



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

- Agenda Meeting:**
- Roll Call
 - Reminder to speak into the microphone

Administrative:

- Approval of Minutes:** ▪ February 14, 2023

Planning Commission Items:

1. **SD2021-63** Poe's Addition, Lot 5R Replat and SPR of a church @ 3901 Rogers St Time Extension
Extending the expiration date of approval from June 2023 to June 2024
2. **SU2023-04** @ 7000 JFK Blvd, a Special Use to allow a columbarium on the grounds of Immaculate Conception Catholic Church in an R5 zone
3. **RZ2023-04** @ 1723 W 19th and 1906 Flora Streets, a rezoning from R3 to R4 to recognize 2 existing single family homes on one lot
4. **RZ2023-05** @ 7100 Colonel Maynard Road, a rezoning from I1 to I3 to recognize an existing manufacturing facility
5. **RZ2023-09** @ 10524 Crystal Hill Rd, a rezone from R1 to R5 to allow development of townhomes
6. **SD2023-26** Cypress Trail, Lot 1 (SPR for multifamily @ 10524 Crystal Hill Rd)
7. **RZ2023-08** @ 9000 to 9200 Blks of White Oak Crossing (Lots 5, 6 & 7 Counts Massie Industrial Park Add), a rezone from I2 to C3 to allow development of retail
8. **SD2023-27** Counts Massie Industrial Park, Lot 7 (SPR for retail @ 9251 Commerce Cove
9. **RZ2023-06** @ 400 Division St, a rezone from R4 to PUD to allow development of 5-townhomes
10. **SD2023-28** Giles Add, Lot 7R, Blk 10 (Replat and SPR for 5-townhomes @ 400 Division St)
11. **RZ2023-07** @ 403 Parker, a rezone from R4 to PUD to allow development of 5-townhomes
12. **SD2023-30** Giles Addition, Lot AR, Blk 10 (Replat and SPR for 5-townhomes @ 403 Parker)
13. **SD2023-19** Wilson's Add, Lot 1R, Blk 1 (Replat @ 4116 E Broadway)
14. **SD2023-20** Braddock's Add, Lot 49 (Replat of multiple lots @ 1936 Rodgers Rd)
15. **SD2023-21** Maybelline Add, Lots 1 and 2 (Prelim Plat located west of 10500 Maybelline Rd)
16. **SD2023-23** Holeads Add, Lots 8A & 8B, Blk 11 (Replat of lots @ 4411 Allen St)
17. **SD2023-24** Giles Add, Lot A, Blk 9 (Replat & SPR for 28-townhomes @ 412 Parker St)
18. **SD2023-25** Counts Massie Industrial Park, Lot 8 (SPR for new bldg @ 9201 Commerce Cove)
19. **SD2023-29** Hwy 365 RV Park, Lot 1 (Prelim Plat and SPR for a RV park @ 10001 HWY 165)

Public Comment / Adjournment:



