



North Little Rock Planning Commission
January 10, 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:** ▪ December 13, 2022

Planning Commission Items:

1. **CU2023-01** Valentine Addition Lot 1 Conditional Use for an Electric Fence @ 11700 Valentine Rd for an electric fence in an I2 zone
2. **CU2023-02** Springhill Development Addition Lot 3, Blk 3, Conditional Use for an Electric Fence @ 4300 Stockton Dr in an I2 zone
3. **SU2023-01** A Special Use to allow a bus depot (transfer stop) located at 1 Grey Road in a C3 zone
4. **SD2022-79** Springhill Plaza, Lot 2R (SPR @ 3900 Vali Court for a hotel)
5. **SD2023-01** Wal-Mart Commercial Add Lot 6, Revised SPR (SPR @ 13101 Crystal Hill Rd for a proposed retail building – revising access to the site from the previous approval)
6. **SD2023-03** Wal-Mart Commercial Add Lot 3R, (Replat and SPR @ 13401 Crystal Hill Rd Replat of 2 lots into a single lot and Site Plan Review for a proposed restaurant)
7. **SD2023-04** Greens 2nd Addition Lot A, Blk 7, (SPR @ 710 Bishop Lindsey for the addition of classroom space)
8. **SD2023-06** East Argenta Sub Blk 20 (Replat and SPR @ 1311 E Broadway for a retail building – Dollar General)
9. **SD2023-07** McCain Commercial Park Add Lot 5, Blk 1, (SPR @ 4317 Warden Rd to allow the addition of a drive-thru along the south side of the building)
10. **SD2023-08** Vestal Rose Addition Master Plan, located North of Maumelle Blvd and West of Bridgeway Rd
11. Request for Commission Review for Moving a House to a vacant lot located within the city limits of NLR located on the NW Corner of 44th and Allen Streets



**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 Department.
11. Anyone wishing to read a statement into the record shall provide the Secretary with a written copy of the statement.

**North Little Rock Planning Commission
Minute Summary
December 13, 2022**

Chairman White called the meeting of the North Little Rock Planning Commission to order at 4:00 PM in the Council Chambers, City Hall, 300 Main Street, North Little Rock, AR. Role-call found a quorum to be present; a quorum being six (6) members present.

Planning Commission Members Present:

Steve White, Acting Chairman
Emanuel Banks
Vandy Belasco
Don Chambers
Junior Phillips
Renee Pierce
Edward Wallace

Members Absent:

Norman Clifton
Charlie Foster

Staff Present:

Shawn Spencer, Director of Planning
Donna James, Assistant Director of Planning
Elaine Lee, City Attorney

Approval of Minutes:

Commissioner Chambers made a motion to approve the November 8, 2022, minute summary as submitted. Commissioner Belasco provided a second to the motion. By voice vote, the Commission members voted unanimously in favor of the motion, (7/0).

Administrative: A motion was made by Commissioner Chambers and Seconded by Commissioner Belasco to excuse those absent. By voice vote, the Commission members voted unanimously in favor of the motion, (7/0)

Design Review Committee Administrative:

Item # 1 - SD2022-76 North Argenta Addition, Lot A, Blk 45, (Replat @ 1301 Main Street)

Mr. Thomas Pownall was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

1. **Planning requirements before the plat will be signed:**
 - a. Remove the building lines on proposed Lot A, Blk 45.

2. **Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Correct the zoning designation on the Plat.
 - c. All improvements will be required with SPR for the future phases.
3. **Meet the requirements of the Master Street Plan.**
4. **Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
5. **Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
6. **Meet the requirements of the Fire Marshal.**
7. **Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. Proposed water facilities will be sized to provide adequate pressure and fire protection.
8. **Meet the requirements of NLR Wastewater.**
9. **Meet the requirements of NLR Electric.**

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (7/0).

Item #2 - SD2022-77 Maumelle Curve Business Park, Lot A (Prel Plat and SPR @ 16 Maumelle Curve Court for a building)

Mr. Thomas Pownall was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

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, street lights) or a performance bond if necessary and determined by the City Engineer.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
3. **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.
4. **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 or copy of ARDOT driveway permit if State Highway.
- f. Provide CNLR Floodplain Development Permit application to City Engineer, if applicable.
- g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer, if applicable.
- 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 NLR Planning Department if an extension of a main is required.
- 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.

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

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
- c. Contractor shall notify City Engineer at least 1 day prior to the construction of all 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. If 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). At the completion of the project, submit Elevation Certificate to City Engineer.
- f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- h. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.

- i. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - j. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - k. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - l. All driveways are to be concrete within the ROW.
- 6. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Front yard fences of the building shall be ornamental in style (no chain link).
 - c. Razor wire permitted only in rear yards.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. The gate indicated on the plan must be located a minimum of 40' from the back of curb.
 - f. Provide the lines for the parking spaces on the site plan.
- 7. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks not required due to location in industrial subdivision.
- 8. 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 on the plan the existing landscaping and street trees.
 - d. Provide street trees 30' on center along the street frontage (existing and new) of Maumelle Curve Court.
 - e. Provide parking lot shade trees based on (1) tree per (6) parking spaces. 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 landscape strip adjacent to any parking area. Shrubs shall be (18") in height at planting and be planted a maximum (3') apart.
 - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - h. Provide 6' front yard landscape strip between property line and paving.
 - i. Provide 4' side yard landscape strip between property line and paving.
- 9. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 10. Meet the requirements of the Fire Marshal, including:**
- a. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - i. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - ii. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - b. Fire Apparatus access will support 85,000 lbs. (NLR Ordinance 9267)
- 11. 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.

12. Meet the requirements of NLR Wastewater, including:

- a. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
- b. White Oak connection fee applies to the additional acreage if the metal building will be connected to sanitary sewer.

13. Meet the requirements of Rock Region Metro.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (7/0).

Item #3 - SD2022-78 Skyline Row, Replat Lots 1 and 2 (& SPR @ 101 Skyline Drive for a 2-unit townhouse)

Mr. Nick Tucker was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

1. The property is located within the Park Hill Jump Start Overlay District. Meet the requirements of the Overlay –

- a. Provide elevations for the proposed units.
- b. General Frontage Street front setbacks are allowed with a minimum 5-foot setback; no max. Zero minimum side and rear setbacks.
- c. Provide the location of the proposed driveways. The maximum driveway width for residential use buildings is 12' in width.
- d. Provide 2 on-site parking spaces per unit.

2. Engineering requirements on detention:

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

3. 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.

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 street trees or provide a bond.
- c. Provide streetlights or provide a bond.

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 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 or copy of ARDOT driveway permit if State Highway.
- 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 NLR Planning Department if an extension of a main is required.
- 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.

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. Repair or replace existing sidewalk and curb to City Engineer's standards.
- c. Contractor shall notify City Engineer at least 1 day prior to the construction of all 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. If 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). At the completion of the project, submit Elevation Certificate to City Engineer.
- f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- h. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.

- i. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - j. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - k. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - l. All driveways are to be concrete within the ROW.
- 7. 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.
- 8. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
- 9. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- 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:
 - i. Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.
 - ii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3) or
 - iii. 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. 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.
- 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.
 - b. Do to the proposed replat; main extension is required to serve both lots.
- 14. Meet the requirements of NLR Electric.**
- 15. Meet the requirements of Rock Region Metro.**

Item #4 - SD2022-80 Cypress Trail, Lot 1 (Replat @ 10524 Crystal Hill Rd)

Mr. Roy Andrews was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

- 1. Engineering requirements on detention:**
 - a. Stormwater detention plan will be determined during SPR.
- 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. Provide half of the required 80' right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
- 3. 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 street trees during SPR for future development.
 - c. Provide streetlights during with SPR for future development.
 - d. Provide half of the required 80' ROW dedication along Crystal Hill Rd.
 - e. Provide 10' utility easements around property perimeter.
 - f. Remove setbacks from plat.
- 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. 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.**
- 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.**
- 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 Electric.**
- 12. Meet the requirements of NLR Wastewater.**

13. Meet the requirements of Pulaski County, including:

- a. Show state plane coordinates for two lot corners and two property corners.
- b. Show Pulaski County certificate of plat approval.
- c. Provide cad file of the plat.
- d. Pay \$10 review fee at time of execution.
- e. Label the Crystal Hill Road Centerline.

14. Meet the requirements of Rock Region Metro.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (7/0).

Item # 5 - SD2022-81 Alexander Place Add, Lot 2 (SPR @ 15033 HWY 165 for a drive-thru coffee shop)

Mr. Johnny Satzer was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

1. **Meet the requirements of the City Engineer.**
2. **Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
3. **Meet the requirements of the Master Street Plan.**
4. **Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide one parking lot shade tree.
5. **Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
6. **Meet the requirements of the Fire Marshal.**
7. **Meet the requirements of Pulaski County, including:**
 - a. Pay \$33.00 review fee.
 - b. Provide approval letter from Scott Volunteer Fire Department.
 - c. Dedicate any right of way required by North Little Rock.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (7/0).

Item # 6 - Special Use 2022-19 to allow a tow company in an I1 zone @ 6000 MacArthur Dr, NLR, AR

Chairman White called the item, requesting the applicant come forward and address the Commission on the merits of the request. Ms. Stacy Turner addressed the Commission stating she desired to open a tow company at the location. Chairman White questioned Ms. Turner if she had received the conditions as proposed by staff and if she was agreeable to the conditions as presented by staff. Ms. Turner stated she was agreeable to the conditions as present.

Chairman White questioned if there were any questions or concerns of the Commissioners. There being none. Chairman White questioned if there were any questions or concerns from the audience. There being none, Chairman White called for a role call vote -

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

Special Use 2022-19 was approved with (7) affirmative votes and (2) absent.

Item # 7 - Special Use 2022-20 to allow an adult daycare in an I1 zone @ 5309 McClanahan Drive #F3, NLR, AR

Chairman White called the item, requesting the applicant come forward and address the Commission on the merits of the request. Toshua of Always Promotion Independence Home Care addressed the Commission stating her request was to operate an adult daycare at the location. Chairman White questioned the applicant if she had received the conditions proposed by staff and if she was agreeable to the conditions as presented by staff. The applicant stated she was agreeable to the conditions as present.

Chairman White questioned if there were any questions or concerns of the Commissioners. There being none. Chairman White questioned if there were any questions or concerns from the audience. There being none, Chairman White called for a role call vote -

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

Special Use 2022-20 was approved with (7) affirmative votes and (2) absent.

Item # 8 - Special Use 2022-21 to allow a before and after school child care in a R2 zone @ 1 E 52nd Place, NLR, AR

Chairman White called the item, requesting the applicant come forward and address the Commission on the merits of the request. Ms. Tammy Fletcher addressed the Commission stating her request was to add before and after school child care to the site. Chairman White questioned Ms. Fletcher if she had received the conditions proposed by staff and if she was agreeable to the conditions as presented by staff. Ms. Fletcher stated she was agreeable to the conditions as present.

Chairman White questioned if there were any questions or concerns of the Commissioners. There being none. Chairman White questioned if there were any questions or concerns from the audience. There being none, Chairman White called for a role call vote -

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

Special Use 2022-21 was approved with (7) affirmative votes and (2) absent.

Item # 9 Rezoning 2022-32 a rezoning from R3 to R4 located @ 603 W 45th St, NLR, AR

Chairman White called the item, requesting the applicant come forward and address the Commission on the merits of the request. Representatives of Journey Estate Investments addressed the Commission stating the desire was to rezone the property to recognize the existing use of the property. She stated to allow separate meters to the individual units on the property required the rezoning.

Chairman White questioned if there were any questions or concerns of the Commissioners. There being none. Chairman White questioned if there were any questions or concerns from the audience. There being none, Chairman White called for a role call vote -

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

Rezone 2022-32 was approved with (7) affirmative votes and (2) absent.

