide sign location on site plan if planned.
 - c. No pole sign permitted. No electronic changeable copy sign permitted.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Provide all weather access to three sides of the building.
 - d. Fire hydrants to be within 400 feet of all areas of building.
 - e. All exterior portions of a building must be within 150' of a FD access road.
 - f. A hood suppression system will be required.
- 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.
 - g. Contact CAW Cross-Connection Control for requirements concerning backflow protection on meter service.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. Exterior grease interceptor and sampling manhole required.
 - b. 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 passed with (8) affirmative and (1) absent votes.

C. SD2018-14 American Tower Addition, Lot 1 (Preliminary Plat & SPR of a Cell Tower located at 120005 Faulkner Lake Rd.)

- 1. Provide Board of Adjustment approval letter granting a height variance.**
- 2. Planning requirements before the final plat/replat will be signed:**
 - a. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 3. 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 Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway permit application to City Engineer.
 - e. Provide CNLR Floodplain Development Permit application to City Engineer.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
 - h. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures 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. The site is in Flood Zone AH. It is recommended the base of the tower be located 2 feet above ground.
 - e. Driveways shall have 25' minimum radii and be dimensioned on plans, and built according to CNLR standard details (available at NLR Engineering Department).

- f. Widths of driveways shall be 10' minimum to 40' maximum.
- g. Cross drains in the ROW shall be labeled and shall be RCP.
- h. All driveways are to be concrete within the ROW.
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Barbwire fence not allowed.
 - c. Show type of fence and height of fence.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps to ADA standards and City standards or provide a waiver.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. Provide a tree preservation drawing showing trees all existing trees to be saved.
- 8. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 9. Meet the requirements of the Fire Marshal**

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. Mr. White asked what type of pole would this be. Mr. Scott Luellen stated that it is a 180' mono pole design and it will be lit. Mr. Steve White abstain. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative, (1) abstain and (1) absent votes.

D. SD2018-16 Central Arkansas I-440 Business Park, Lot 7 (SPR of an addition to an industrial building located at 900 Fiber Optic Dr.)

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Plant street trees as shown or provide a bond.
 - 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.
- 2. Meet the requirements of the City Engineer, including:**
 - a. Pay the drainage in-lieu fee of \$5000/acre of new impervious surface for commercial/industrial development instead of providing on-site detention or provide letter from original developer.
 - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all proposed development has been inspected and constructed in accordance with the approved plans and meet all City of North Little Rock Standard Specifications.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening that blocks view from street.
 - c. Allow existing fence.
 - d. 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 due to location in industrial park.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (7) street trees as shown.
- 6. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 7. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
- 8. Meet the requirements of CAW, including:**
- a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept. of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. A complete set of drawings for development must be submitted to NLR Wastewater.

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 passed with (8) affirmative and (1) absent votes

E. SD2018-17 LISA Academy North Subdivision, Lot 1 (Replat & SPR of a new high school located at 4600 Briley Dr.)

- 1. Provide an approved City Council ordinance that rezones the property and allows for a Conditional Use for a school, before the plat can be signed.**
- 2. Provide an approved City Council ordinance that abandons ROW abutting property, before the plat can be signed. (if ROW is not abandoned, this statement does not apply).**
- 3. Engineering requirements before the final plat/replat will be signed:**
 - a. Provide on-site detention as noted on site plan or pay in lieu of fee.
- 4. 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. Pay for street trees or provide a bond. (street trees will become shade trees if ROW is abandoned).
 - e. Provide (25') ROW dedication as shown. (does not apply if ROW is abandoned).
 - f. Provide 10' utility easements around property perimeter.
 - g. Allow phasing of sports fields.
- 5. 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. Prior to construction, Owner's Engineer shall submit stormwater plans and detention calculations for review and approval by the City Engineer.
- c. Provide CNLR Grading Permit application to City Engineer with grading plans.
- d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- e. Provide CNLR driveway/curb cut permit application to City Engineer.
- f. Provide CNLR Floodplain Development Permit application to City Engineer.
- g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- h. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- i. Provide copy of Arkansas Department of Health approval for water and sewer facilities to Planning Department if an extension of a main is required.
- j. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
- k. If applicable, 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 all stormwater pipes and inlet structures within City ROW.
- c. Provide on-site storm water detention as well as 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. Show and label boundary of detention pond.
- e. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- f. Driveways shall have 25' minimum radii and be dimensioned on plans and built according to CNLR standard details (available at NLR Engineering Department).
- g. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- h. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
- i. Widths of driveways shall be 10' minimum to 40' maximum.