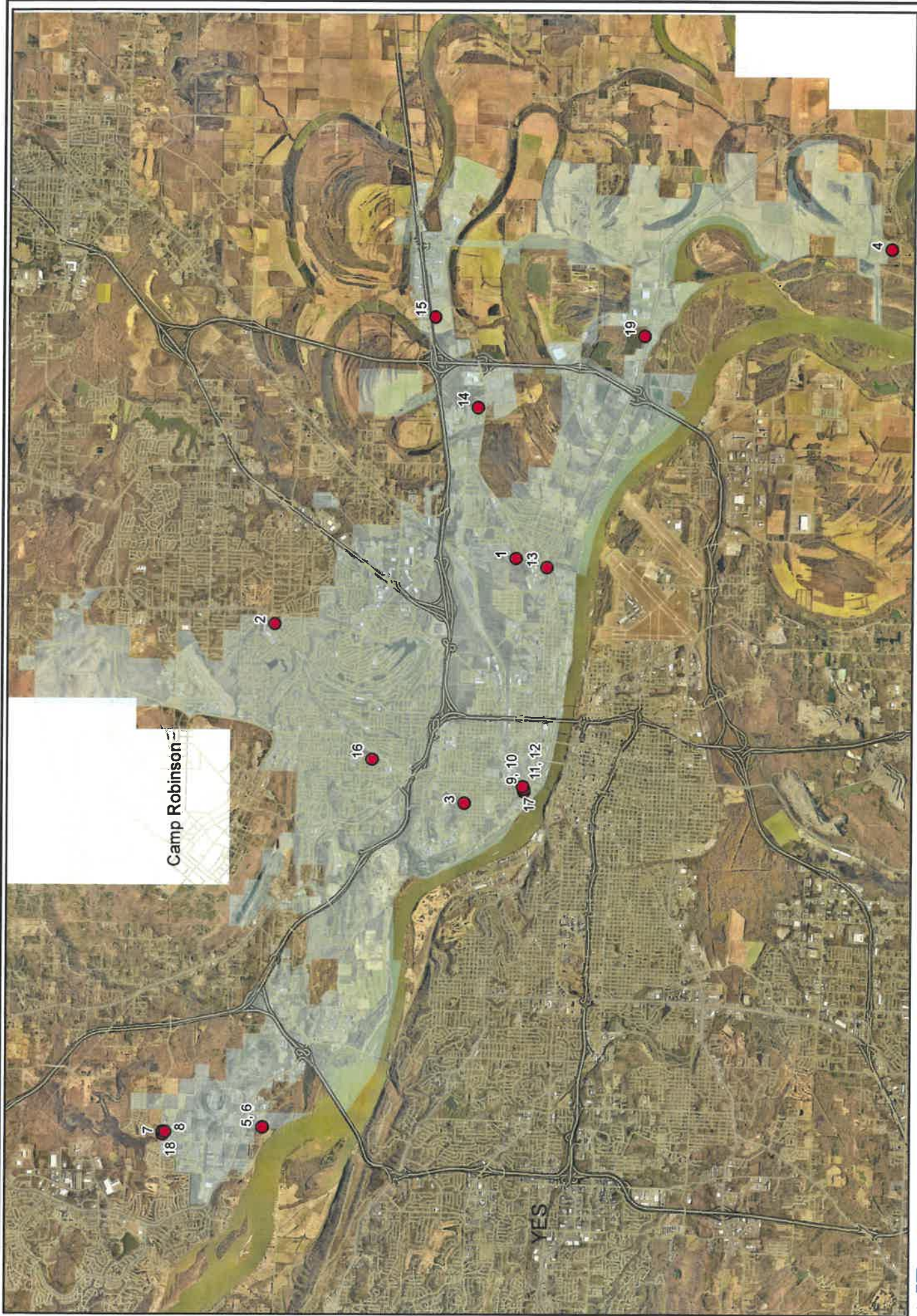
**NORTH LITTLE ROCK
PLANNING COMMISSION
HEARING PROCEDURES
(1/1/2019)**

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

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

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

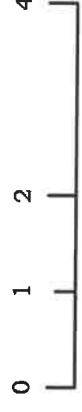
1. No person shall address the Planning Commission without first being recognized by the Chair.
2. All questions and remarks shall be made from the podium and addressed through the Chair.
3. After being recognized, each person shall state their name and address for the record.
4. When a group of citizens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



Camp Robinson



4 Miles



This map is not survey accurate.



NLR Planning Commission - March 14, 2023

YES

**North Little Rock Planning Commission
Minute Summary
February 14, 2023**

Acting Chair 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, Vice-Chairman
Emanuel Banks
Vandy Belasco
Don Chambers
Renee Pierce
Charlie Foster
Junior Phillips
Edward Wallace

Members Absent:

Norman Clifton, Chair

Staff Present:

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

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, (8/0)

Approval of Minutes:

Commissioner Chambers made a motion to approve the January 10, 2023, 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, (8/0).

Public Hearing Item:

Item # 1 - SU2023-03 a Special Use to allow auto sales as a home office in an R4 zone @ 2721 Gribble Street

Mr. Joseph Smith and Ms. Morronica Smith came forward to address the Commission on the merits of their request. Both indicated their home address as 5401 Maple Street, NLR, AR. Chairman White questioned the proposed request. Mr. Smith stated he wished to place an automobile sales office at this location with no inventory. He stated what he meant by no inventory was he bought and sold cars at the

auto auction. He stated he did not have cars on a lot. He stated he had a dealer license and needed an office based on their dealer license. He stated the area was changing. He stated commercial uses were located in the neighborhood. He stated he did not see the area redeveloping as residential. He stated he felt the office was a good use for the property.

Chairman White questioned Mr. Smith if he was using the existing building located on the property. Mr. Smith stated he would use the existing building and fenced rear yard area.

Mr. Sid Richman addressed the Commission stating he owned the property across the road. He stated he purchased the property for investment purposes and for potential building of high-end residential homes. He stated he did not feel this area was an appropriate area for commercial uses. He stated this area was prime for high end residential due to the proximity of the marina being built across the river from this property. He stated as the river banks were developing the area was changing. He stated there were a number of people buying property along the river as investment property. He stated he did not feel this was an appropriate area for a car lot. He stated car dealerships were required to have a sign visible from the street. He stated to operate an automobile dealership you had to have a car lot. He stated he did not think across from high end housing the City wanted a car lot. He stated this was his main concern.

Commissioner Chambers questioned if Mr. Smith had seen the conditions as presented by staff. He also stated the request was a Special Use which was approved for the applicant and was not tied to the land so when he longer desired to sell cars then the Special Use was no longer valid. Commissioner Chambers stated he felt the use as proposed was a good transitional use for the property. He stated he felt as long as the applicant was agreeable to the conditions which was to operate a dealership without inventory at the site.

Chairman White questioned if a sign was required. Staff stated they felt a sign was required by the State Police, the agency regulating the sale of used motor vehicles. He questioned the size of sign required. Staff stated they were unsure of the size requirement for signage.

Chairman White questioned Mr. Smith on the size of sign proposed. Mr. Smith stated it was a small sign, no larger than the podium top. He stated the sign would be placed on the gate going into the rear yard.

Mr. Richman addressed the Commission again stating if he was strictly selling and buying vehicles from the auction he could do this at this home on Maple Street. He stated to operate a car dealership he was required to have a sign and a lot. He stated this was not the appropriate location for this use.

Commissioner Blasco questioned if Mr. Smith was living at this address. Mr. Smith stated he owned both properties. She questioned again if Mr. Smith was living at this address. He stated in the future he would live on Gribble Street but currently was living on Maple Street.

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

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

SU2023-03 was approved with (8) affirmative votes and (1) absent.

Item # 2 RZ2023-02 a Rezoning from I2 to C4 to allow a health clinic @ 4200 E Washington Ave, NLR, AR

Mr. Thomas Pownall addressed the Commission on the request. He stated the request was to rezone a portion of the property from I2 to C4. He stated the property was dual zoned currently and the desire was to rezone the I2 portion of the property to C4 to allow construction of a health clinic.

Commissioner Chambers questioned if this was the health clinic proposed by the City. Mr. Pownall stated this was the location for the new health clinic proposed by the City along with partners

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	Abstain	Phillips	Yes	Pierce	Yes
Wallace	Yes	White	Yes	Clifton	Absent

RZ2023-02 was approved with (7) affirmative votes, (1) Abstention vote and (1) absent.

Item #3 RZ2023-03 (Withdrawn)

Design Review Committee Administrative:

Item # 4 SD2023-14 Rose City Health Clinic Add, Lot 1 (Replat and SPR @ 4200 E Washington Ave)

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. Stormwater detention plan not required since it was a previously developed site.
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) along East Washington or a performance bond.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**

- a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer for East Washington and copy of ARDOT driveway permit if State Highway for Baucum Pike.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 4. Meet the requirements of the City Engineer, including:**
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- 5. Planning requirements before the plat will be signed:**
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide street trees or provide a bond.
 - c. Provide (10') ROW dedication along Baucum Pike as shown on the proposed replat.
 - d. Provide 10' utility easements around property perimeter.
- 6. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening as noted on the site plan.

- c. No fence are to be located in front of the building.
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.