Item # 10 Rezoning 2022-33 a rezoning from R4 to C6 @ 712 & 716 N Olive St, NLR, AR

Chairman White called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. George Wooden addressed the Commission stating the desire was to rezone the property to comply with the previously presented master plan by the developer for the area. He stated the developer intended to develop the property under a unified plan including a mix of uses as allowed within the C6 zoning district.

Chairman White questioned if there were any questions or concerns of the Commissioners. There being none. Chairman White questioned if there were any questions or concerns from the audience. There being none, Chairman White called for a role call vote -

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

Rezone 2022-33 was approved with (7) affirmative votes and (2) absent.

Item # 11 - Rezoning 2022-34 a rezoning from R4 to C6 @ 816 N Olive St, NLR, AR

Chairman White called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. George Wooden addressed the Commission stating as with the previous item the desire was to rezone the property to comply with the previously presented master plan for the area. He stated the developer intended to develop the property under a unified plan including a mix of uses as allowed within the C6 zoning district.

Chairman White questioned if there were any questions or concerns of the Commissioners. There being none. Chairman White questioned if there were any questions or concerns from the audience. There being none, Chairman White called for a role call vote -

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

Rezoning 2022-34 was approved with (7) affirmative votes and (2) absent.

Item # 12 - Rezoning 2022-35 a rezoning from R4 to C6 @ 902 N Poplar St, NLR, AR

Chairman White called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. George Wooden addressed the Commission stating as with the previous item the desire was to rezone the property to comply with the previously presented master plan for the area. He stated the developer intended to develop the property under a unified plan including a mix of uses as allowed within the C6 zoning district.

Chairman White questioned if there were any questions or concerns of the Commissioners. There being none. Chairman White questioned if there were any questions or concerns from the audience. There being none, Chairman White called for a role call vote -

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

Rezoning 2022-35 was approved with (7) affirmative votes and (2) absent.

Item # 13 - Rezoning 2022-36 a rezoning from R4 to C6 @ 910 N Poplar St, NLR, AR

Chairman White called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. George Wooden addressed the Commission stating as with the previous item the desire was to rezone the property to comply with the previously presented master plan for the area. He stated the developer intended to develop the property under a unified plan including a mix of uses as allowed within the C6 zoning district.

Chairman White questioned if there were any questions or concerns of the Commissioners. There being none. Chairman White questioned if there were any questions or concerns from the audience. There being none, Chairman White called for a role call vote -

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

Rezoning 2022-36 was approved with (7) affirmative votes and (2) absent.

Item # 14 - Rezoning 2022-37 a rezoning from R3 to R4 @ 1623 Chandler St, NLR, AR to recognize 2 single-family homes on a single lot

Chairman White called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. Eddie Givens addressed the Commission stating the request was to rezone the property to recognize two existing single family homes located on the property and to allow the

homes to have separate utility meters. He stated without the rezoning separate meters were not allowed and he could not renovate the second home and place the home on the market for rental.

Chairman White questioned if there were any questions or concerns of the Commissioners. There being none. Chairman White questioned if there were any questions or concerns from the audience. There being none, Chairman White called for a role call vote -

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

Rezoned 2022-37 was approved with (7) affirmative votes and (2) absent.

Public Comments/Adjournment:

Chairman White called for public comment. There being no further business before the Commission, and on a motion by Commissioner Chambers and seconded by Commissioner Phillips, and by consent of all members present (7/0), the meeting was adjourned at 4:30 pm. The next regularly scheduled Commission meeting is to be held on Tuesday, January 10, 2023, at 4:00 pm in the City Council Chambers of City Hall, 300 Main Street, NLR, AR.

Respectfully Submitted:

Donna James

Donna James, AICP
Assistant Director of Planning

Conditional Use 2023-01

Request: To allow the placement of an electric fence on I2 zoned property

Location of the Request: 11700 Valentine Rd, North Little Rock, AR

Applicant: AMAROK Ultimate Perimeter Security

Owner: Doggett Properties of Arkansas LR, LLC

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

Site Characteristics: The site is Truck Centers of Arkansas, a full service truck sales and repair business.

Zoning: 12, Light Industrial District

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	NA	I-40
South	I2	Vacant
East	I1	Tire Shop & Undeveloped Property
West	C4	Pilot Travel Center

Background:

1. Compatible with previous actions? Electric fences have been approved for the placement around industrial site with outdoor storage of materials in other areas of the City.
2. Neighborhood Position/Comment? No comment has been received at the time of this printing.
3. Effect on public service and utilities? Minimal
4. Legal Consideration/Reasonableness? The request is reasonable.
5. Will the approval have a stabilizing effect on surrounding properties? The placement of the fence as proposed will have no effect 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 each request is reviewed on the merits of the application as filed.
8. Should a difference zoning classification be requested? No, all electric fences require approval of a Conditional Use by the City Council.

Summary: The applicant is requesting a conditional use to allow the placement of an electric fence on the property located at 11700 Valentine Rd. The use of the property is semi-truck sales and service. The applicant is seeking the electric fence to secure the property and lessen the impact of break-ins to the commercial vehicles. Section 5.11.10 of the North Little Rock Zoning Ordinance states - No electric fence shall be installed, operated or maintained except as a Conditional Use approved by City Council, and shall be subject to the standards - as outlined below in the Conditions to be Considered

Section of this report. Electric fences are not allowed in the front yard (electric fences shall be permitted in the rear and side yards of industrial zoned properties with areas of outdoor storage and display).

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on December 21, 2022. The Committee recommended approval with conditions as established by the Zoning Ordinance.

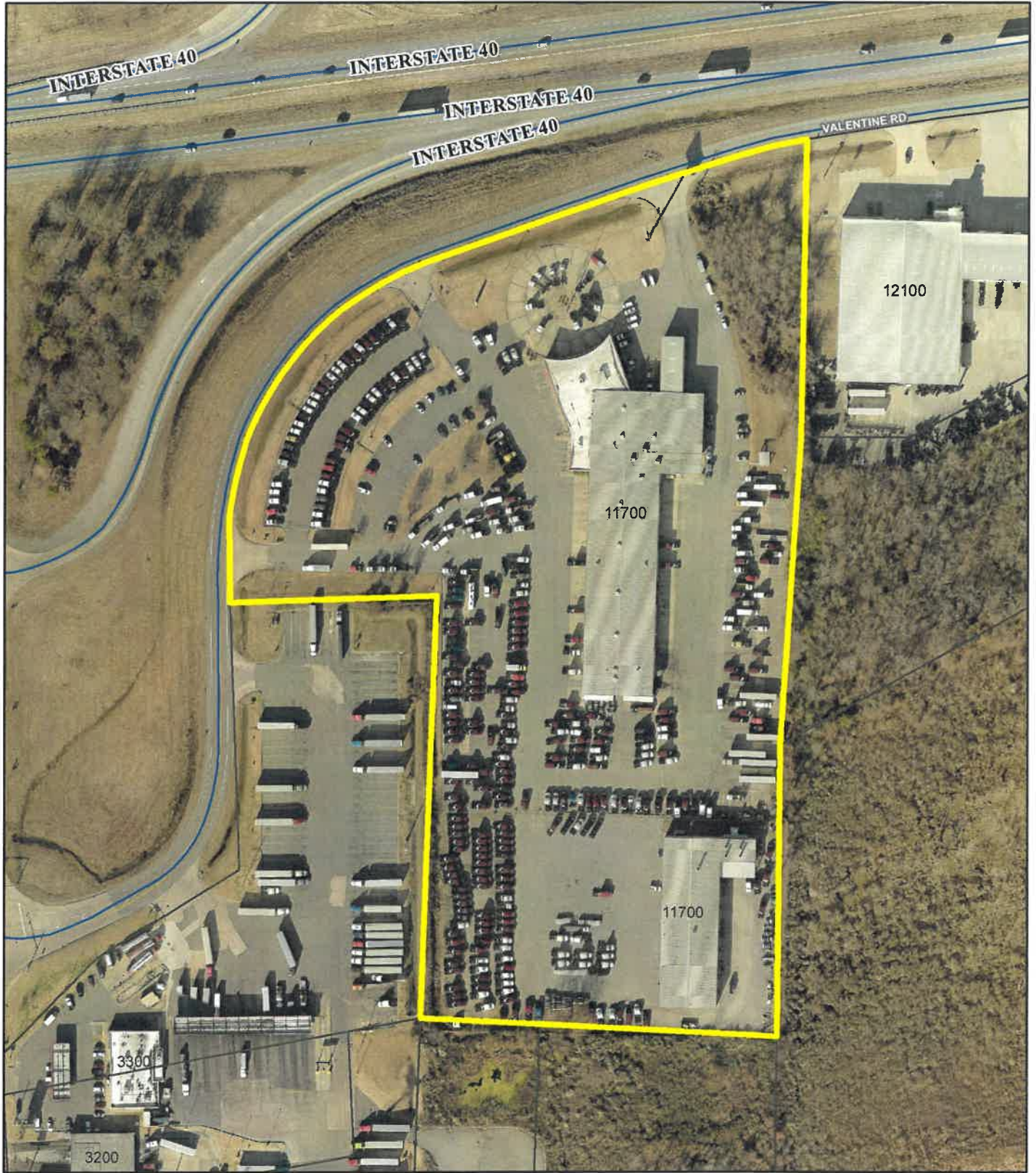
Conditions to Consider:

1. Unless otherwise specified herein, electric fences shall be constructed or installed in conformance with the specifications set forth in International Electrotechnical Commission (IEC) Standard No. 60335-2-76.
2. The energizer for electric fences must be driven by a commercial storage battery not to exceed 12-volts DC. The storage battery is charged primarily by a solar panel. However, the solar panel may be augmented by a commercial trickle charger.
3. The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in Paragraph 22.108 and depicted in Figure 102 of IEC Standard No. 60335-2-76.
4. When abutting a residential zoned and/or residential used property, the perimeter fence shall be an opaque wood privacy fence with the finished side facing the abutting property.
5. There shall be a disarm switch or other device (approved by the Police and Fire Departments) on the outside of the perimeter fence within 2-feet of the primary gate or opening.
6. Electric fences shall be permitted in the rear and side yards of industrial zoned property with areas of outdoor storage or display.
7. Electric fences shall be installed on the interior of a perimeter fence and be located 6-inches from the perimeter fence.
8. No electric fence shall be installed or used unless it is surrounded by a perimeter fence that is not more than 8-feet in height.
9. The maximum height for a perimeter fence in the rear or side yard shall be 8-feet.
10. Electric fences shall be allowed to extend 2-feet above the perimeter fence with the maximum height of 10-feet.
11. Electric fences shall not utilize barbed wire or concertina wire.
12. Warning signs: Electric fences shall be clearly identified with warning signs that read: "Warning Electric Fence" at intervals of 30-feet with at least 1-sign on each exterior perimeter side of the fence.
13. No electric fence shall be installed until after commercial plans review by the City and confirmation the plans for the fence meet the requirements of the Zoning Ordinance and an

electric fence permit is obtained. The commercial plans review for an electric fence shall be \$30.00. An electric fence permit shall cost \$150.00.

