

**North Little Rock Planning Commission  
Regular Meeting  
October 8, 2019**

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Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:06 PM in the Council Chambers, City Hall.

**Members Present:**

Belasco  
Chambers  
Clifton, Chairman  
Foster, via phone  
Phillips  
Wallace

**Members Absent:**

Banks  
Deitz  
White, Vice- Chairman

**Staff Present:**

Shawn Spencer, Director  
Timothy Reavis, Assistant Director  
Mike Mosley, Deputy City Attorney  
Alyson Jones, Secretary  
John Pflasterer, Fire Marshal

**Approval of Minutes:**

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

**Administrative:**

Motion was made and seconded to excuse members Banks, Deitz, and Vice Chairman White. A motion was made and seconded to allow member Foster to attend the meeting via phone.

**Subdivision Administrative:**

**A. SD2019-39            D & B Commercial, Lot 6 (SPR of an office / warehouse building located at 735 Judi Dr.)**

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

- a. A signed and recorded plat must be on file with the Planning Department.
- b. 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 NLR Planning Department if an extension of a main is required.
- g. Prior to construction, Owner's Architect/Engineer shall submit signed 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. Show and label boundary of detention pond.
- 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. Label driveway radii (minimum radii allowed is 25')
- f. 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. If a dumpster is added in the future, it is 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.
- e. Provide 1 handicap parking spot.

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

- a. Sidewalks previously waived for this subdivision.

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

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide 4 street trees.
- d. Provide 1 parking lot shade tree.
- 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.
  - i. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
  - b. Fire Marshal confirmed with CAW that no new Fire Hydrants are needed.
- 8. Meet the requirements of CAW, including:**
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Contact Central Arkansas Water for New Service applications; regarding the size and location of the water meter.
  - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. That work would be done at the expense of the developer.
  - c. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
  - d. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. Wilcox Connection fee is required for connection to NLRW's collection system. The current rate is \$2,133.00 per acre.

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 (6) affirmative votes.

**B. SD2019-40 Faulkner Crossing Phase 10, Lots 485-532 (Preliminary Plat of a residential subdivision)**

**1. Planning requirements before the plat will be signed:**

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
  - b. Street names to be approved by Planning Staff.
  - c. Provide 50ft ROW dedication of Veronia Dr., Vision Ct., Tiger Lily Ln., and Wahoo Dr. as shown
- 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.
  - 3. Meet the requirements of Community Planning, including:**
    - a. Provide the standard requirements of Zoning and Development Regulations.
  - 4. Meet the requirements of the Master Street Plan, including:**
    - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
    - b. Provide full street improvements.
    - c. Provide ROW dedication.
  - 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
    - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
    - b. Provide 1 tree per residential lot.
    - c. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
  - 6. Meet the following requirements concerning signage:**
    - a. All signs require a permit and separate review.
  - 7. Meet the requirements of the Fire Marshal, including:**
    - a. Provide an approved fire protection plan.
  - 8. Meet the requirements of CAW, including:**
    - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Contact Central Arkansas Water for New Service applications; regarding the size and location of the water meter.
    - b. A water main extension will be needed to provide water service to this property.
    - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. That work would be done at the expense of the developer. Approval of plans by the Arkansas Department of Health.
    - d. Additional fire hydrant(s) will be required. Contact the North Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).
  - 9. Meet the requirements of NLR Wastewater, including:**
    - a. Wilcox Connection fee is required. The current rate is \$894.00 per residential lot.
    - b. Please make a 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 (6) affirmative votes.

**Public Hearing:**

**1. Conditional Use 2019-16**

To allow a car lot in a C-4 zone located at 3605 Hwy 161.

Chairman Clifton asked the applicant to state name and address.

Matthew Pierce stated that he was requesting to open a car lot at 3605 Hwy 161.

Chairman Clifton asked staff if they had received any negative impact comments or concerns.

Mr. Reavis stated that they have received some inquires on what would be put there but no concerns or negative comments.

Chairman Clifton asked the applicant if he agreed to all of the recommendations.

Mr. Pierce stated that he does agree with all of the staff recommendations.

Chairman Clifton asked for any other questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Conditional Use #2019-16 was approved with (6) affirmative votes.

**2. Conditional Use #2019-17**

To allow a tire store in a C-4 zone located at 1 Maumelle Curve Ct.

Motion made to move application to end of meeting to allow time for applicant to show up.

**3. Special Use #2019-15**

To allow a daycare center in an R-3 zone located at 2001 Parker St.

Chairman Clifton asked the applicant to state name and address.