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

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- b. Provide ROW dedication to meet the Master Street Plan. Washington Avenue is classified on the MSP as a collector street. Baucum Pike is classified on the MSP as a Principal Arterial.

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

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
- c. Street tree species shall be selected from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.

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

- d. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.

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

Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.

- e. All trees located within the parking area shall be planted in curbed landscape islands. The minimum size of a curbed landscape island, per tree, shall be at least eight (8) feet wide and at least eighteen (18) feet deep. Parking island width is deficient.
- f. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.

Note the shrub species and size at installation on the development plans.

- g. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.

Note turf, groundcover, or mulch on development plans.

- h. Trees and shrubs shall be irrigated by an automatic underground irrigation system.

Note underground automatic irrigation system on development plans.

9. Meet the following requirements concerning signage:

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

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

- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Fire Hydrants- There shall be a fire hydrant within 400' of any portion the building on an access road measured by an approved route if unsprinklered, within 600' if sprinkled (Volume 1).

ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20'. (Volume 1)

b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)

11. Meet the requirements of CAW, including:

- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- b. Provide a 10-ft Utility easement along the frontage of Baucum Pike Rd and E Washington Ave on the plat.
- c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
- d. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required

12. Meet the requirements of NLR Wastewater, including:

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

13. Meet the requirements of NLR Electric.

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 (7yes votes, 1 abstention and 1 absent).

Item # 5 SD2023-16 Lusk Commercial Park Addition Preliminary Plat Lots 1 – 8 & Tract A located South of Maumelle Blvd and East of Interplan Dr

Mr. Brian Dale 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. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.

2. Engineering requirements before the plat will be signed:

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

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.

5. Meet the requirements of the Master Street Plan.

6. Meet the requirements of the Screening and Landscaping ordinance.

7. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal.**
- 9. Meet the requirements of CAW, including:**
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Provide a 15-ft utility easement along the frontage of Maumelle Blvd and a 10-ft utility easement along the frontage of Dewafelbakker Ln on the plat.
 - c. CAW has existing easements on the property for a 14" water line. Contact CAW for the easements and indicate on the plat. Field locate the water lines on the property. Provide easements for water lines that are outside current easements.
 - d. 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.
 - e. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 10. Meet the requirements of NLR Wastewater, including:**
 - a. A public sanitary sewer main extension is required to serve Lot 2, Lot 5 and Lot 6 in order to replat the properties.
 - b. White Oak Connection Fee required to connect to public sanitary sewer.
 - c. Please add 15' wide exclusive sanitary sewer easement centered on the public sanitary sewer mains highlighted on the attached map.
- 11. Meet the requirements of NLR Electric.**
- 12. Meet the requirements of Rock Region Metro.**

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (8/0).

Item # 6 SD2023-17 Shorter College Add, Lot 1R (SPR for a dormitory @ 605 Bishop Lindsey Ave)

Mr. Mark Rickett 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, streetlights) or a performance bond.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Show and label boundary of detention area as a drainage easement.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.

- c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- d. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- e. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Meet the requirements of the hillside cut ordinance.
 - b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - c. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location on the site plan. The dumpster must have masonry screening.
 - c. No fence is allowed in front of the building along Locust Street and Bishop Lindsey Avenue.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
 - a. Repair or replace any broken curb, gutter or sidewalk within the public right of way.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - c. Provide street trees adjacent to Locust Street.
Street tree species shall be selected from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - d. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - e. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
- 8. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - b. If there are dwellings above other dwellings the buildings shall be sprinklered - *Or*
 - c. If each dwelling unit extends from the foundation to the roof they will be separated by 2-hour fire resistance rated walls. (Volume 2)
- 10. Meet the requirements of CAW, including:**
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must

be met.

- b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
- c. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

11. Meet the requirements of NLR Wastewater, including:

- a. Please indicate proposed service line route and point of connection on plans.
- b. Sanitary sewer main highlighted on attached plan is not an active sewer main and is not available for connection.
- c. Please submit a full set of plans to NLRW for review and approval prior to construction.

12. Meet the requirements of NLR Electric.

13. Meet the requirements of Rock Region Metro.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (8/0).

Item # 7 SD2023-18 Cunningham Add, Lot 3, Blk 47 (SPR for a 4-plex @ 816 N Olive St)

Mr. George Wooden 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. Trash pick-up for the units will be from the public street, North Poplar Street, and not from the indicated alley.**
- 2. Provide the location of the ac units.**
- 3. There are to be no improvements located within the public right of way.**
- 4. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
- 5. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- 6. Meet the requirements of the City Engineer, including:**
 - a. Meet the requirements of the hillside cut ordinance.
 - b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
- 7. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 8. Meet the requirements of the Master Street Plan.**
- 9. Meet the requirements of the Screening and Landscaping ordinance, including:**

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - d. Street tree species shall be selected from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - i. Note the tree species and size at installation on the development plans.
 - e. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - i. Note the tree species and size at installation on the development plans.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - i. Provide shrubs adjacent to the onsite parking and indicate shrub species, size and spacing on the development plans.
 - g. Trees and shrubs shall be irrigated by an automatic underground irrigation system.
 - i. Note underground automatic irrigation system on development plans.
- 10. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 11. Meet the requirements of the Fire Marshal, including:**
- a. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - b. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
 - c. If each dwelling unit extends from the foundation to the roof they will be separated by 2-hour fire resistance rated walls. (Volume 2 Section 706.4)
- 12. Meet the requirements of CAW, including:**
- a. No objections. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- 13. Meet the requirements of NLR Wastewater, including:**
- a. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
- 14. Meet the requirements of NLR Electric.**
- 15. Meet the requirements of Rock Region Metro.**

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (8/0).

Public Comments/Adjournment:

Chairman White called for public comment. There being no further business before the Commission, and on a motion by Commissioner Foster and seconded by Commissioner Phillips, and by consent of all members present (8/0), the meeting was adjourned at 4:35 pm. The next regularly scheduled

Commission meeting is to be-held on Tuesday, March 14, 2023, at 4:00 pm in the City Council Chambers of City Hall, 300 Main Street, NLR, AR.