- j. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- k. All driveways are to be concrete within the ROW. (driveway location will change if ROW is abandoned).

7. Meet the requirements of Community Planning, including:

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

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

- a. If the ROW is remaining, provide:
 - i. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards. (not shown)
 - ii. Provide ½ street improvements.
 - iii. Provide ROW dedication as shown.
- b. If the ROW is abandoned, there will be no MSP requirements.

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 (13) street trees 40' on center. (street tree requirement will become shade tree requirement if ROW is abandoned- add an additional 4 shade trees to the 28).
- d. Provide (28) 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 6 foot front yard landscape strip between property line and paving.
- h. Provide 4 foot side yard landscape strip between property line and paving.

10. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. Provide sign location on site plan.
- c. No pole sign permitted. 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.
- d. Placement of fire hydrants, a sprinkler system, and an alarm system will be required.

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. Submit plans to NLR Wastewater for review and approval.

- b. Label manhole rim elevations.
- c. A grease interceptor is required.
 - i. Submit plumbing plans for review and sizing of the grease interceptor.
- d. Please provide a 15' exclusive sanitary sewer easement for any portion of public sewer outside of the public ROW.

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 passed with (8) affirmative and (1) absent votes.

F. SD2018-18 Park Hill Addition, Lot 1, Block 100 (Preliminary Plat and SPR of a commercial building located at 4131 JFK Blvd.)

- 1. Engineering requirements before the final plat/replat will be signed:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for any increase of impervious surface instead of providing on-site detention.
- 2. Planning requirements before the final plat/replat will be signed:**
 - a. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Access easement needed on adjacent property to access the north and west sides of the property.
- 3. 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 Planning Department if an extension of a main is required
 - c. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
- 4. 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.
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Label 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.
- 6. Meet the requirements of the Master Street Plan.**
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Certificate of Occupancy will be issued after landscaping has been installed or a bond provided.
 - c. Provide automated underground irrigation to all required trees and shrubs.
 - d. Provide (4) street trees as shown.
 - e. Provide (6) parking lot shade trees as shown.
 - 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.

- g. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - h. Provide 6 foot front yard landscape strip between property line and paving.
 - i. Provide 4 foot side yard landscape strip between property line and paving.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
 - b. Provide sign location on site plan.
 - c. No pole sign permitted. No electronic changeable copy sign permitted.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Provide all weather access to three sides of the building.
 - d. Fire hydrants to be within 400 feet of all areas of building.
 - e. All exterior portions of a building must be within 150' of a FD access road.
- 10. Meet the requirements of CAW, including:**
- a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept. of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. No vertical or horizontal alignment changes shall be made without a manhole.
 - b. Please make formal submittal to NLRW for review and approval.
 - c. Core drill existing manhole and utilize Kor-n-Seal boot for connection.

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 passed with (8) affirmative and (1) absent votes.

G. SD2018-19 Argenta Plaza, Lots 1-9 (Preliminary Plat of new commercial subdivision located at the 600 block of Main St.)

- 1. Engineering requirements before the final plat / replat will be signed:**
- a. Provide on-site detention or prove that it's not necessary and pay the drainage in-lieu fee of \$5000 / acre for commercial development.
- 2. Planning requirements before the final plat/replat will be signed:**
- a. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide 60 ft. E. 6th St. ROW dedication as shown.
 - c. Provide access easements on lots 5, 7, and 9 as shown.
 - d. Provide access & utility easement on lot 1 as shown.
 - e. Provide a "canopy" easement on east side of lot 1.
 - f. Provide a 9 ft. rear building setback line (east side of property) on lot 6.
 - g. Add a note to the plat that says all sides of lot 2 contain a zero foot setback.
- 3. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.

- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide sidewalks and ramps to ADA standards and City Engineer's requirements.
 - b. Provide full street improvements for E. 6th St. (street, drainage, curb and gutter, sidewalk)
 - c. Provide E. 6th St. ROW dedication as shown.
- 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.
- 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.
- 7. Meet the requirements of NLR Wastewater, including:**
 - a. Provide a 15' exclusive sanitary sewer easement for any portion of public sewer that is outside of public ROW.
 - b. 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. Mr. Foster abstain. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative, (1) abstain and (1) absent votes.

H. SD2018-20 Argenta Plaza Addition, Lot 1 (SPR of Argenta Plaza)

- 1. Provide COA from Historic Commission, before applying for a building permit.**
- 2. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Prior to construction, Owner's Engineer shall submit stormwater plans and detention calculations if required for review and approval by the City Engineer.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application 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 application 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 Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
 - 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.