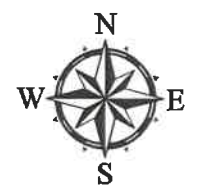
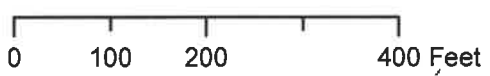
14. Requests to vary from the above requirements shall be heard by the North Little Rock City Council.
15. Business License to be issued after Planning Staff confirmation of requirements.
16. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Conditional Use # 2023-01



Ortho Map

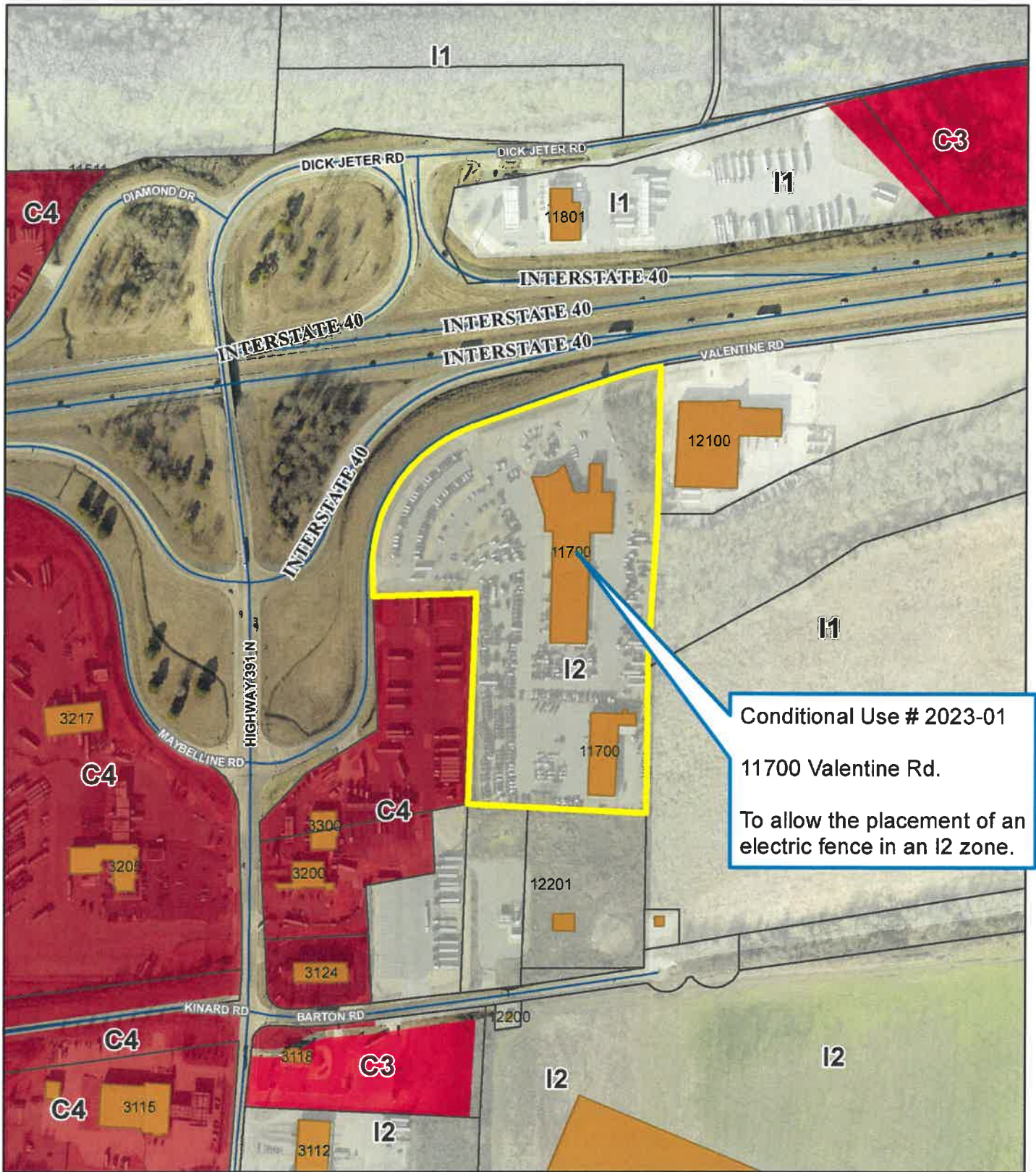
1 inch = 200 feet



Date: 12/12/2022

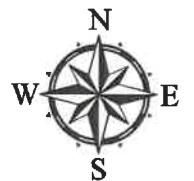
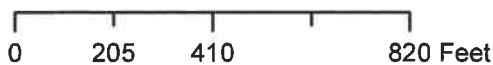
Map is not to survey accuracy

Conditional Use # 2023-01



Zoning Map

1 inch = 400 feet



Date: 12/12/2022

Map is not to survey accuracy

■ DENOTES LOCATIONS FOR STEEL POLE
 PERMITS AND CALCULATIONS
 AND NOTES THIS SHEET

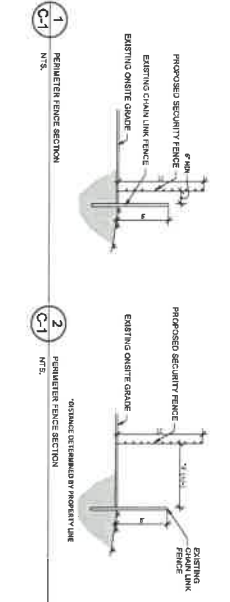
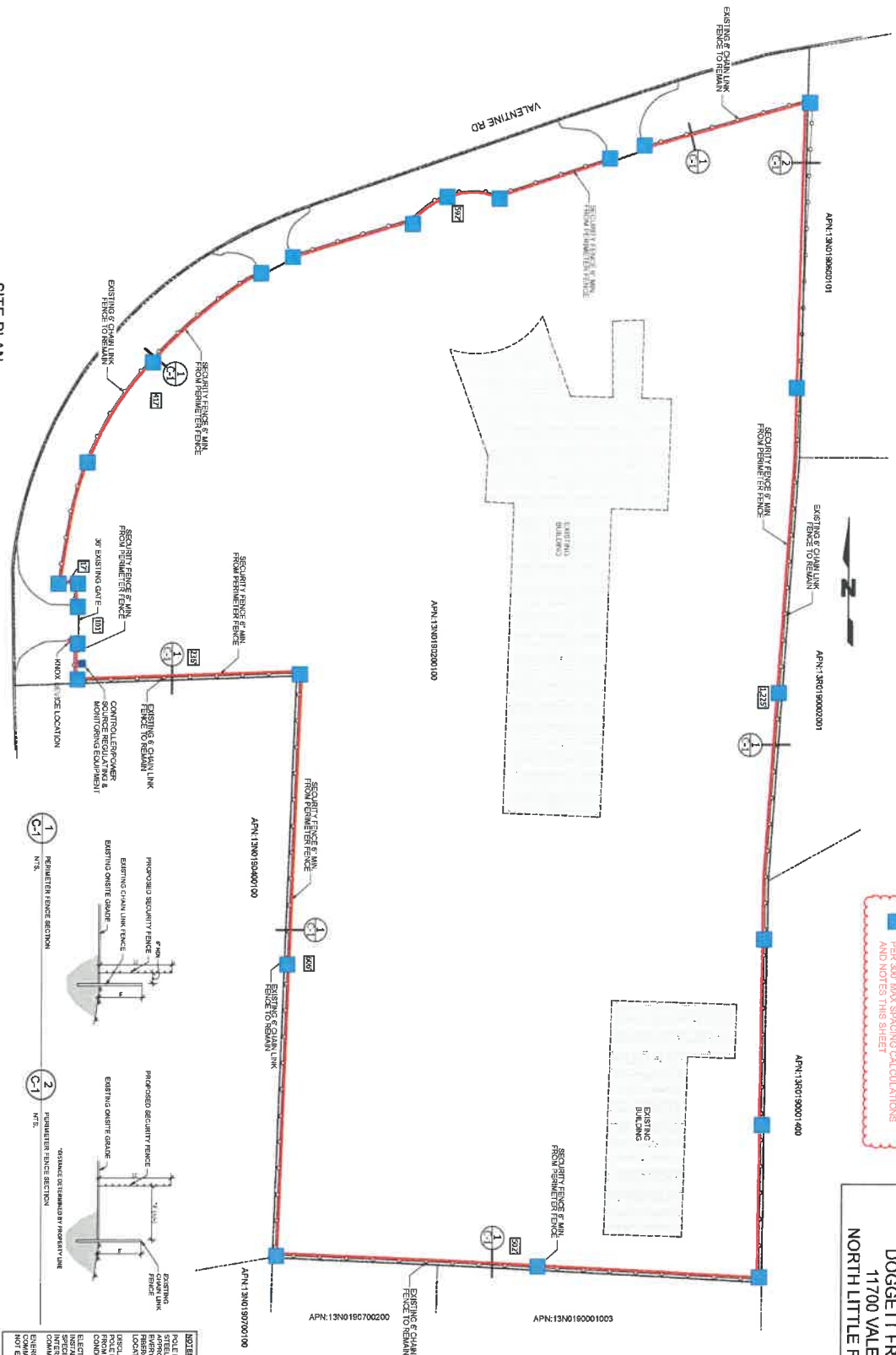
**SITE PLAN REQUEST TO AUTHORIZE A
 SECURITY SYSTEM FOR:
 DOGGETT FREIGHTLINER
 11700 VALENTINE RD
 NORTH LITTLE ROCK, AR 72117**

PROPERTY OWNER
 DOGGETT PROPERTIES
 ARKANSAS LN, LLC
 HOUSTON, TX 77067

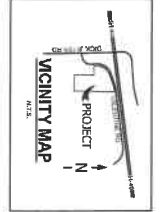
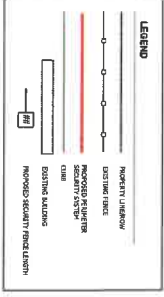
PROJECT DATA
 APN: 13N019000100
 APN: 13N019000201
 APN: 13N019000400
 APN: 13N019000101



AMAROK
 ULTIMATE PERIMETER SECURITY
 550 Assembly Street, 5th Floor Columbia, SC 29201 PH: 803-786-6333



NOTES
 1. FENCE LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THE EXACT LOCATION OF THE FENCE SHALL BE DETERMINED BY THE FIELD SURVEYOR.
 2. ALL FENCES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ARKANSAS PERIMETER FENCE ACT (AR 2025-27A).
 3. THE FENCE SHALL BE OWNED BY THE COMMERCIAL STORAGE BATTERY MAINTENANCE AND SERVICE CENTER.



PROJECT:
 DOGGETT FREIGHTLINER
 11700 VALENTINE RD
 NORTH LITTLE ROCK, AR 72117

SHEET TITLE: SITE PLAN

DATE: 10/26/2022
SCALE: SEE PLAN

SHEET: C-1
 of 3

SITE PLAN
 SCALE: 1" = 50'



Conditional Use 2023-02

Request: To allow the placement of an electric fence on the property within an I2 zone

Location of the Request: 4300 Stockton Drive, North Little Rock, AR

Applicant: AMAROK Ultimate Perimeter Security

Owner: The Woodcrest Company – Mastec Network Solutions, Inc.

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

Site Characteristics: The site is the office/warehouse for Mastec Network Solutions, Inc. The company provides engineering, furnishing and installation service for equipment manufactures primarily within the telecom industry.

Zoning: I2, Light Industrial District

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Wal-Mart
South	I2	ABF Trucking
East	I2	O'Reilly Auto Parts
West	C3	Convenience Store

Background:

1. Compatible with previous actions? Electric fences have been approved for the placement around industrial site with outdoor storage of materials in other areas of the City.
2. Neighborhood Position/Comment? No comment has been received at the time of this printing.
3. Effect on public service and utilities? Minimal
4. Legal Consideration/Reasonableness? The request is reasonable.
5. Will the approval have a stabilizing effect on surrounding properties? The placement of the fence as proposed will have no effect 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 each request is reviewed on the merits of the application as filed.
8. Should a difference zoning classification be requested? No, all electric fences require approval of a Conditional Use by the City Council.