Respectfully Submitted:

Donna James, AICP
Assistant Director of Planning



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

Item # 1

Memorandum

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

From: Shawn Spencer, Director of Planning and Planning Staff

Date: March 14, 2023

Re: SD2021-63, Poe's Addition Lot 5R Replat and SPR for a church at 3901 Rogers Street
Time Extension

The applicant, Laverne Hampton, A Touch of Glory Ministry, Inc., 4419 E 46th Street, NLR, AR is requesting a one time, one year extension for approval of their previously approved Replat and Site Plan Review request (SD2021-63, Poe's Addition Lot 5R Replat and SPR for a church at 3901 Rogers Street). The applicant indicates additional time is necessary to begin construction due to fund raising limitations. The Commission's approval is set to expire June 2023. The applicant is seeking to extend the approval to June 2024.

James, Donna

From: Laverne Hampton <atouchglorym20@gmail.com>
Sent: Wednesday, February 8, 2023 11:41 PM
To: James, Donna
Subject: Fwd: Extension

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Additional information:

A Touch of Glory Apostolic Church
atouchglorym20@gmail.com
501-749-7418

Thanks

----- Forwarded message -----

From: Laverne Hampton <atouchglorym20@gmail.com>
Date: Wed, Feb 8, 2023 at 9:36 PM
Subject: Extension
To: <djames@nlr.ar.gov>

02/08/2023

City Council
Donna James
North Little Rock

Hello I am respectfully requesting a 12 month extension for getting a Building Permit for 3901 Rogers Street North Little [Rock.City](#) Council approved us on 12/14/2021 with a completion date of 06/23. We are yet in the process of raising funds to complete the project. We thank you for your careful consideration.

Sincerely

Pastor Laverne Hampton

Item # 2
Special Use # SU2023-04

Request: a Special Use to allow a columbarium on the grounds of Immaculate Conception Catholic Church in an R5 zone

Location of the Request: @ 7000 JFK Blvd, NLR, AR

Applicant: Peckham + Smith Architects, Inc. – Greg Peckham, AIA

Owner: Catholic Diocese of LR, Immaculate Conception Catholic Church

P.C. Background: The property is zoned R5. The request is to place a columbarium garden at the property. A columbarium requires a Special Use in all zoning districts.

Site Characteristics: The site is the church grounds, school and associated parking. The area is primarily commercial along JFK and North Hills Blvd. There are single-family homes located along a portion of the southern boundary of the property.

Master Street Plan: JFK is classified as a Principal Arterial on the Master Street Plan and is a State Highway, HWY 107. There are no identified bike routes located in the immediate area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Commercial
South	R1	Single Family
East	NA	City of Sherwood
West	R1	Single Family

Background:

1. **Compatible with previous actions?** A Special Use in all zoning districts is required for the placement of a columbarium.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be no impact on public service and/or utilities with the placement of the columbarium.
4. **Legal Consideration/Reasonableness?** The request is a reasonable request. Many churches have columbarium on their grounds.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no effect on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is of adequate size for development.

Item # 2

Special Use # SU2023-04

Page 2 of 2

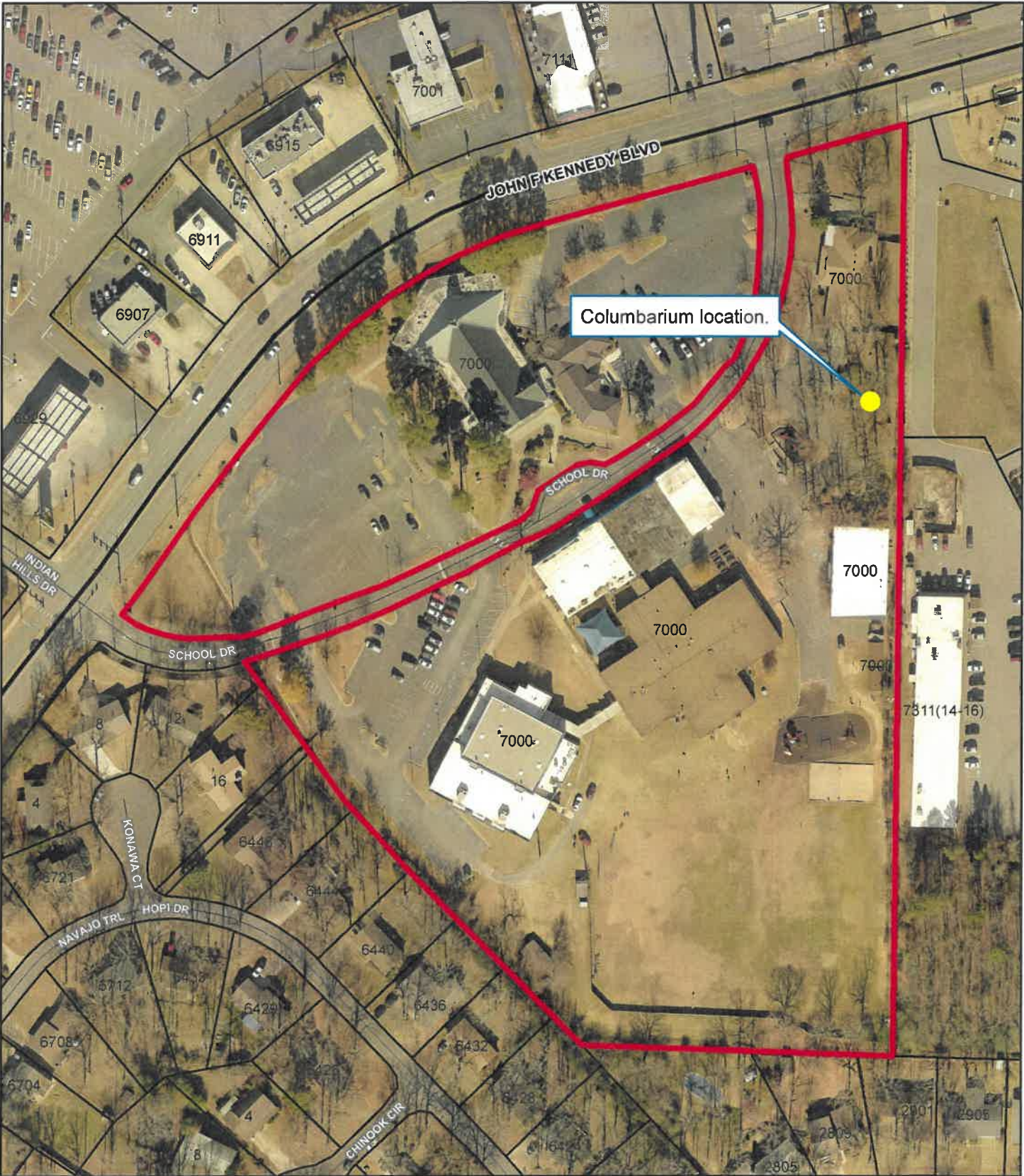
7. **Will this set a precedent for future rezoning?** No, a Special Use is the appropriate course for the placement of a columbarium.
8. **Should a different zoning classification be requested?** A Special Use is required in all zoning districts for the placement of a columbarium.