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. Provide on-site storm water detention if required as well as 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. Show and label detention area if required.
- e. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- f. Driveways shall be built according to CNLR standard details (available at NLR Engineering Department).
- g. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- h. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
- i. Widths of driveways shall be 10' minimum to 40' maximum.
- j. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- k. All driveways are to be concrete within the ROW.

4. Meet the requirements of Community Planning, including:

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

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

- a. Meet City Engineers requirements on sidewalks.

6. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. Allow landscaping as shown.

7. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. No pole sign permitted. No electronic changeable copy sign permitted.

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. Provide all weather access to three sides of the building.
- d. Fire hydrants to be within 400 feet of all areas of building.
- e. All exterior portions of a building must be within 150' of a FD access road.

9. 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.

10. Meet the requirements of NLR Wastewater, including:

- a. Provide service line route and proposed connection point
- b. 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 passed with (8) affirmative and (1) absent votes.

I. SD2018-21 Argenta Plaza, Lot 4 (SPR of First Orion Offices located on W. 6th St.)

1. Permit requirements/approvals submitted before a building permit will be issued:

- a. Building is not located in the Historic District.
- b. Provide on-site detention or prove that it's not necessary and pay the drainage in-lieu fee of \$5000/acre for commercial development.
- c. Prior to construction, Owner's Engineer shall submit stormwater plans and detention calculations if required for review and approval by the City Engineer.
- d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- e. Provide CNLR driveway/curb cut permit application to City Engineer.
- f. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.

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 on-site storm water detention if required as well as 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. Show and label detention area if required.
- e. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- f. Driveways shall be built according to CNLR and Fire Marshal's standard details (available at NLR Engineering Department).
- g. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- h. Spacing between proposed commercial driveways shall not be closer than 40'.
- i. Widths of driveways shall be 10' minimum to 40' maximum.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Provide dumpster location.
- 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, including:**
 - a. Provide 5' sidewalks 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. Show tree locations on W. 6th St.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Provide all weather access to three sides of the building.
 - d. Fire hydrants to be within 400 feet of all areas of building.
 - e. All exterior portions of a building must be within 150' of a FD access road.
 - f. Will require sprinkler system, standpipes, FDC.
- 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. Please provide flow projections for the proposed development.
 - b. Grease interceptor required for food service establishment.
 - c. Please make formal submittal to NLRW for review and approval.

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 passed with (8) affirmative and (1) absent votes.

J. SD2018-22 Argenta Plaza Addition, Lot 5 (SPR of a parking lot at the SW corner of W. 6th N. Magnolia St.)

- 1. Provide an approved City Council Ordinance granting a Conditional Use for a parking lot in a C-6 zone.**
- 2. 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 on-site detention or prove that it's not necessary and pay the drainage in-lieu fee of \$5000 / acre for commercial development.
 - c. Prior to construction, Owner's Engineer shall submit stormwater plans and detention calculations if required for review and approval by the City Engineer.
 - d. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.

- f. Provide CNLR driveway/curb cut permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to Planning Department if an extension of a main is required.
 - i. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
 - j. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-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. Provide on-site storm water detention if required as well as 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. Show and label detention area if required.
 - e. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - f. Driveways shall be built according to CNLR standard details (available at NLR Engineering Department).
 - g. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - h. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
- 4. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No fence is to be within a front building line.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 5. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks to City Engineer standards.
- 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 12 street trees as shown.
 - d. Provide 25 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 6 foot front yard landscape strip between property line and paving.
- 7. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 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. Demonstrate to the Fire Marshal's Office that their fire apparatus can navigate through the lot.
- 9. 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.

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 passed with (8) affirmative and (1) absent votes.

K. SD2018-23 Argenta Plaza Addition, Lot 6 (SPR of an office building at 600 Main St.)

- 1. Provide COA from Historic Commission, before applying for a building permit.**
- 2. 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. Prior to construction, Owner's Engineer shall submit stormwater plans and detention calculations if required for review and approval by the City Engineer.
 - c. Provide CNLR Stormwater Permit application 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 application to City Engineer.
 - e. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
- 3. Meet the requirements of the City Engineer, including:**
 - a. Provide on-site storm water detention if required as well as 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.
 - b. Show and label detention area if required.