Summary: The applicant is requesting a conditional use to allow the placement of an electric fence on the property located at 4300 Stockton Drive. The use of the property is an office/warehouse for Mastec Network Solutions. The applicant is seeking the electric fence to secure the property and lessen the impact of break-ins to the commercial vehicles and warehouse area. Section 5.11.10 of the North Little Rock Zoning Ordinance states - No electric fence shall be installed, operated or

maintained except as a Conditional Use approved by City Council, and shall be subject to the standards - as outlined below in the Conditions to be Considered Section of this report. Electric fences are not allowed in the front yard (electric fences shall be permitted in the rear and side yards of industrial zoned properties with areas of outdoor storage and display).

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on December 21, 2022. The Committee recommended approval with conditions as established by the Zoning Ordinance.

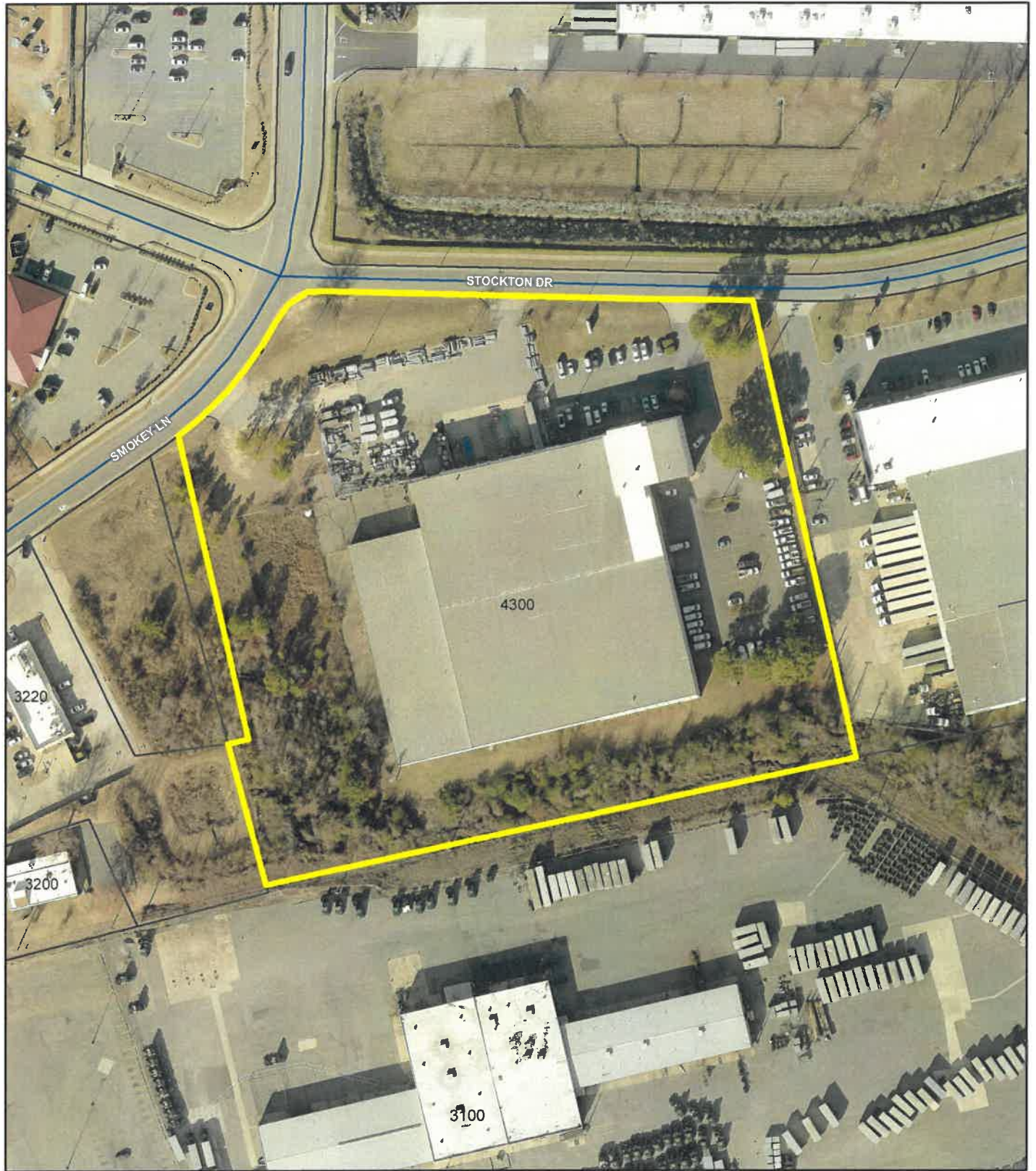
Conditions to Consider:

1. Unless otherwise specified herein, electric fences shall be constructed or installed in conformance with the specifications set forth in International Electrotechnical Commission (IEC) Standard No. 60335-2-76.
2. The energizer for electric fences must be driven by a commercial storage battery not to exceed 12-volts DC. The storage battery is charged primarily by a solar panel. However, the solar panel may be augmented by a commercial trickle charger.
3. The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in Paragraph 22.108 and depicted in Figure 102 of IEC Standard No. 60335-2-76.
4. When abutting a residential zoned and/or residential used property, the perimeter fence shall be an opaque wood privacy fence with the finished side facing the abutting property.
5. There shall be a disarm switch or other device (approved by the Police and Fire Departments) on the outside of the perimeter fence within 2-feet of the primary gate or opening.
6. Electric fences shall be permitted in the rear and side yards of industrial zoned property with areas of outdoor storage or display.
7. Electric fences shall be installed on the interior of a perimeter fence and be located 6-inches from the perimeter fence.
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12. Warning signs: Electric fences shall be clearly identified with warning signs that read: "Warning Electric Fence" at intervals of 30-feet with at least 1-sign on each exterior perimeter side of the fence.
13. No electric fence shall be installed until after commercial plans review by the City and confirmation the plans for the fence meet the requirements of the Zoning Ordinance and an

electric fence permit is obtained. The commercial plans review for an electric fence shall be \$30.00. An electric fence permit shall cost \$150.00.

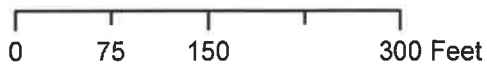
14. Requests to vary from the above requirements shall be heard by the North Little Rock City Council.
15. Business License to be issued after Planning Staff confirmation of requirements.
16. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Conditional Use # 2023-02



Ortho Map

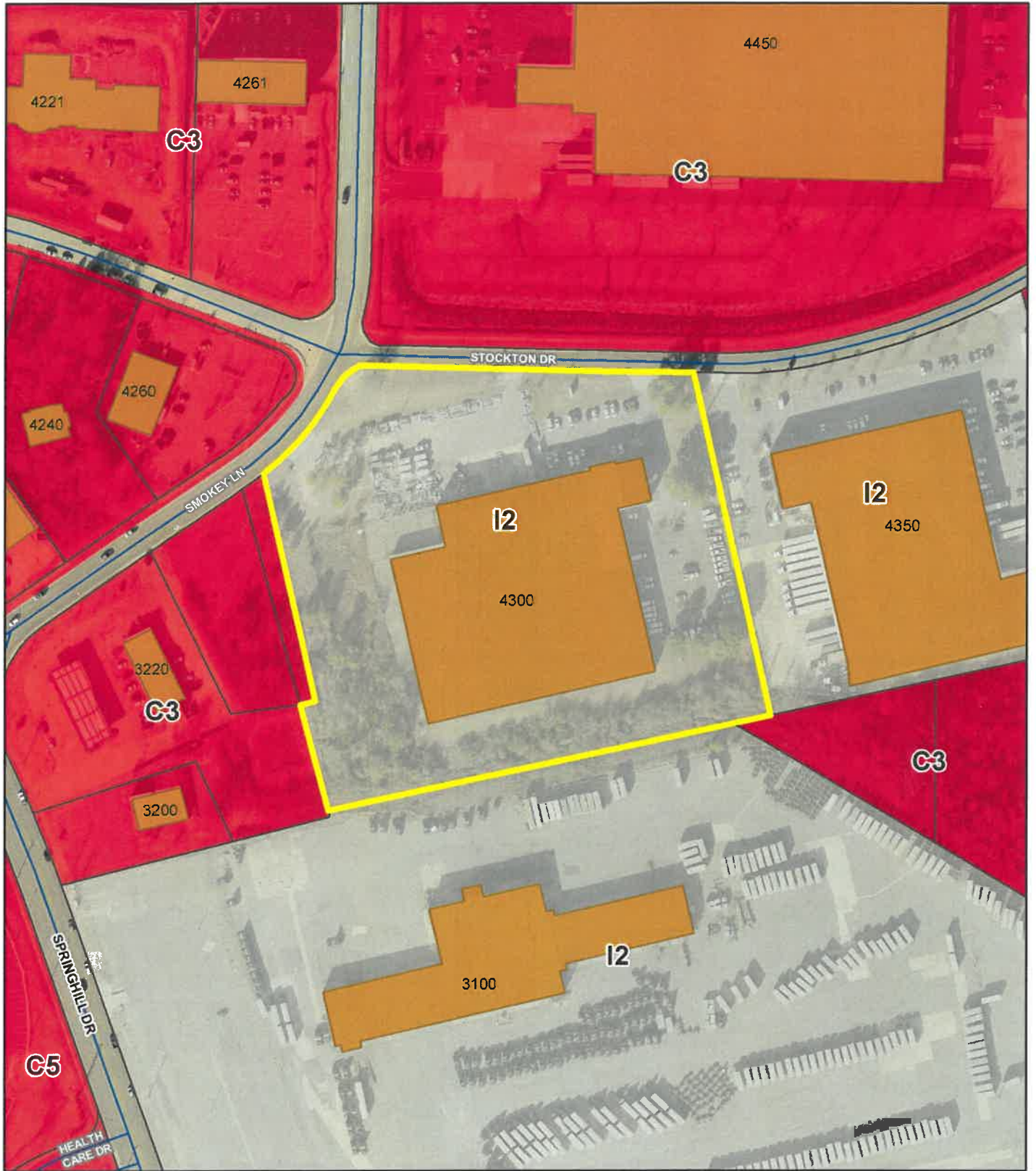
1 inch = 150 feet



Date: 12/12/2022

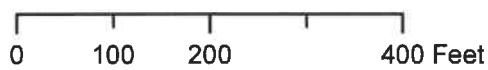
Map is not to survey accuracy

Conditional Use # 2023-02



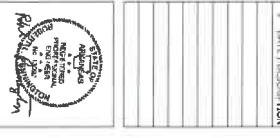
Zoning Map

1 inch = 200 feet



Date: 12/12/2022

Map is not to survey accuracy

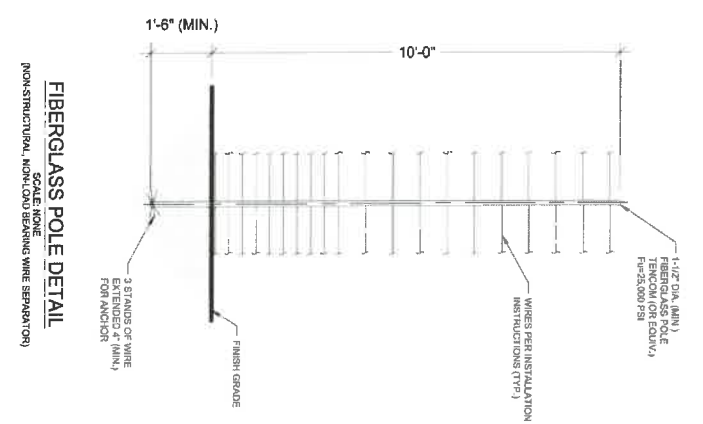
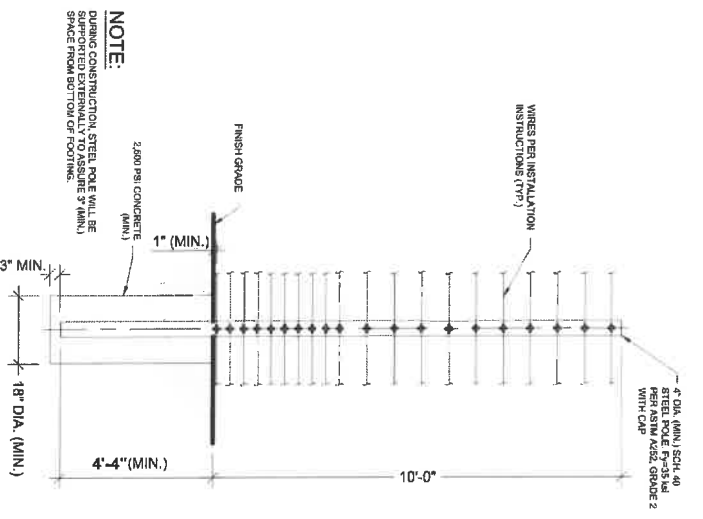