Summary: The applicant is proposing to place a columbarium garden on the site located near the eastern boundary. The columbarium garden is located south of the rectory and immediately north of Immaculate Hall. The garden is proposed in 3 phases. The first phase includes the development of walkways and benches and the placement of 432 niches. Phases 2 and 3 each contain the addition of 400 Niches.

Conditions to Consider:

1. Allow phasing of a 1300 niche columbarium south of rectory and north of Immaculate Hall.
2. Applicant must meet all applicable Federal, State, County and City requirements.
3. Business license to be issued after Planning Staff confirmation of requirements.
4. 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 #2023-04



Ortho Map

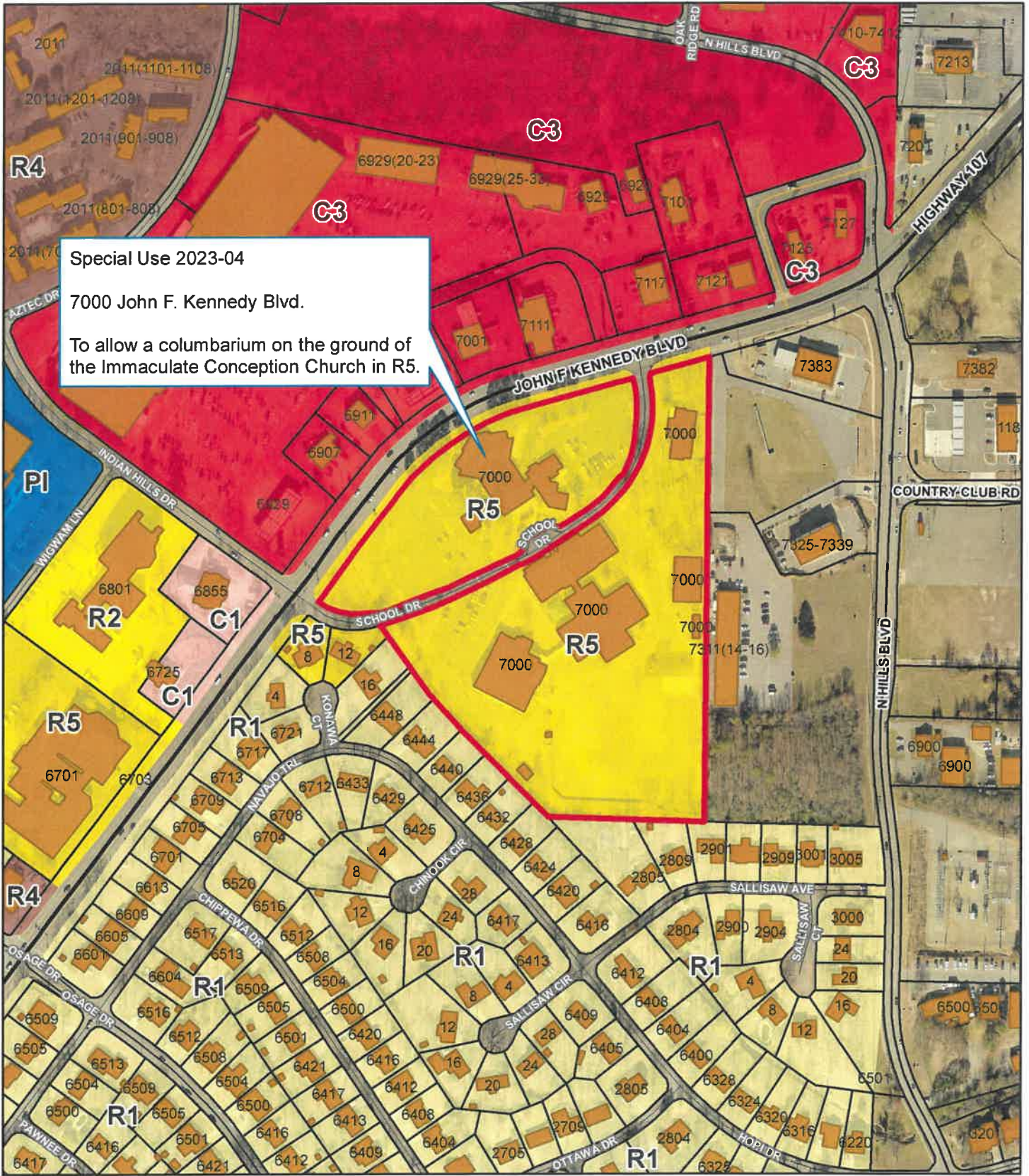
1 inch = 150 feet



Date: 2/28/2023

Not an actual survey

Special Use #2023-04

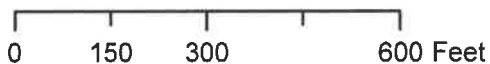


Special Use 2023-04
7000 John F. Kennedy Blvd.
To allow a columbarium on the ground of the Immaculate Conception Church in R5.