- 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.
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to be located on Lot 6.
 - 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.
 - 5. Meet the requirements of the Master Street Plan, including:**
 - a. Provide sidewalks to City Engineer standards.
 - 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. Show street trees.
 - 7. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
 - 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. Provide all weather access to three sides of the building.
 - d. Fire hydrants to be within 400 feet of all areas of building.
 - e. All exterior portions of a building must be within 150' of a FD access road.
 - f. Standpipe and sprinkler system required.
 - 9. 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.
 - 10. Meet the requirements of NLR Wastewater, including:**
 - a. Please extend main from 16" sewer main located south of the property.
 - b. Please make formal submittal to NLRW for review and approval.
 - c. Please provide flow projections for the proposed development.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. Mr. Foster abstain. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative, (1) abstain and (1) absent votes.

L. SD2018-24 Argenta Plaza Addition, Lot 7 (SPR of a parking lot between Bishop Lindsey and W. 6th)

- 1. Provide COA from Historic Commission, before applying for a building permit.**
- 2. Provide approved City Council ordinance for a Conditional Use to allow a parking lot in a C-6 zone.**
- 3. 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. Prior to construction, Owner's Engineer shall submit stormwater plans and detention calculations if required for review and approval by the City Engineer.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
 - 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.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. Provide on-site storm water detention if required as well as 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. Show and label detention area if required.
 - e. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - f. Driveways shall be built according to CNLR standard details (available at NLR Engineering Department).

- g. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - h. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
- 5. 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.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks to City Engineer standards.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Show street trees on Bishop Lindsey
 - d. Provide (12) 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.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
 - b. No pole sign permitted. No electronic changeable copy sign permitted.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
- 10. Meet the requirements of CAW, including:**
- a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept. of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.

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 passed with (8) affirmative and (1) absent votes.

Public Hearings:

1. Special Use #2018-2

To allow a mobile home in an R-2 zone located at 7001 Faulkner Lake Rd.

The applicant, Mr. Delano Davis, was present.

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

Ms. Toni Baker, whom was also speaking on behalf of a fellow neighbor Mr. Don Winsted, they are opposed to this application. Ms. Baker gave a brief history of the area and stated that mobile homes wouldn't be allowed in that area. She expressed her concerns for property

value and the damage to others property.

Mr. Davis stated that at the beginning his lot was land locked so he had to get an easement, that he showed the next door neighbor who still wouldn't allow him to come onto his property, so he bought the 3 acres on the other side of the neighbor lot to gain access to his lot. He explained that he has invested into the land with James Rogers excavation because it's in a flood zone, he currently has a mobile home there until he builds his house.

Mr. Foster asked about the time frame for the new house to be built.

Mr. Davis stated a year.

Chairman Clifton asked if the Commissioners have any further comments.

Ms. Baker asked if they can give Mr. Davis a condition as to how long the mobile can be on the lot once the home has been built.

Mr. Foster asked if Ms. Baker would be willing to give Mr. Davis a 2 to 3 year window to get his home built.

Ms. Baker agreed.

A motion was made and seconded to remove the mobile home 3 years from the City Council approval.

Conditions:

1. Unit to meet the required building setbacks of the zone.
2. Unit to be skirted.
3. Unit to be set up and anchored in accordance with the rules and regulations of the Arkansas Manufactured Housing Commission.
4. Unit must have the HUD manufactured home certification label.
5. Unit to have a dedicated driveway.
6. Meet the Arkansas Health Department requirements of a septic system (if applicable).
7. If the unit is damaged or destroyed by at least 75%, it cannot be replaced, and the special use shall be removed.
8. Mobile Home to be removed within 3 years after city council approval of special use.
9. If outside city limits, meet all Pulaski County requirements.
10. Applicant understands that failure to comply with these conditions may result in loss of the Special Use and/or removal of Electric Power Meter.

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

Banks	Absent	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	Yes

Special Use #2018-2 was approved with (8) affirmative and (1) absent votes.

2. Special Use #2018-4

To allow a daycare center in a C-1 zone located at 2000 Fendley Dr.

The applicant, Ms. Carmell Boyd, was present.

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

Mr. Chambers asked how many children will the applicant have.

Ms. Boyd stated up to 200 children.

Chairman Clifton asked for any further comments.

There were no further comments.

Conditions:

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

Banks	Absent	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	Yes

Special Use #2018-4 was approved with (8) affirmative and (1) absent votes.

3. Special Use #2018-5

To allow an appraisal business and a residence in the same building in a C-2 zone located at 2 E. 56th Pl.

The applicant, Mr. Brian Owens, 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.

Conditions:

1. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
2. Business license to be issued after Planning Staff confirmation of requirements.
3. 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.

Banks	Absent	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	Yes

Special Use #2018-5 was approved with (8) affirmative and (1) absent votes.

4. Special Use #2018-6

To allow two seasonal high tunnels in an R-3 zone located at the end of Power line Dr.