PROJECT: **MASTEC NETWORK SOLUTIONS**
4300 STOCKTON DRIVE
NORTH LITTLE ROCK, AR 72116

SHEET TITLE: **TYPICAL DETAILS**

DATE: OCT 27, 2022
 SCALE: SEE PLAN

SHEET **C2**
 of 3

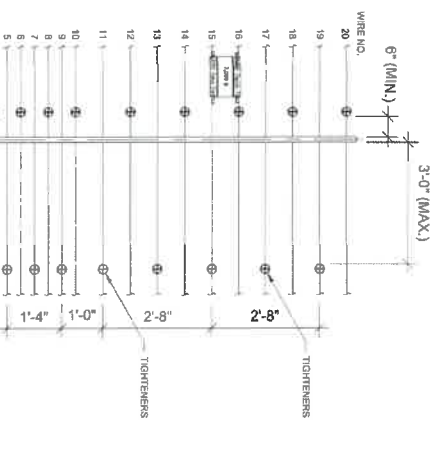


RAPID TIGHTENERS

RAPID TIGHTENERS ARE INSTALLED IN EVERY SECTION BETWEEN 8" INCHES - TOWARD THE CENTER OF THE ROLL - TO PREVENT ANCHORS FROM HITTING WIRES WITH CORNER.

THE TIGHTENERS ARE A TENSIONED ON OFF-CENTRE SITES OF THE POLE TO PREVENT ANCHORS FROM HITTING WIRES WITH CORNER.

WIRES SHOULD BE WRAPPED TWO OR THREE TIMES AROUND EACH TIGHTENER.



WARNING SIGNS

WARNING SIGNS MUST BE INSTALLED EVERY 30 FEET, WHICH IS THE MAXIMUM SPACING BETWEEN SIGNS.

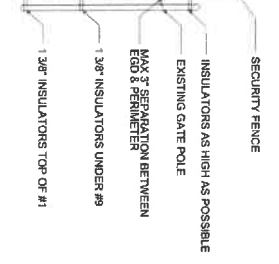
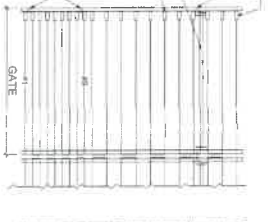
ALL WARNING SIGNS SHOULD BE MOUNTED AT A HEIGHT OF 5' TO 6' ON AN OFF-CENTRE SITES OF THE POLE TO PREVENT ANCHORS FROM HITTING WIRES ON OR ABOVE THE PERIMETER FENCE.



WARNING! Electric Fence
 PLANNED AND MONITORED
7,000 V
 AMAROK
 ALARMADO Y SUPERVENDIDO
PELIGRO! Cerca Eléctrica

WARNING SIGNS SHALL BE PLACED AT EACH ENTRANCE OF THE PROPERTY AND 30 FEET ON CENTER THEREAFTER

EXAMPLE WARNING SIGN @ 9"x12"



GATE DETAIL

NOTES:

- INSULATORS ARE LOCATED ON TOP OF FL UNDER AS TO AS HIGH ON THE GATE AS POSSIBLE
- ALL CONTACTS MUST HAVE DOG TIGHTENERS AND SET SCREENS
- ALL CONTACTS MUST INCLUDE SPRINGS
- ALL CONTACTS MUST HAVE DOG TIGHTENERS AND SET SCREENS
- ALL CONTACTS MUST HAVE DOG TIGHTENERS AND SET SCREENS
- EVERY GATE PANEL MUST HAVE A SIGN
- GATE MOUNTS WILL NOT IMPACT THE FUNCTIONALITY OF THE GATE

SECURITY FENCE
 INSULATORS AS HIGH AS POSSIBLE
 EXISTING GATE POLE
 MAX 7" SEPARATION BETWEEN EGG & PERIMETER
 1 3/8" INSULATORS UNDER #9
 1 3/8" INSULATORS TOP OF #1



4300 Stockton Dr

Ruler

Line Path Polygon Circle 3D path 3D poly

Measure the distance between multiple points on the ground

Length: 458.99 Feet

Show Elevation Profile

Mouse Navigation

Save Clear

0427 00

Special Use #2023-01

Request: A Special Use to allow a bus depot in a C3 zone

Location of the Request: 1 Grey Rd, North Little Rock, AR

Applicant: Greyhound Lines, Inc.

Owner: Jhankhana, Inc.

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

Site Characteristics: The site is a Super 8 Brand Hotel located south of I-40 just east of the Jacksonville Highway (HWY 161). There are a number of convenience stores and fast food restaurants located in the immediate area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	NA	I-40
South	C3	Hotel & Restaurant
East	C3	Undeveloped
West	C3	Convenience Store

Background:

1. **Compatible with previous actions?** The Commission has not considered the placement of a bus depot as proposed in recent past.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal impact on the surrounding properties.
6. **Is the site of adequate size for the development?** Yes, the site is of adequate size for development.
7. **Will this set a precedent for future rezoning?** No, the zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No, a Special Use is the appropriate action for allowing a bus depot within a C3 zone.

Summary: The applicant is seeking approval of a Special Use to allow a bus depot to be located on the property with an existing hotel. The applicant indicates the hours of operation are from 12:00 am to 8:00 pm 7-days per week. The applicant indicates 13 Greyhound and 2 Jefferson Lines buses are scheduled for drop-off and pick-up daily. According to the applicant the average number of passengers originating per drop-off/pick-up are 4-daily with 4-daily disembarking. The applicant indicates an average number of daily passengers traveling through Little Rock per drop-off/pick-up

is 31. The desire of the bus line company is to grow these numbers in the future by adding additional intercity bus transfers to the City of North Little Rock.

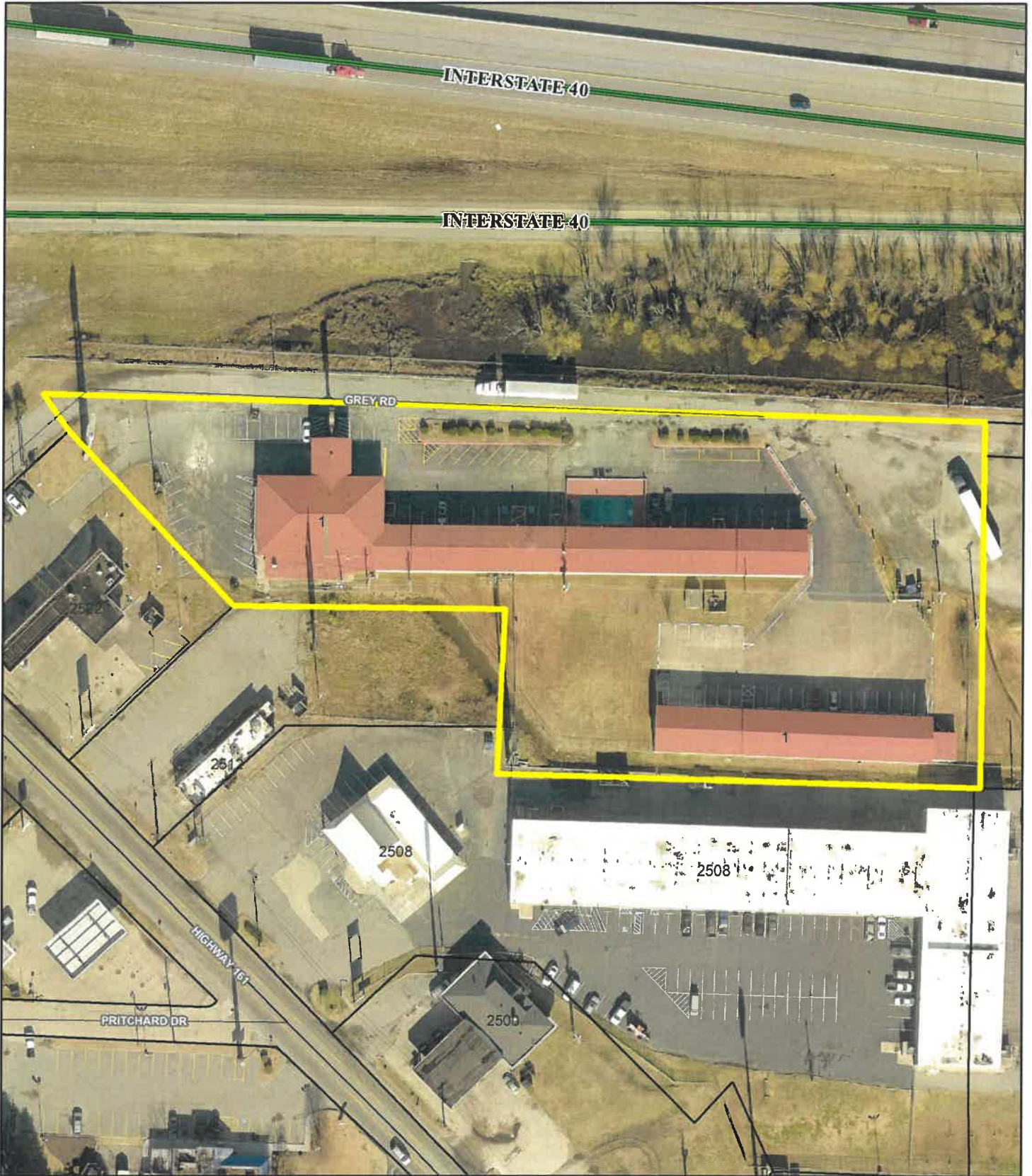
The applicant states the minimum requirements for the site with regard to parking are 2-spaces for coaches (buses), 3-customer parking spaces for drop-off/pick-up of passengers with no provisions for long term parking. Employees of the Super 8 will provide ticketing assistance to the travelers. The bus driver will assist travelers with baggage handling. Plans include the placement of a ticket booth within the hotel lobby to provide travelers with ticketing assistance potentially staffed by the Carrier.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on December 21, 2022. The Committee recommended approval with conditions.

Conditions to Consider:

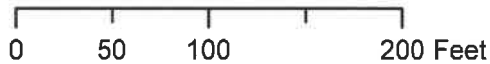
1. Applicant must meet all applicable Federal, State, County and City requirements.
2. Business license to be issued after Planning Staff confirmation of requirements.
3. Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License.