Zoning Map

1 inch = 300 feet



Date: 2/22/2023

Not an actual survey

Item # 3
Rezoning # 2023-04

Request: a rezoning from R3 to R4 to recognize 2-existing single-family homes on the lot

Location of the Request: 1723 W 19th & 1906 Flora Streets, NLR, AR

Applicant/Owner: TBC Investments LLC – Brian Teeter

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

Site Characteristics: The property is zoned R3 containing 2 residential structures. Across Flora Street is a multi-family development owned by the Housing Authority. North of the property are single family homes. South of the property are vacant lots and single family homes. Single family homes are also located to the east of the site.

Master Street Plan: W 19th and Flora Streets are indicated on the Master Street Plan as local streets. There are no dedicated bikeways in the area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3	Single Family
South	R3	Single Family
East	R3	Single Family
West	R4	Multi-family

Background:

- Compatible with previous actions?** To recognize existing homes located on a single lot requires a rezoning from R3 to R4. The City has granted similar rezoning requests in the past.
- Neighborhood Position/Comment?** None at the time of printing.
- Effect on public service and utilities?** The homes are existing. There should be minimal impact on the existing public services and utilities.
- Legal Consideration/Reasonableness?** The request is reasonable.
- Will the approval have a stabilizing effect on surrounding properties?** There will be minimal impact on the adjacent properties.
- Is the site of adequate size for the development?** The two homes located on the lot are existing and were constructed in the mid-1930's and mid-1940's.
- Will this set a precedent for future rezoning?** No.
- Should a different zoning classification be requested?** A rezoning to R4 is the appropriate zoning classification to recognize the 2 homes on a single lot.

Item # 4

Rezoning # RZ2023-05

Page 2 of 2

Summary: The applicant is seeking a rezoning of the property to recognize two existing single family homes on a single parcel of property. The homes have been on the property for a number of years. The applicant recently purchased the property and requested renovation permits for each of the structures. At the time of permit request staff informed the applicant a rezoning was required to allow the 2nd unit to have a separate electrical service.

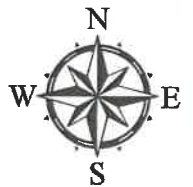
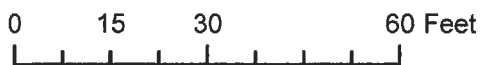
Staff is supportive of the request.

Rezone Case #2023-04



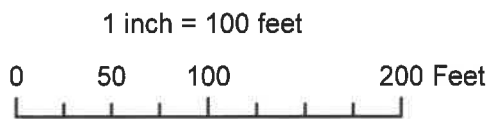
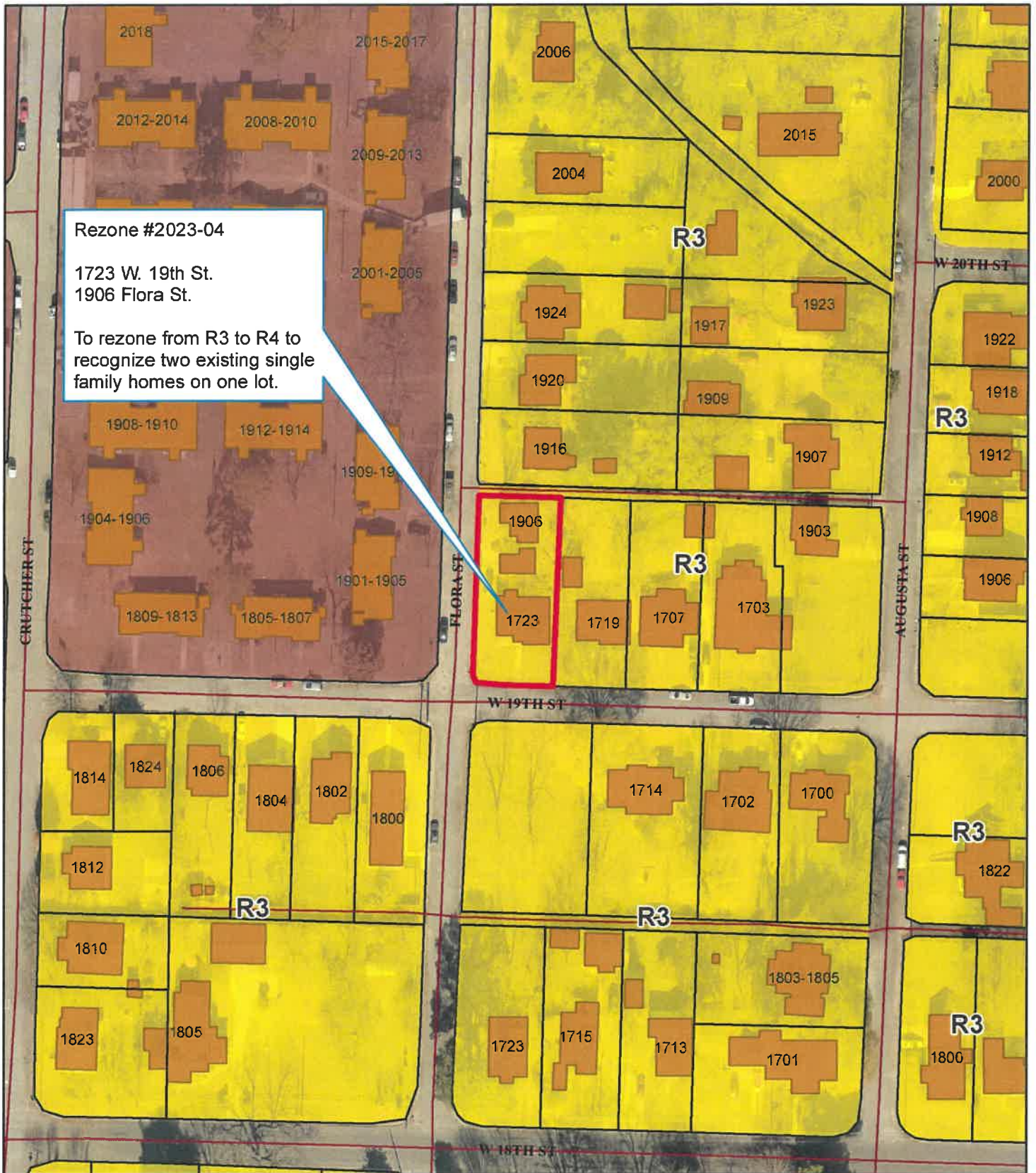
Ortho Map