Anthony Pettigrew stated that he was requesting to open a daycare center at 2001 Parker St. He also stated that he agreed with all of staffs requirements.

Chairman Clifton asked if there were any negative comments on this application.

Mr. Reavis stated that they have received some inquires on what would be put there but no concerns or negative comments.

Chairman Clifton asked for any other questions or comments.

Mr. Chambers asked the applicant if this location was previously a daycare center.

Mr. Pettigrew confirmed that it was.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Special Use #2019-15 was approved with (6) affirmative votes.

**4. Special Use #2019-16**

To allow a daycare in a C-2 zone located at 723 N. Beech St.

Chairman Clifton asked the applicant to state name and address.

Steven Brewer stated that he was requesting to open a daycare at 723 N Beech St. He also stated that he agreed with all of the requirements.

Chairman Clifton asked if there were any negative comments on this application.

Mr. Reavis stated that there weren't any negative comments on this application.

Mr. Chambers asked how long the daycare had gone unused.

Mr. Brewer stated that is was approximately three years.

Chairman Clifton asked for any other questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Special Use #2019-16 was approved with (6) affirmative votes.

**5. Special Use #2019-17**

To allow a daycare center in an R-3 zone located at 200 W. 20<sup>th</sup> St.

Chairman Clifton asked the applicant to state name and address.

Beverly Hall stated that she was requesting to open a daycare center at 200 W. 20<sup>th</sup> St. Also, she stated that she agreed with all of the requirements.

Chairman Clifton asked if there were any negative comments on this application.

Mr. Reavis stated that they have received some inquires on what would be put there but no concerns or negative comments.

Chairman Clifton asked for any other questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Special Use #2019-17 was approved with (6) affirmative votes.

#### **6. Rezone #2019-17**

From R-2 to I-1 & to amend the LUP from Community Shopping to Light Industrial to recognize an existing warehouse at 3 Perin Rd.

Chairman Clifton asked staff what LUP stands for.

Mr. Spencer stated that is stands for Land Use Plan.

Chairman Clifton asked the applicant to state name and address.

Joe Moscon stated that he was requesting the rezoning of 3 Perin Rd.

Mr. Spencer stated that this was an existing warehouse. He stated that there are no special uses allowed for new buildings. Also, he stated that the property must be rezoned to I-1 due to ownership change.

Mr. Chambers asked staff if there would be any obligation to provide a buffer between the I-1 and R-2 zones.

Mr. Spencer stated that there would need to be a buffer but that the trees should suffice.

Mr. Chambers asked if the applicant would be putting up a 6 foot fence.

Mr. Moscon stated that he has purchased the abutting property and he would be installing some sort of a buffer. He stated that he doesn't want to look at a warehouse from his home.

Chairman Clifton asked for any other questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Rezone #2019-17 was approved with (6) affirmative votes.

### **7.&8. Rezone 2019-19 and Rezone 2019-20**

From TND to C-4 at 1600 Rockwater and From TND to R-4 & Conservation at property along Rockwater.

Mr. Spencer stated that staff was initiating both of the requests. He stated that the zoning ordinance is being revised and TND zoning will no longer be used. He stated that there were only four properties still existing with this use and two of them were rezoned in a previous meeting. He stated that TND stands for Transitional Neighborhood Development. It was a project years ago that did not work out the way the city had hoped.

Chairman Clifton asked for any other questions or comments.

Attorney Danny Trailer stated that he was the lawyer for Mr. Sanford. He stated that they are actively in a lawsuit over the ownership of this property.

Mr. Mosley stated that since the litigation was active. He believed it would be in everyone's best interest to postpone these requests until he can get advice from Amy Fields, City Attorney, on how to proceed.

Mr. Chambers made a motion to postpone both of the requests until further notice from the City Attorney.

Planning Commission voted to postpone until the November 14<sup>th</sup> meeting.

### **2. Conditional Use 2019-17 To allow a tire store in a C-4 zone located at 1 Maumelle Curve Court**

Chairman Clifton asked the applicant to state name and address.

Sergio Macuil Jr. stated that he was requesting to open a tire store in a C-4 zone located at 1 Maumelle Curve Ct. Also, she stated that she agreed with all of the requirements.

Chairman Clifton asked if there were any negative comments on this application.

Mr. Reavis stated that there but no concerns or negative comments.

Chairman Clifton asked for any other questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Conditional Use #2019-17 was approved with (6) affirmative votes.

Mr. Chambers made a motion to adjourn.

Chairman Clifton adjourned the meeting at 4:39pm.

Respectfully Submitted:



Tim Reavis, Planning