Special Use #2023-01



Ortho Map

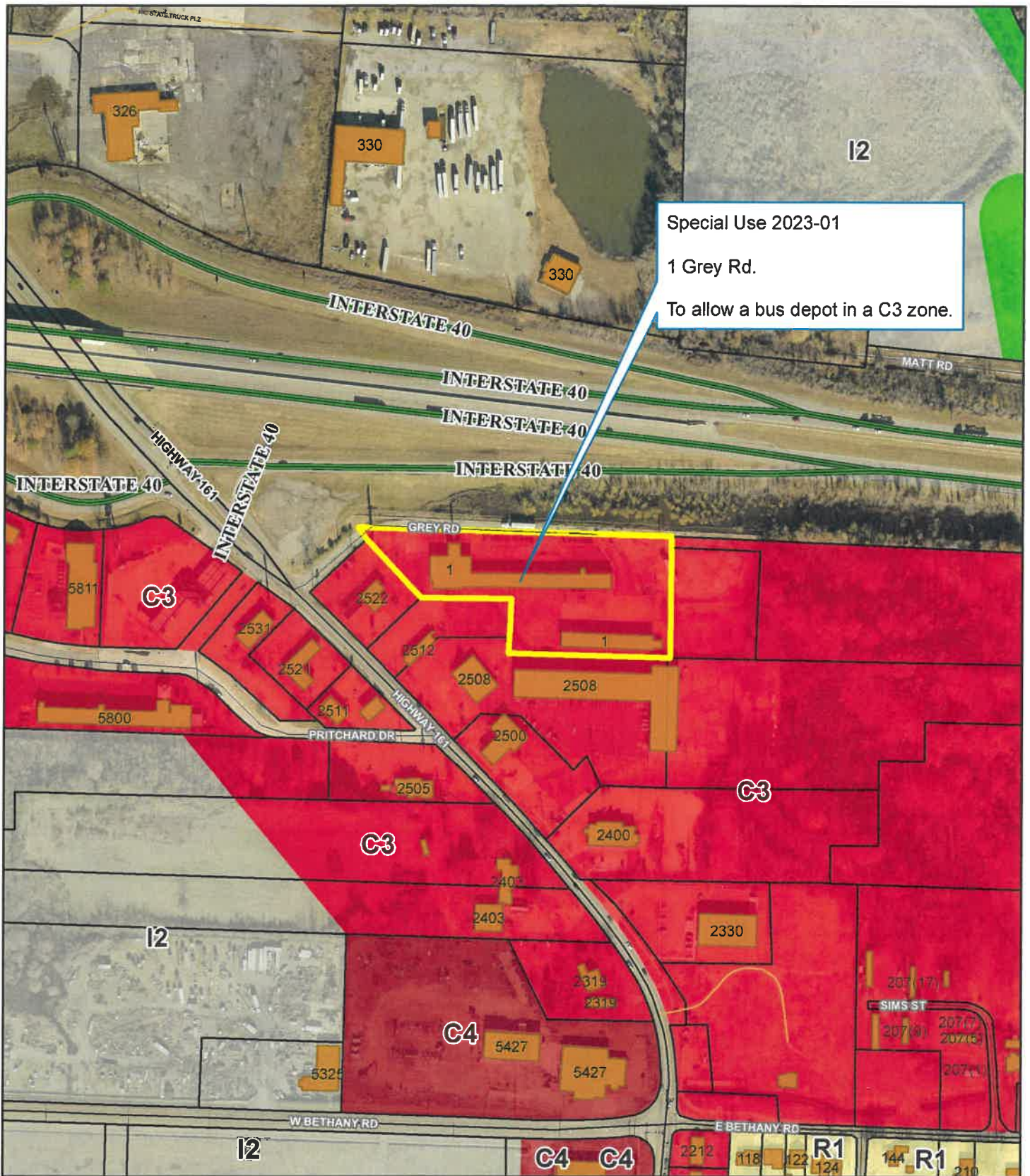
1 inch = 100 feet



Date: 12/21/2022

Not an actual survey

Special Use #2023-01



Special Use 2023-01
1 Grey Rd.
To allow a bus depot in a C3 zone.



Zoning Map

1 inch = 300 feet



Date: 12/21/2022

Not an actual survey



Date: December 15, 2022
To: City of North Little Rock-Planning Department
Re: Business Plan/Request for Bus Stop authorization

Objective: Create a more efficient operation, with a smaller footprint, by partnering with another business or organization.

The following outlines the highlights of our operations.

Current Operating Hours: 12:00am – 8:00pm – 7 days a week.

Total daily bus schedules: 13 Greyhound and 2 Jefferson Lines departures.

Ridership volumes:

Average number of passengers originating per schedule: 4 daily

Average number of passengers disembarking per schedule: 4 daily

Average number of passengers traveling through Little Rock per schedule: 31 daily.

Passenger and bus parking (minimum requirements): Space for 2 coaches. 3 customer parking spaces (easily absorbed by current customer parking). No long-term parking for coaches or passengers.

Agency Employees: Staffing by Super 8. Drivers handle baggage.

If there are any questions or details needed, please feel free to contact me at 214.934.9076

Best Regards,

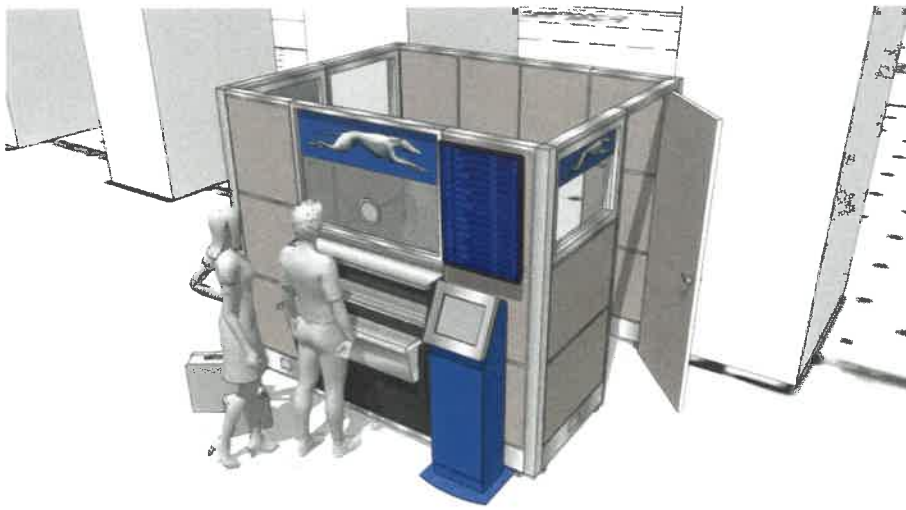
Al Rodriguez
District Manager
Greyhound Lines, Inc.

205 S. Lamar Street, Dallas, TX 75201-1158
Office: (214)934-9076 | alfonso.rodriquez@greyhound.com
greyhound.com • [facebook.com/greyhoundline](https://www.facebook.com/greyhoundline) • [youtube.com/greyhoundline](https://www.youtube.com/greyhoundline)

The Company and Super 8 may look for future improvements within the facility as shown below:

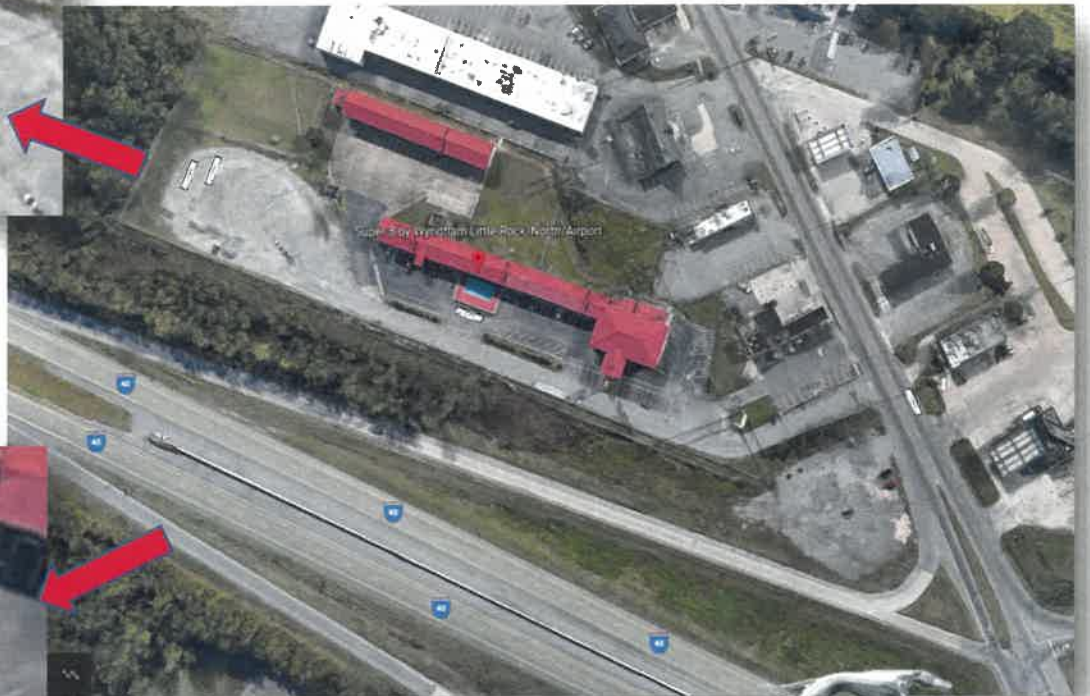


December 15, 2022





LOT



LOBBY



Greyhound



▼ Super 8-Little Rock Int'l North X 🔍

Show search results for Super 8-...



200ft
92.201 34.778 Degrees

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.
2. **Meet the requirements of the City Engineer.**
3. **Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
4. **Meet the requirements of the Master Street Plan.**
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. 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.

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.

Note the tree species and size at installation on the development plans.
 - 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.

Note the shrub species and size at installation on the development plans.
 - g. Trees and shrubs shall be irrigated by an automatic underground irrigation system.

Note underground automatic irrigation system on development plans.
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. Fire apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - c. Mixed use occupancies shall meet requirements of 2012 AFPC for mixed use (Volume 2 Section 508)
 - d. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - e. Fire Apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (Volume 1 Section 503.2.1)
 - f. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)

- g. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4) The lane on the northeast side of the building shall be useable as a Fire Apparatus Access Road

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.
- 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.
- d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

9. 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.
- b. Grease interceptor required if food will be prepared and sold.
- c. Contact NLRW comments should be addressed to Millie Remer (501 553 2926 or mremer@nlrwu.com).

10. Meet the requirements of NLR Electric.

11. Meet the requirements of Rock Region Metro.

1. Engineering requirements on detention:

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

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 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.

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

- a. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- b. Repair sidewalk and curb along Counts Massie as directed by City Engineer.
- c. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.

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. Pay for street signs.
- c. Provide street trees or provide a bond.
- d. Provide streetlights or provide a bond.
- e. Street names to be approved by Planning Staff.
- f. Provide 10' utility easements around property perimeter.

5. 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.

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, fertilized, watered and mulched.
- b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
- c. Trees shall be planted at the rate one (1) tree per six (6) parking spaces. Provide an additional three (3) trees in or within 10-feet from the edge of the parking lot.
- 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. Trees shall be two and one-half (2.5) inch caliper or greater at time of planting. Caliper shall be measured at three (3) feet above the ground surface

-
- i. The redbud trees shown in the parking area do not meet this minimum requirement. Provide tree species from Table B or C to meet the parking area tree requirements.
 - 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.
 - i. Knockout Rose and Variegated Maiden Grass as shown on the landscape plan are required to be approved by the Planning Commission before installation.
- 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. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - c. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - d. Fire Apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. (Volume 1 Section 503.2.1)
 - e. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - f. Provide a fire safety and evacuation plan (Volume 1 Section 404)
 - g. Type A-2 occupancies with an occupant load of 100 or more require a sprinkler system. (Volume 1 Section 903.2.1.2)
- 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. Provide a 10' utility easement along Crystal Hill Rd frontage.
 - 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.
 - e. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
- 11. 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.
 - b. Service lines must be SDR 26 or comparable.
- 12. Meet the requirements of NLR Electric.**
- 13. Meet the requirements of Rock Region Metro (CATA).**

- 1. Engineering requirements on detention:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
- 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 CNLR Stormwater Permit application to City Engineer with half size erosion control plan
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide a recorded plat indicating the lot was previously replatted. The plat provided with the application does not include the replatting of this lot.
 - b. Provide the standard requirements of Zoning and Development Regulations.
 - c. Provide 14 on-site parking spaces to serve the new addition of classroom space.
 - d. Provide dumpster location. Dumpster to have masonry screening.
- 4. Meet the requirements of the Master Street Plan.**
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, 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. All existing landscape areas to remain shall be protected during construction. Any trees or vegetation located in close proximity to construction shall have the area within the dripline fenced and protected from development activities. Any exiting landscape or irrigation disturbed by construction shall be repaired or replaced before completion and final acceptance of the project.
 - e. Provide street trees adjacent to Pine Street in front of the existing building.
 - i. 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.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal.**
- 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.
 - 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.
 - d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

9. 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.
- b. Please tie into the existing building sewer service instead of installing a separate service line to the building addition.