1 inch = 30 feet



Date: 2/22/2023

Rezone Case #2023-04



Date: 2/22/2023

Item # 4
Rezoning # RZ2023-05

Request: a rezoning from I1 to I3 to recognize an existing manufacturing facility and to amend the Land Use Plan from Single Family to Light Industrial

Location of the Request: @ 7100 Colonel Maynard Road, NLR, AR

Applicant: Brian Dale, Joe White and Associates

Owner: Luzzi Living Trust

P.C. Background: The original building was constructed in 2006. In April 2009, the property was zoned I1 to recognize an existing storage/warehouse building. In January 2010, the property was annexed by the City of North Little Rock. Also in 2010, the Planning Department issued a zoning certificate for storage/warehouse and the City Clerk subsequently issued a business license for storage/warehouse. No mention of manufacturing was indicated by the owner with the zoning certificate or the business license request. In 2011, an addition was completed and all references within the permit application were for an addition of warehouse space.

The owner recently requested a zoning verification letter for the property and listed manufacturing as the use of the property. Based on the current zoning of the property manufacturing is not a permitted use.

Site Characteristics: The location is the office and warehouse for Ecotech Enterprises, Inc. The company provides treatment solutions for potable water, wastewater and industrial processes.

Master Street Plan: Colonel Maynard Rd is indicated as a Minor Arterial on the Master Street Plan. There are no dedicated bikeways located in the area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R2	Single Family
South	I1	Farming & Salvage Yard
East	I1	Storage/Warehouse
West	I1	Vacant

Background:

1. **Compatible with previous actions?** Zoning to I3 to allow manufacturing has been approved by the City in the past.
2. **Neighborhood Position/Comment?** None at the time of printing.

Item # 4

Rezoning # RZ2023-05

Page 2 of 2

3. **Effect on public service and utilities?** There should be minimal impact on public services and/or utilities.
4. **Legal Consideration/Reasonableness?** The request to rezone to I3 to recognize the existing manufacturing business is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no impact of the rezoning to the surrounding area.
6. **Is the site of adequate size for the development?** Yes, the business is existing.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, to allow manufacturing as currently existing requires a rezoning to I3.

Summary: The applicant is seeking a rezoning from the current I1 to I3 to recognize an existing manufacturing company located at this address. The previous owners indicated the use of the property as storage/warehouse. It was later brought to staff's attention the company was also involved in manufacturing. To allow the manufacturing requires a rezoning to I3.

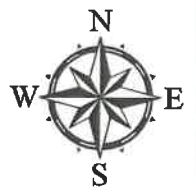
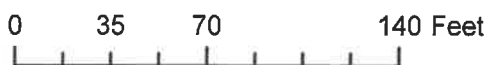
Staff is supportive of the request.

