



North Little Rock Planning Commission
February 14, 2023 - Agenda / Public Hearing 4:00 PM
City Council Chambers – 300 Main Street, NLR, AR 72114

Agenda Meeting: ▪ Roll Call
 ▪ Reminder to speak into the microphone

Administrative:

Approval of Minutes: ▪ January 10, 2023

Planning Commission Items:

1. **SU2023-03** a Special Use to allow auto sales as a home office in an R4 zone @ 2721 Gribble Street
2. **RZ2023-02** a Rezoning from I2 to C4 to allow a health clinic @ 4200 E Washington Ave
3. **RZ2023-03** (Withdrawn)
4. **SD2023-14** Rose City Health Clinic Add, Lot 1 (Replat and SPR for a health clinic @ 4200 E Washington Ave)
5. **SD2023-16** Lusk Commercial Park Add, Lots 1-8 (Prelim Plat of 8 lots located South of Maumelle Blvd and East of Interplan Dr)
6. **SD2023-17** Shorter College Add, Lot 1R (SPR for a dormitory @ 605 Bishop Lindsey Ave)
7. **SD2023-18** Cunningham Add, Lot 3, Blk 47 (SPR for a 4-plex @ 816 N Olive St)
8. **SD2023-19** Wilson's Add, Lot 1R, Block 1, (Replat and SPR for a building addition @ 4116 E Broadway)

Public Comment / Adjournment:



**NORTH LITTLE ROCK
PLANNING COMMISSION
HEARING PROCEDURES
(1/1/2019)**

Order of the Public Hearing: The regularly scheduled meeting is generally held on the second Tuesday of each month at 4:00 PM in the City Council Chambers, 300 Main Street, North Little Rock, AR. All Planning Commission hearings are open to the public. Typical hearings begin with a call of the role, approval of previous hearings minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearing items, zoning actions and special use request are typically the latter half of the meeting and follow the development review items presented as summary recommendation from the Development Review Committee.

Voting: There are nine Commissioners and a quorum consists of six members. In accordance with the Commission's current By-laws, all business must be approved by a minimum of five votes. A simple majority of those members present does not approve a motion. "Robert's Rules of Order" apply unless the Commission has outlined alternative procedures.

Procedure to allow a person to address or approach the Board:

1. No person shall address the Planning Commission without first being recognized by the Chair.
2. All questions and remarks shall be made from the podium and addressed through the Chair.
3. After being recognized, each person shall state their name and address for the record.
4. When a group of citizens are present to speak on an item, a spokesperson may be selected by the group to address the Commission. If multiple individuals of the group desires to speak, the Chairman may limit each presentation to three minutes.
5. Anyone from a group may also be recognized if they have new or additional information to add to an items discussion. This additional presentation shall be limited to three minutes.
6. Individual (not representing a citizen group) presentations shall be limited to three minutes.
7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
10. Anyone wishing to submit exhibits for the record shall provide the Secretary with a copy for each Planning Commissioner, one copy for Staff to be placed in the permanent file, one copy for the Planning Director and one copy for the Legal Eepartment.
11. Anyone wishing to read a statement into the record shall provide the Secretary with a written copy of the statement.



Camp Robinson

5

7 6

1

2, 4, 8



NLR Planning Commission - February 14, 2023



2 Miles

0 0.5 1

This map is not survey accurate.

Item #1

Special Use #2023-03

Request: a request for a Special Use to allow auto sales as a home office in a R4 zone

Location of the Request: 2721 Gribble Street, NLR, AR

Applicant/Owner: Joseph Lee and Morronica Smith

P.C. Background: 1st time on the agenda

Site Characteristics: the home is located on the corner of S Clover Street and Gribble Street. The area is a mix of residential and non-residential uses. To the north east and west are vacant lots zoned R4 and CONS. To the south are a combination of vacant lots and a scattering of single family homes. Further south is the Arkansas River.

Master Street Plan: Gribble Street is classified on the Master Street Plan as a local street. There are no dedicated bikeways in the area.

Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4 and CONS	Vacant R4 and CONS Zoned Property
South	R4 and CONS	Residential, and Vacant Property
East	R4	Residential, and Vacant Property
West	R4	Residential, and Vacant Property

Background:

1. **Compatible with previous actions?** Approval for a home office has been granted in the past provided the applicant meets all the conditions of a home office and all conditions of the special use.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be no impact on public services or utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable provided the applicant comply with the conditions of a home office and all conditions of the special use.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no impact on the surrounding properties.
6. **Is the site of adequate size for the development?** Yes.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, a Special Use is the correct avenue to allow a home office for auto sales at this location.