The applicant, Mr. Pat Cullivan, was present.

Mr. Tim Reavis stated that the property owner north of this property inquired about what was going on, he advised Mr. Cullivan to speak with his neighbor.

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

Mr. White asked if there is an easement to this property because it's land locked, how will Mr. Cullivan gain access to this property.

Mr. Cullivan explained he intends to buy property on Lynch to gain access. He said that 5319 is vacant and he plans to contact the owner to work something out, maybe putting a driveway there to gain access. He said his access now is under the power lines.

Chairman Clifton asked for any further comments.

There were no further comments.nmgde

Conditions:

1. Since the property is landlocked, applicant is to provide proof that he has permission (access agreement) to use the adjacent powerline and utilities easement to access the property.
2. Per the Fire Marshal's requirement, access to the property via the powerline & utilities easement is to include a hard packed access road (gravel, asphalt, concrete, or other approved material) from a city street to the lot in question. Per the 2012 Arkansas Fire Code, the road should support 75,000 pounds. This road is to provide access in case of emergency medical runs or other incidents.
3. No selling of good or produce on-site.
4. Allow a shed to be used as storage.
5. Allow 6' perimeter fence – no barbwire allowed.

6. Any security lighting on site is to be shielded away from adjacent properties.
7. Business license to be issued and power to be turned on at the site after Planning Staff confirmation of requirements.
8. 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.

Banks	Absent	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	Yes

Special Use #2018-6 was approved with (8) affirmative and (1) absent votes.

5. Rezone #2018-6 & Conditional Use #2018-3

To rezone property located at 4600 Briley Rd from I-1 to R-2 to allow for a new high school.

The applicant, Mr. Ed Hankins with McClelland Engineers, 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.

Conditions:

1. Meet the requirements of the Site Plan Review process.
2. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
3. Business license to be issued after Planning Staff confirmation of requirements.
4. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

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

Banks	Absent	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	Yes

Rezone #2018-6 & Conditional Use #2018-3 was approved with (8) affirmative and (1) absent votes.

6. Rezone #2018-7

To rezone property located at 4901 Allen St. from O-1 to R-3 to allow for residential development.

The applicant, Mr. Thomas Pownall, was present.

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

Mr. Chambers does the applicant plan to tear down the build or renovate it.

Mr. Pownall stated that it will be torn down.

Mr. Bill Plunkett explained the plan for this lot once the old school has been torn down.

Chairman Clifton asked if there was any further comments.

There were no further comments.

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

Banks	Absent	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	Yes

Rezone #2018-7 was approved with (8) affirmative and (1) absent votes.

7. Conditional Use #2018-4 (postponed)

To allow a car sales lot in a C-4 zone located at 3125 Pike Ave.

8. Conditional Use #2018-5

To allow a parking lot in C-6 located on Lot 5, Argenta Plaza Addition

The applicant, Mr. Thomas Pownall, 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.

Conditions:

1. Meet the requirements of the Site Plan Review Process.

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

Banks	Absent	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	Yes

Conditional Use #2018-5 was approved with (8) affirmative and (1) absent votes.

9. Conditional Use #2018-6

To allow a parking lot in C-6 located on Lot 7, Argenta Plaza Addition

The applicant, Mr. Thomas Pownall, was present.

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

There were no comments.

Conditions:

1. Meet the requirements of the Site Plan Review Process.

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

Banks	Absent	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	Yes

Conditional Use #2018-6 was approved with (8) affirmative and (1) absent votes.

10. Conditional Use #2018-7

To allow an auto window tinting business in a C-3 zone located at 13120 Crystal Hill Rd.

The applicant. Mr. Justin Lamb, 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.

Conditions:

1. Hours of operation to be 6AM – 8PM, Monday - Sunday
2. All work to be done inside the building.
3. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
4. Business license to be issued after Planning Staff confirmation of requirements.
5. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

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

Banks	Absent	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	Yes

Conditional Use #2018-7 was approved with (8) affirmative and (1) absent votes.

Public Comments/Adjournment:

Mr. White inquired about the blasting of the hill on North Hills, where the apartments are going. He asked about the curb cut at that location.

He inquired about the vacant house off of JFK and McCain, behind the Regions Bank.

Mr. Chambers asked if the site plan has changed for the future apartments on North Hills, he has received calls concerning the wet lands.

A motion made to adjourn and it was seconded. The motion passed with (8) affirmative votes and the meeting was adjourned at 4:50 pm.

Respectfully Submitted:

Keisa Stewart, Secretary

Shawn Spencer, Director