10. Meet the requirements of NLR Electric.

11. Meet the requirements of Rock Region Metro.

- 1. Any plan revisions are to include only the site plan sheet and/or the landscape sheet. All other drawings are not required for submittal to the Planning Commission for SPR and approval.**
- 2. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
- 3. 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 Smothers, Beech, and 4th Streets.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
- 4. 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.
- 5. Meet the requirements of the City Engineer, including:**
 - a. All driveways are to be concrete within the ROW.
- 6. 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 street trees or provide a bond.
 - c. Provide streetlights or provide a bond.
 - d. Provide 10' utility easements around property perimeter.
- 7. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. 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.
- 8. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards along all street frontages.
 - b. Provide ½ street improvements.
- 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. Landscape plan as submitted is acceptable.
- 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. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
- c. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)

12. 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.
- d. Provide 10' utility easement on the borders of the property.
- e. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

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.
- b. Kor-n-Seal Boot installation required for service connection to manhole.

14. Meet the requirements of NLR Electric.

15. Meet the requirements of Rock Region Metro.

- 1. Provide a revised plan removing the parking spaces, which are included within the access to the proposed drive-thru lane.**
- 2. Provide the parking count on the site plan with the proposed drive-thru spaces not included in the count.**
- 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 dumpster location. Dumpster to have masonry screening.
- 5. Meet the requirements of the Master Street Plan.**
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - b. Any previously installed trees or landscape that has that is missing or in disrepair will be required to be replaced before final approval of the project.
 - 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. 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.
 - e. Trees and shrubs shall be irrigated by an automatic underground irrigation system.
 - i. Note underground automatic irrigation system on development plans.
- 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.**
- 10. Meet the requirements of NLR Wastewater.**
- 11. Meet the requirements of NLR Electric.**
- 12. Meet the requirements of Rock Region Metro.**



**The City of
NORTH LITTLE ROCK**

OFFICE OF COMMUNITY "PLANNING
120 Main St. • North Little Rock, AR 72114-
2134 Phone (501) 975-8835 • Fax (501) 975-
8837

Memorandum

To: Chairman Clifton, Vice-Chairman White, and Members of the NLR
Planning Commission

From: Donna James, Assistant Director of Planning

Date: December 29, 2022

Re: Request for Commission Review of a proposed Master Plan for the
future Vestal Rose Subdivision (SD2023-08)

The applicant is seeking concurrence with a proposed conceptual plan for the proposed Vestal Rose Subdivision. The development is located along White Oak Bayou just north of Maumelle Boulevard. The development is proposed as a mixed-use development of single-family, multi-family, commercial, recreation and conservation uses. The applicant's cover letter along with the Master Plan are included herewith.



HOLLOWAY ENGINEERING

SURVEYING & CIVIL DESIGN

200 Casey Drive, Maumelle, AR 72113 | Work: 501.851.3366

December 19, 2022

Shawn Spencer
North Little Rock Planning
120 Main Street
North Little Rock, AR 72114-2134

Re: Vestal Rose

Mr. Spencer,

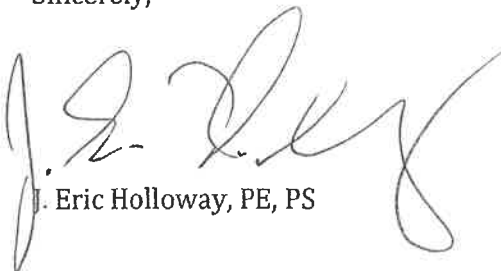
Please see attached our overall master development plan for Vestal Rose along White Oak Bayou just off of Maumelle Boulevard. These lands are mostly owned by the Vestal Family of North Little Rock and were a part of their Jos. W. Vestal and Son Nursery that they operated within the Baring Cross Neighborhood where Rockwater Village is today. The Vestal and Son Farm was recently awarded Century Farm status by the State of Arkansas. It is our hope to honor the historical significance of their nursery by creating a visual display of their sales catalog with unique landscapes throughout the community.

The unique location of this development provides a great opportunity to extend the Central Arkansas Regional Greenways from Central Arkansas Christian along the bayou to Crystal Hill Road and onto White Oak Crossing. This trail will connect North Little Rock and Maumelle neighborhoods back to the Arkansas River Trail system. Given the success of the Razorback Regional Greenway in Northwest Arkansas this development seeks to promote similar development along our ever-expanding trail system.

The development will include a mix of single family, multifamily, commercial, recreational, and conservation uses. This development will also provide a second connection to the Central Arkansas Christian and Bridgeway Hospital community.

If you have any questions or comments, please call me at 501-851-3366.

Sincerely,



J. Eric Holloway, PE, PS



**The City of
NORTH LITTLE ROCK**

OFFICE OF COMMUNITY "PLANNING
120 Main St. • North Little Rock, AR 72114-2134
Phone (501) 975-8835 • Fax (501) 975-8837

Memorandum

To: Chairman Clifton, Vice-Chairman White, and Members of the NLR
Planning Commission

From: Donna James, Assistant Director of Planning

Date: December 29, 2022

Re: Request for Commission Review for Moving a House to a vacant lot
located within the city limits of NLR located on the NW Corner of 44th and
Allen Streets

Attached please find an application of request and inspection report for a home currently located at 808 Trammel Road, North Little Rock (Sherwood city limits) proposed for moving to a vacant site within the city limits of North Little Rock.

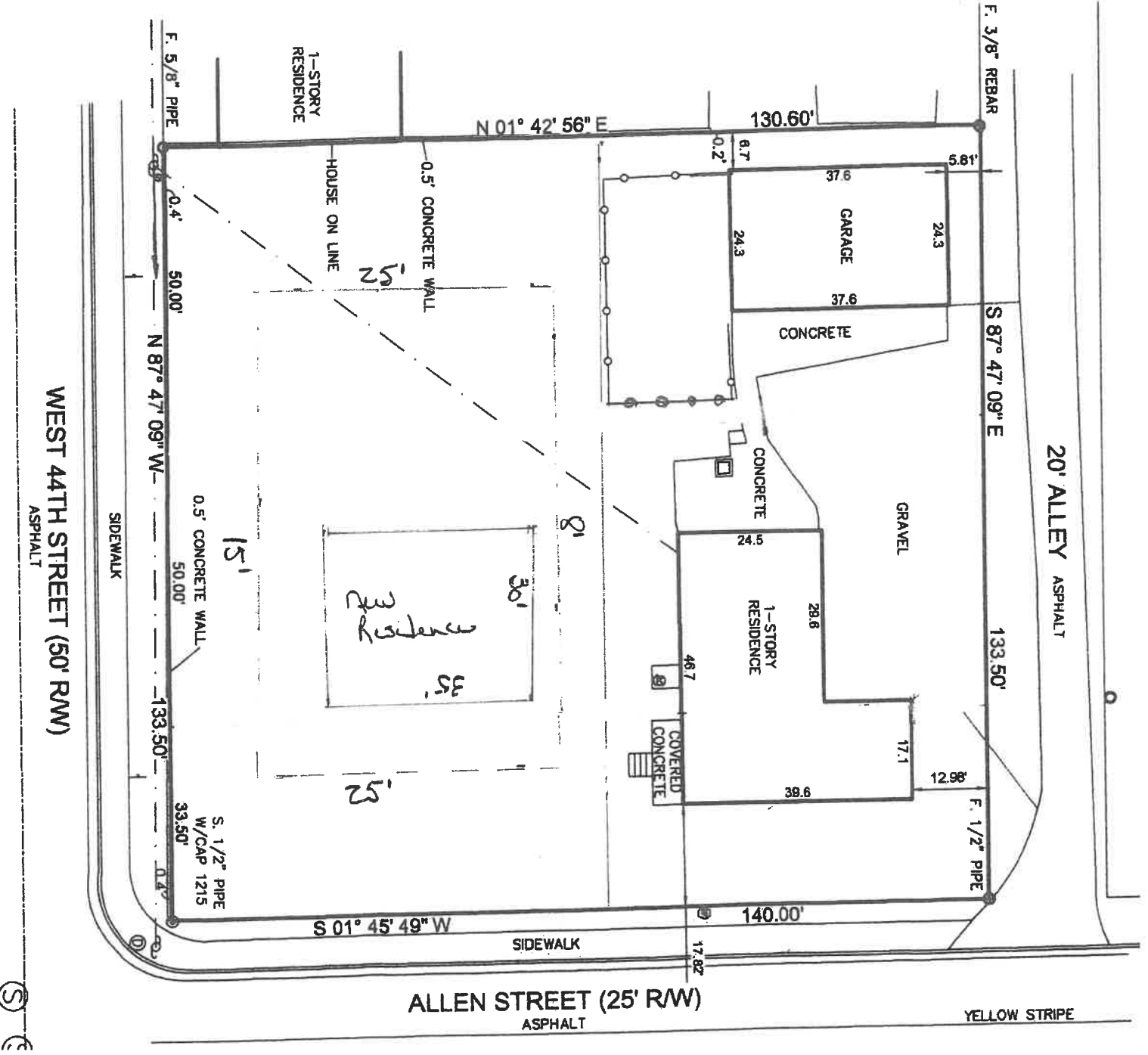
The applicant currently owns Lots 6 – 8 Block 11 Holeads Addition to the City of North Little Rock, Pulaski County, AR. A house and garage currently sit on the northern portion of the lot. The applicant is proposing a replat of the lots to create two individual lots to allow the existing home to be placed on a lot separate from the house proposed for moving to the site. As currently platted the applicant's ownership is 140-feet north/south and 133-feet east/west. The applicant proposes to divide the lot resulting in the northern lot being 65-feet north/south with the remaining north/south 75-feet being included in the second lot. Each lot will have a depth of 133-feet.

Per Section 5.15 House Moving Subsection B Approval Process: Prior to the issuance of the required permit, an applicant shall obtain the approval of the North Little Rock Planning Commission for any structure to be placed permanently in the City of North Little Rock. Prior to consideration by the Planning Commission, the applicant shall file an application including the following items:

1. Inspection Report. An inspection report by a certified and registered Home Inspector stating that the house is capable of being moved safely. The report shall include exterior photos of the house in its present location that accurately

- indicates the current state of repair of the structure.
2. Development Plan. A development plan for the anticipated location of the house must be included in the application. The plan will include a site plan of the proposed location, an estimate of the cost of remodeling, a statement of what type of remodeling is proposed, the estimated date of completion of such remodeling, and a bond to ensure timely compliance with local building codes.
 3. The applicant will have ninety (90) days to complete the foundation and exterior of the site. The date of completion for the Development Plan shall be within six (6) months of the issuance of the permit, unless the Planning Commission expressly grants an extension of time. Should the Development Plan not be completed in time, or should the work performed fail to substantially conform to applicable building codes, the City may start the condemnation process of the structure.