Summary: The applicant is seeking approval of a Special Use to utilize their home as a home office for a wholesale auto sales business. The applicant indicates automobiles will be purchased from individuals or on-line and wholesaled via an auto auction. The applicant indicates there will be no inventory at the home and the conditions of the home office as outlined in the zoning ordinance will be met.

Conditions to Consider:

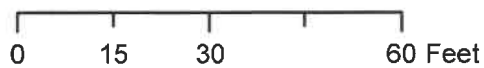
1. There shall be no inventory, vehicles for sale and/or no transfer of vehicles at the home address (2721 Gribble St, NLR, AR) at any time.
2. There shall be no customers coming to this address.
3. Applicant must meet all applicable Federal, State, County and City requirements.
4. Home occupations shall be solely operated by the owner(s) or occupant(s) of the dwelling. Non-resident employees are not permitted.
5. Any use that requires a building code upgrade (from residential standards to commercial or public assembly standards) to accommodate the home office is not permitted.
6. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Special Use and/or removal of electric power meter.
7. The authority to operate a home occupation shall not be interpreted to waive any law or regulation of the City, County, State, or Federal government relating to the operation of a business, including without limitations: business licenses, facility licenses, professional certificates, inspection and similar requirements.

Special Use #2023-03



Ortho Map

1 inch = 30 feet



Date: 1/13/2023

Not an actual survey

Special Use #2023-03

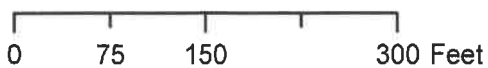


Special Use 2023-03
2721 Gribble St.
To allow auto sales without inventory
in R4, as a home occupation.



Zoning Map

1 inch = 150 feet



Date: 1/13/2023

Not an actual survey

Item # 2

Rezoning 2023-02

Request: a Rezoning from I2 to C4 to allow construction of a health clinic

Location of the Request: 4200 E Washington Avenue, NLR, AR

Applicant: Thomas Pownall, Thomas Engineering

Owner: City of North Little Rock, AR

P.C. Background: 1st time on the agenda

Site Characteristics: The City purchased the property in mid-2022 to allow for the future construction of a health clinic to serve the area. All existing buildings have been removed or will be removed from the property. The area is predominately non-residential uses. This property is being considered by the Planning Commission for a Replat and Site Plan Review (SD2023-14) as a separate item on this agenda.

Master Street Plan: E Washington Avenue is indicated on the Master Street Plan as a Collector Street Classification. Baucum Pike is indicated as a Principal Arterial on the Master Street Plan. There is a proposed Bike Trail located to the south of this site along the rail line.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2, C3 & R3	Retail & Undeveloped, Commercial & Residentially zoned property
South	C4	Commercial Buildings
East	I2	Rail line & Bruce Oakley Industrial
West	C4	Office & Commercial Uses

Background:

- Compatible with previous actions?** Yes, rezoning to allow the construction of a less intensive uses have been approved within the City previously.
- Neighborhood Position/Comment?** None, at the time of printing.
- Effect on public service and utilities?** There should be minimal impact on public services and utilities.
- Legal Consideration/Reasonableness?** The request to rezone the property from I2 to C4 is a reasonable request.
- Will the approval have a stabilizing effect on surrounding properties?** The construction of the new health clinic will have a stabilizing effect on the area.

6. **Is the site of adequate size for the development?** Yes, the site is adequate for development as proposed.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, C4 is the appropriate zoning. The applicant is seeking the rezoning to allow the construction of a health clinic and to match the existing C4 zoning of the remainder of the site.

Summary: The applicant is seeking a rezoning from I2 to C4 to allow the construction of a health clinic. A large portion of the lot is currently zoned C4 with this area being zoned I2. The applicant is seeking to match the zoning of the remainder of the site.

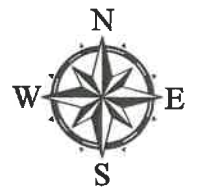
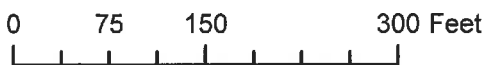
Rezone Case #2023-02



1 inch = 150 feet



OrthoMap

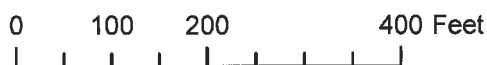


Date: 1/24/2023

Rezone Case #2023-02



1 inch = 200 feet



Zoning Map

Date: 1/24/2023



Item # 3 - Withdrawn

Rezoning 2023-03

Item #4

SD2023-14 Rose City Health Clinic Add, Lot 1 (Replat and SPR @ 4200 E Washington Ave)

1. Engineering requirements on detention:

- a. Stormwater detention plan not required since it was a previously developed site.