The applicant indicates portions of the house will not be moved due to the sections being “added on” to the original structure. A rear portion as well as a middle section will not be a part of the move. The applicant indicates all renovations will be completed to meet the minimum building code requirements of the City of North Little Rock. The estimated cost of the initial renovations is \$60,000.



F. 3/8" REBAR

N 01° 42' 56" E

130.60'

S 87° 47' 09" E

133.50'

F. 1/2" PIPE

1-STORY RESIDENCE

HOUSE ON LINE

0.5' CONCRETE WALL

GARAGE

CONCRETE

GRAVEL

CONCRETE

1-STORY RESIDENCE

COVERED CONCRETE

F. 5/8" PIPE

50.00'

N 87° 47' 09" W

0.5' CONCRETE WALL

133.50'

S. 1/2" PIPE W/CAP 1215

SIDEWALK

WEST 44TH STREET (50' RW)

ASPHALT

20' ALLEY ASPHALT

S 01° 45' 49" W

SIDEWALK

140.00'

ALLEN STREET (25' RW) ASPHALT

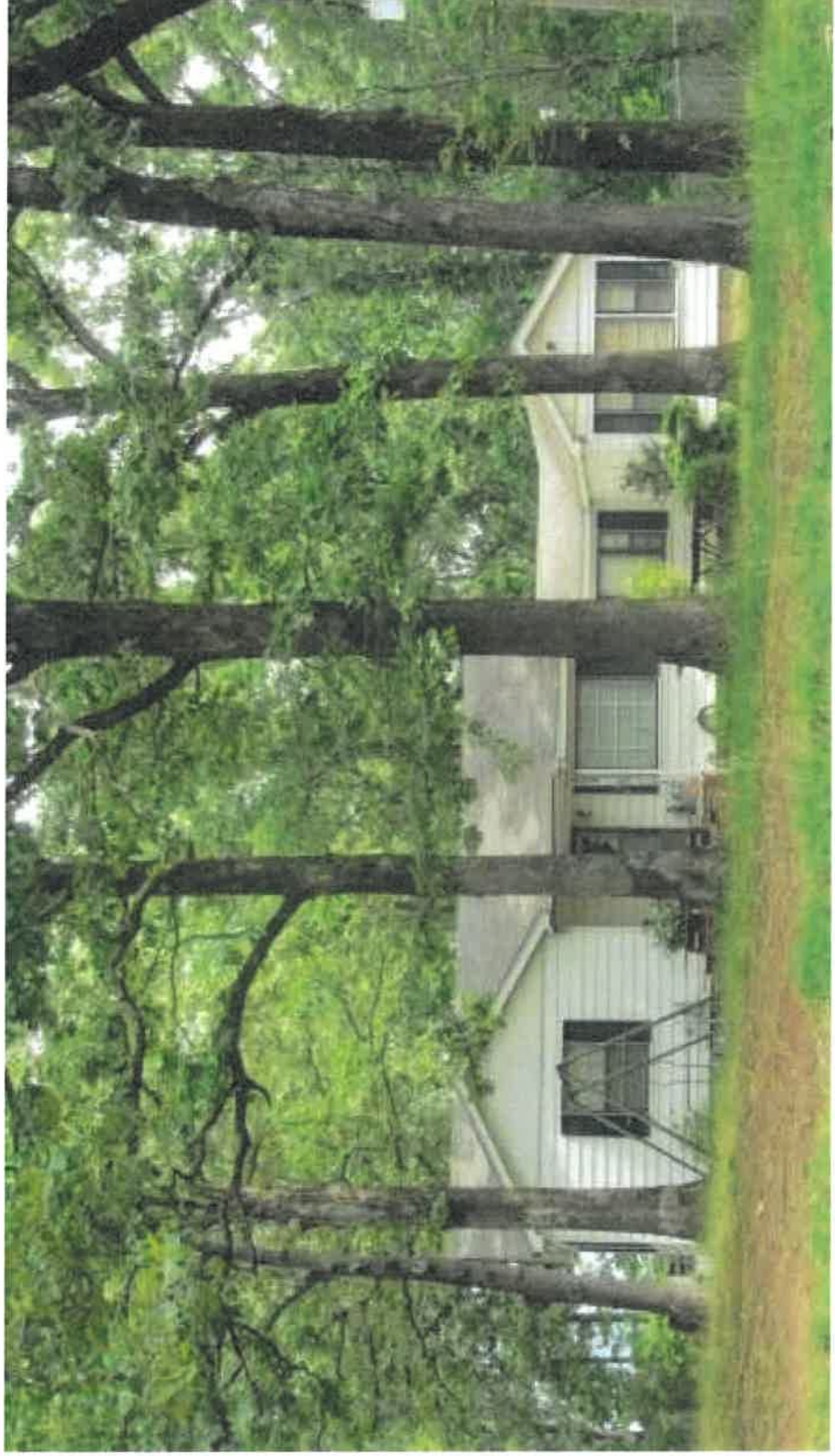
YELLOW STRIPE

⑤

[print](#) | [close](#)
[view full size](#)

Residential Improvement # 1

Parcel: 23S0550001000
Pulaski county



Arkansas Home Inspection Company

09:09 December 22, 2022

Rodrigo Meraz
808 Trammel Rd
Page 1 of 12

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Air Conditioning	9
Heating System	10
Plumbing	11
Summary	12

Arkansas Home Inspection Company

09:09 December 22, 2022

Rodrigo Meraz
808 Trammel Rd
Page 2 of 12

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 808 Trammel Rd
City NLR State Arkansas Zip
Contact Name
Phone Fax

Client Information

Client Name Rodrigo Meraz
Client Address
City State Zip
Phone Fax

Inspection Company

Inspector Name Phillip Joyner
Company Name Arkansas Home Inspection Company
Address Arkansas home inspection company Greg Joyner license number HI 1535
City Cabot
Phone 501-941-9821 phone #
E-Mail GJ1062@gmail.com
Amount Received Cash \$150.00

Conditions

Others Present Home Owner Property Occupied Vacant
Estimated Age 70 plus years Entrance Faces
Inspection Date 12/20/2022
Start Time 1:30 PM End Time 2:30 PM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 48 Degrees
Weather Partly cloudy Soil Conditions Dry
Space Below Grade None
Building Type Single family Garage None
Sewage Disposal N/A How Verified

Arkansas Home Inspection Company

09:09 December 22, 2022

Rodrigo Meraz
808 Trammel Rd
Page 3 of 12

General Information (Continued)

Water Source N/A How Verified N/A

Exterior Surface and Components

If there any deficiencies covered under this inspection and noted on the report, recommend evaluation and repairs if needed by a licensed contractor in this field.

Note: Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation. If there any deficiencies covered under this inspection and noted on the report, recommend evaluation and repairs if needed by a licensed contractor in this field.

A NPNI M D

Exterior Exterior Surface

1. Type: Aluminum siding



- 2. Trim:
- 3. Fascia:
- 4. Soffits:
- 5. Door Bell:
- 6. Entry Doors:
- 7. Patio Door:
- 8. Windows:
- 9. Basement Windows:
- 10. Exterior Lighting:
- 11. Exterior Electric Outlets:
- 12. Hose Bibs:
- 13. Gas Meter:

Exterior Surface and Components (Continued)

14. Main Gas Valve:

Structure

If there any deficiencies covered under this inspection and noted on the report, recommend evaluation and repairs if needed by a licensed contractor in this field.

A NPNI M D

1. Structure Type: Wood frame - **Note: The roof extension over the front porch has water damage to the framing,**



- 2. Foundation: Pier and Beam
- 3. Differential Movement:
- 4. Beams: Bonded wood



- 5. Bearing Walls: Frame
- 6. Joists/Trusses: 2x10 Main Section/ 2x8 Addition - **Note: this inspection is for structural only, the house is to be moved to a different location, all utilities have been turned off in preparation for the moved,**
Note: The house as it sits in its current location appears to be in normal structural standard, no visible signs of wood deterioration,

Structure (Continued)

Joists/Trusses: (continued)



Structure (Continued)

Joists/Trusses: (continued)



- 7. Piers/Posts: Brick
- 8. Subfloor: Dimensional wood where visible

Attic

If there any deficiencies covered.3re3

m93x,e unMTV4lder this inspection and noted on the report, recommend evaluation and repairs if needed by a licensed contractor involved78 this field.I

A NPNI M D

Main Attic

- 1. Method of Inspection: In the attic from the HVAC platform
- 2. Unable to Inspect:
- 3. Roof Framing: 2x6 Rafter



Attic (Continued)

Roof Framing: (continued)



4. Sheathing: Tongue and Groove



5. Ventilation: Gable and Turbine

6. Insulation: Blown in

7. Insulation Depth: 12-16" Where visible Living spaces only



Attic (Continued)

Insulation Depth: (continued)



- 8. Vapor Barrier:
- 9. Attic Fan:
- 10. House Fan:
- 11. Wiring/Lighting:
- 12. Moisture Penetration:

Addition Attic _____

- 13. Method of Inspection: From the attic access
- 14. Unable to Inspect:
- 15. Roof Framing: 2x6 Rafter



- 16. Sheathing: Tounge and Grove
- 17. Ventilation: Gable
- 18. Insulation: Rolled Batting

Attic (Continued)

19. Insulation Depth: Less than 1" Where visible



- 20. Vapor Barrier:
- 21. Attic Fan:
- 22. House Fan:
- 23. Wiring/Lighting:
- 24. Moisture Penetration:

Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing installation or configuration of the HVAC system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Recommend licensed HVAC technician inspect for proper working order due to age and unknown service history and to validate any home warranty that may be offered.

Split system AC System

- 1. A/C System Operation:
- 2. Condensate Removal:
- 3. Exterior Unit:
- 4. Manufacturer:
- 5. Area Served: Approximate Age:
- 6. Fuel Type: 110-120 VAC Temperature Differential:
- 7. Type: Central A/C Capacity:
- 8. Visible Coil: Evaporator Coil



9. Refrigerant Lines: none
A N P N I M D

- 10. Exposed Ductwork: Insulated flex
- 11. Blower Fan/Filters: Belt drive with electronic filter
- 12. Thermostats: Individual

Heating System

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Recommend licensed HVAC technician inspect for proper working order due to age and unknown service history and to validate any home warranty that may be offered.

A NPNI M D

Attic Heating System

1. Heating System Operation: Not in working order



2. Manufacturer: Unknown
 3. Type: Forced air Capacity:
 4. Area Served: Whole building Approximate Age: 2018
 5. Fuel Type: Natural gas
 6. Heat Exchanger: Not covered under this inspection
 7. Blower Fan/Filter: Direct drive with disposable filter
 8. Distribution: Insulated Metal ducts
 9. Thermostats: Individual
 10. Suspected Asbestos: No

Arkansas Home Inspection Company

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Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Approx. 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. Recommended water pressure ranges 55-65 psi. If there any deficiencies covered under this inspection and noted on the report, recommend evaluation and repairs if needed by a licensed contractor in this field.

A NPNI M D

1. Service Line: not visible underground
2. Main Water Shutoff:
3. Water Lines:
4. Drain Pipes:
5. Service Caps:
6. Vent Pipes:
7. Gas Service Lines:

Garage Water Heater

8. Water Heater Operation: not in working order



9. Manufacturer: Rheem
10. Type: Natural gas Capacity: 30 Gal.
11. Approximate Age: 2009/13 Years Area Served:
12. Flue Pipe:
13. TPRV and Drain Tube:



Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Structure

1. Structure Type: Wood frame - **Note: The roof extension over the front porch has water damage to the framing,**



Plumbing

2. Garage Water Heater Water Heater Operation: not in working order