2. Engineering requirements before the plat will be signed:

- a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) along East Washington or a performance bond.
- b. Street improvements must be approved by City Engineer and accepted by City Council.

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 design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
- 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 for East Washington and copy of ARDOT driveway permit if State Highway for Baucum Pike.
- f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- g. Prior to construction, Owner's Architect/Engineer shall submit signed 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.

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.

5. Planning requirements before the plat will be signed:

Item #4

SD2023-14 Rose City Health Clinic Addition Replat and SPR located @ 4132 E Washington Ave

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- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide street trees or provide a bond.
 - c. Provide (10') ROW dedication along Baucum Pike as shown on the proposed replat.
 - d. Provide 10' utility easements around property perimeter.
- 6. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening as noted on the site plan.
 - c. No fence are to be located in front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 7. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ROW dedication to meet the Master Street Plan. Washington Avenue is classified on the MSP as a collector street. Baucum Pike is classified on the MSP as a Principal Arterial.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Street tree species shall be selected from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - i. Note the tree species and size at installation on the development plans.
 - d. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - i. Note the tree species and size at installation on the development plans. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - e. All trees located within the parking area shall be planted in curbed landscape islands. The minimum size of a curbed landscape island, per tree, shall be at least eight (8) feet wide and at least eighteen (18) feet deep. Parking island width is deficient.
 - f. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - i. Note the shrub species and size at installation on the development plans.
 - g. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - i. Note turf, groundcover, or mulch on development plans.
 - h. Trees and shrubs shall be irrigated by an automatic underground irrigation system.
 - i. Note underground automatic irrigation system on development plans.

Item #4

SD2023-14 Rose City Health Clinic Addition Replat and SPR located @ 4132 E Washington Ave

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9. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. Provide sign location and details of the proposed sign on site plan.

10. Meet the requirements of the Fire Marshal, including:

- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Fire Hydrants- There shall be a fire hydrant within 400' of any portion the building on an access road measured by an approved route if unsprinklered, within 600' if sprinkled (Volume 1).
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20'. (Volume 1)
- b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)

11. 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.
- b. Provide a 10-ft Utility easement along the frontage of Baucum Pike Rd and E Washington Ave on the plat.
- 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.
- d. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required

13. Meet the requirements of NLR Wastewater, including:

- a. Lot currently does not have access to public sanitary sewer.
- b. Please submit a full set of plans to NLRW for review and approval prior to construction.

14. Meet the requirements of NLR Electric.

15. Meet the requirements of Rock Region Metro.

Item #5

SD2023-16 Lusk Commercial Park Add, Lots 1-8 (Prelim Plat of 8 lots located South of Maumelle Blvd and East of Interplan Dr)

- 1. Engineering requirements on detention:**
 - a. Stormwater detention to be determined during the Site Plan Review process.
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond along Dewafflebakker Lane and Innerplan Drive to City Engineers requirements.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Sidewalks and half street improvements not required on Maumelle Blvd.
- 3. Meet the requirements of the City Engineer.**
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide 70' front building setback on properties along Maumelle Blvd, per the Subdivision ordinance.
 - c. Provide access easement across lots 1 thru 4 to allow access from one lot to another without going back on Maumelle Blvd.
 - d. Tract A does not meet minimum lot requirements. Remove Tract A and incorporate into Lots 1 and 2. An access easement may be shown on plats (where Tract A was) if developer is requesting the easement.
- 5. Meet the requirements of the Master Street Plan.**
 - a. Meet the access management plan for Maumelle Blvd of 330 feet between centerlines of driveways, this does not include streets.
- 6. Meet the requirements of the Screening and Landscaping ordinance.**
- 7. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal.**
- 9. 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.
 - b. Provide a 15-ft utility easement along the frontage of Maumelle Blvd and a 10-ft utility easement along the frontage of Dewafelbakker Ln on the plat.
 - c. CAW has existing easements on the property for a 14" water line. Contact CAW for the easements and indicate on the plat. Field locate the water lines on the property. Provide easements for water lines that are outside current easements.
 - d. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
 - e. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 10. Meet the requirements of NLR Wastewater, including:**
 - a. A public sanitary sewer main extension is required to serve Lot 2, Lot 5 and Lot 6 in order to replat the properties.
 - b. White Oak Connection Fee required to connect to public sanitary sewer.
 - c. Provide 15' wide exclusive sanitary sewer easement centered on the public sanitary sewer mains.
- 11. Meet the requirements of NLR Electric.**
- 12. Meet the requirements of Rock Region Metro.**

Item # 6

SD2023-17 Shorter College Add, Lot 1R (SPR for a dormitory @ 605 Bishop Lindsey Ave)

1. Engineering requirements on detention:

- a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.

2. Engineering requirements before the plat will be signed:

- a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
- b. Street improvements must be approved by City Engineer and accepted by City Council.
- c. Show and label boundary of detention area as a drainage easement.

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 copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- e. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.

4. Meet the requirements of the City Engineer, including:

- a. Meet the requirements of the hillside cut ordinance.
- b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
- c. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.

5. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Provide dumpster location on the site plan. The dumpster must have masonry screening.
- c. No fence is allowed in front of the building along Locust Street and Bishop Lindsey Avenue.
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.

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

- a. Repair or replace any broken curb, gutter or sidewalk within the public right of way.

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

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
- c. Provide street trees adjacent to Locust Street.

Street tree species shall be selected from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.

Item # 6

SD2023-17 Shorter College Addition Lot 1R SPR located @ 605 Bishop Lindsey Ave

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- d. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - e. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - b. If there are dwellings above other dwellings the buildings shall be sprinklered - *Or*
 - c. If each dwelling unit extends from the foundation to the roof they will be separated by 2-hour fire resistance rated walls. (Volume 2)
- 10. 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.
 - 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.
 - c. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. Please indicate proposed service line route and point of connection on plans.
 - b. Sanitary sewer main highlighted on attached plan is not an active sewer main and is not available for connection.
 - c. Please submit a full set of plans to NLRW for review and approval prior to construction.
- 12. Meet the requirements of NLR Electric.**
- 13. Meet the requirements of Rock Region Metro.**

Item #7

SD2023-18 Cunningham Add, Lot 3, Blk 47 (SPR for a 4-plex @ 816 N Olive St)

1. **Trash pick-up for the units will be from the public street, North Poplar Street, and not from the indicated alley.**
2. **Provide the location of the ac units.**
3. **There are to be no improvements located within the public right of way.**
4. **Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
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. 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.
6. **Meet the requirements of the City Engineer, including:**
 - a. Meet the requirements of the hillside cut ordinance.
 - b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
7. **Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
8. **Meet the requirements of the Master Street Plan.**
9. **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. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - d. Street tree species shall be selected from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - i. Note the tree species and size at installation on the development plans.
 - e. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - i. Note the tree species and size at installation on the development plans.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.

Item #7

SD2023-18 Cunningham Addition to Argenta, now in the City of North Little Rock, Lot 3, Blk 47, SPR for a 4-plex @ 816 N Olive St

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- i. Provide shrubs adjacent to the onsite parking and indicate shrub species, size and spacing on the development plans.
- g. Trees and shrubs shall be irrigated by an automatic underground irrigation system.
 - i. Note underground automatic irrigation system on development plans.

10. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.

11. Meet the requirements of the Fire Marshal, including:

- a. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
- b. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
- c. If each dwelling unit extends from the foundation to the roof they will be separated by 2-hour fire resistance rated walls. (Volume 2 Section 706.4)

12. Meet the requirements of CAW, including:

- a. No objections. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

13. Meet the requirements of NLR Wastewater, including:

- a. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

14. Meet the requirements of NLR Electric.

15. Meet the requirements of Rock Region Metro.

Item #8

SD2023-19 Wilson's Add, Lot 1R, Blk 1 (Replat and SPR for a building addition @ 4116 E Broadway)

1. **Engineering requirements on detention:**
 - a. Stormwater detention plan not required as there is no increase of or a reduction of impervious surface.
2. **Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond for School Street.
 - b. Defer half street improvements for Coral Street until site development.
 - c. Provide half of 80' ROW dedication along E Broadway.
 - d. Provide half of 50' ROW dedication along School Street.
3. **Meet the requirements of the City Engineer.**
4. **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. Provide 10' utility easements around property perimeter.
 - c. Provide 40' building line along E Broadway.
 - d. Remove all building lines except the building line along E Broadway.
5. **Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
6. **Meet the requirements of the Master Street Plan, including:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond for School Street.
 - b. Defer half street improvements for Coral Street until site development.
 - c. Provide half of 80' ROW dedication along E Broadway.
 - d. Provide half of 50' ROW dedication along School Street.
7. **Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
8. **Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
9. **Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
10. **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.
 - b. Provide 10' easement along Coral Street.
11. **Meet the requirements of NLR Wastewater.**
12. **Meet the requirements of NLR Electric.**