Rezone Case #2023-05



Ortho Map

1 inch = 70 feet



Date: 2/9/2023

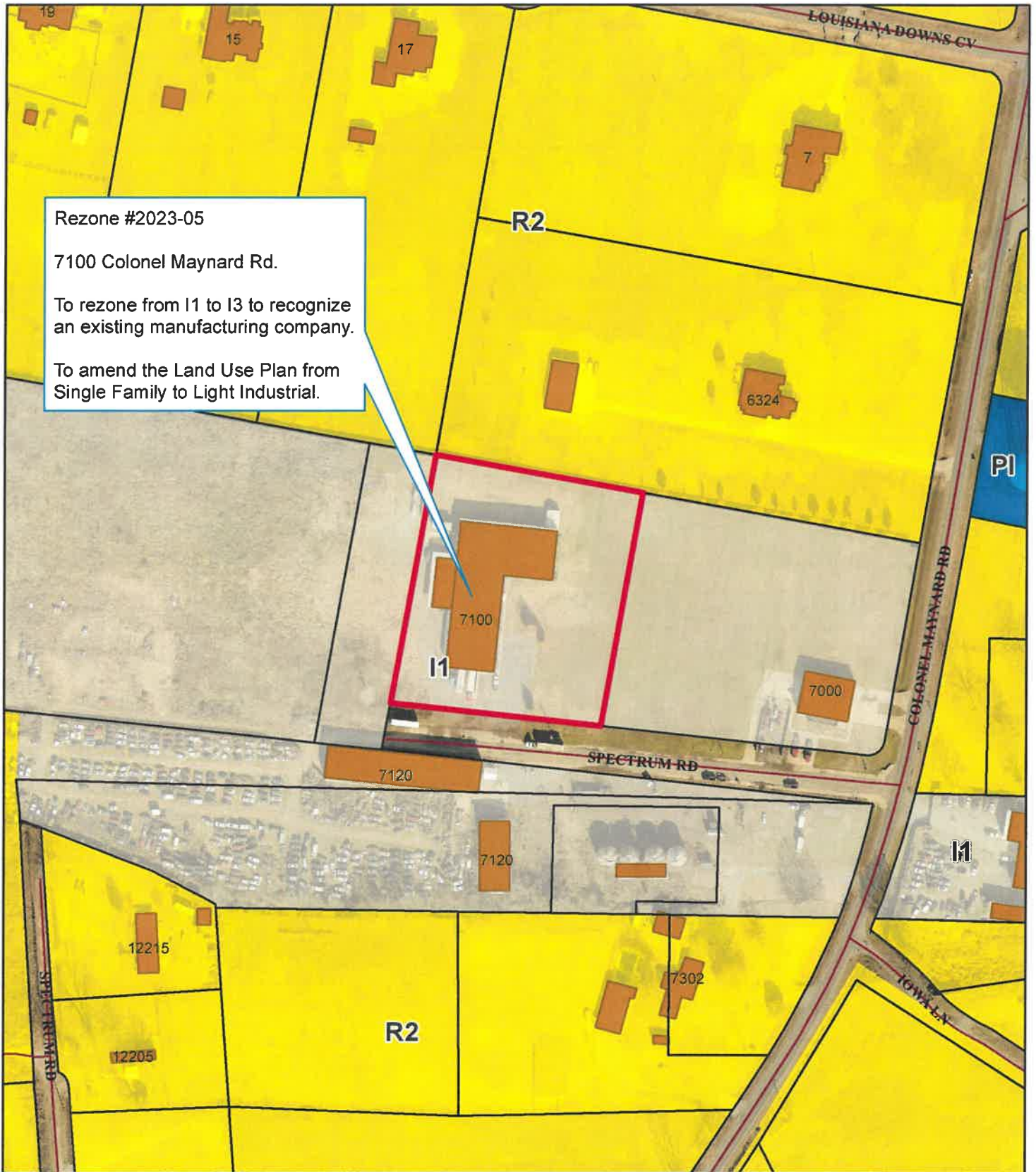
Rezone Case #2023-05

Rezone #2023-05

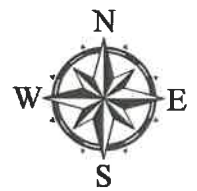
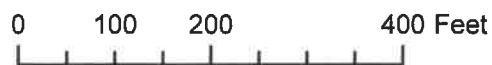
7100 Colonel Maynard Rd.

To rezone from I1 to I3 to recognize an existing manufacturing company.

To amend the Land Use Plan from Single Family to Light Industrial.



1 inch = 200 feet



Zoning Map

Date: 2/28/2023

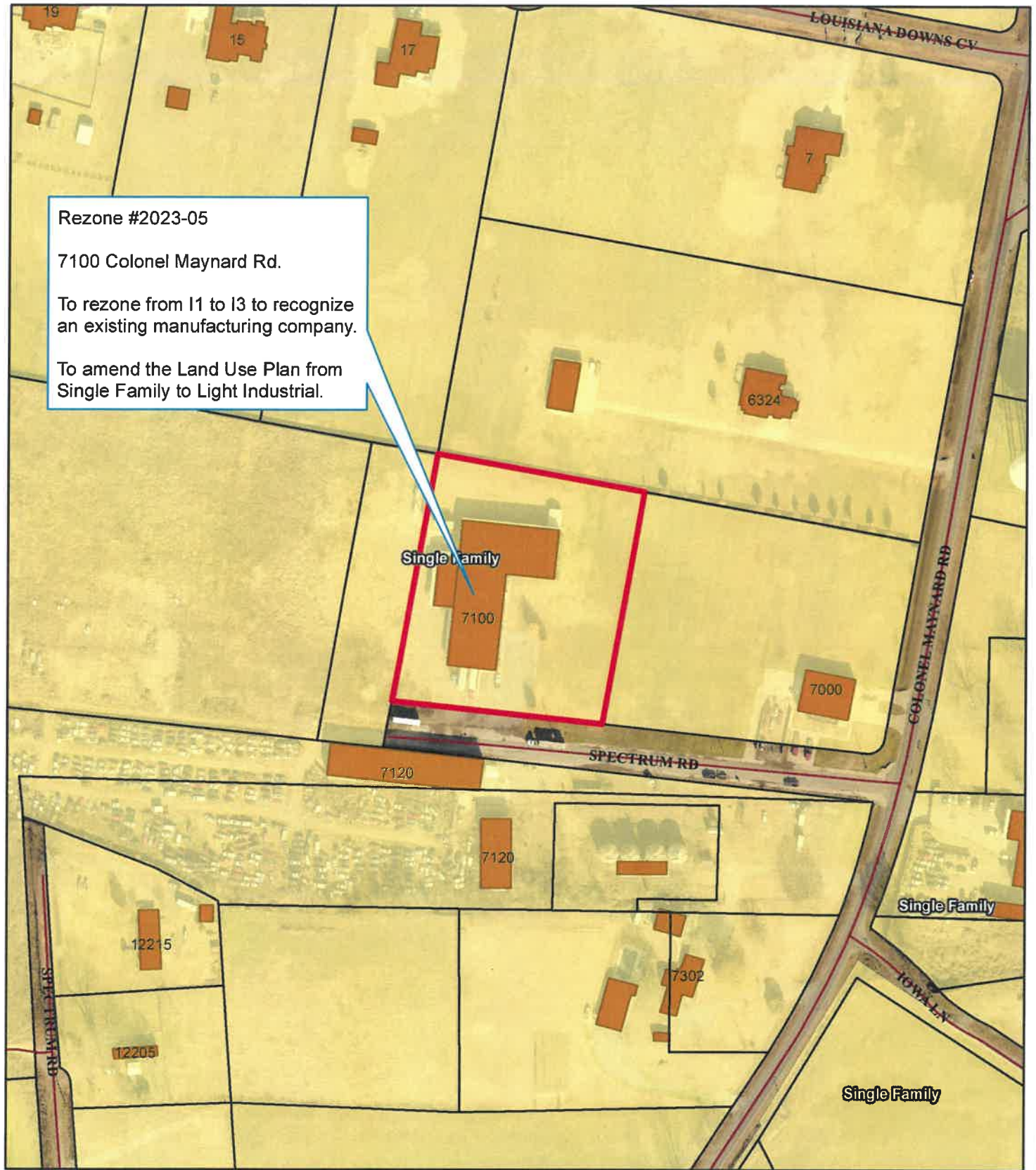
Rezone Case #2023-05

Rezone #2023-05

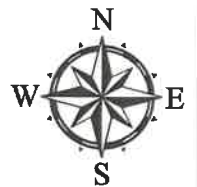
7100 Colonel Maynard Rd.

To rezone from I1 to I3 to recognize an existing manufacturing company.

To amend the Land Use Plan from Single Family to Light Industrial.



1 inch = 200 feet



Date: 2/28/2023



Land Use Map

Item #5
Rezoning #2023-09

Request: Rezone from R1 to R5 for multifamily

Location of the Request: @ 10524 Crystal Hill Rd, NLR, AR

Applicant: Holloway Engineering, Surveying & Civil Design – Eric Holloway

Owner: Donna Harris/Alissa Saredy

P.C. Background: Rezoning request 1st time on the agenda – The Commission reviewed a request for a preliminary plat at their December 13, 2022 hearing. As a separate item on this agenda, the applicant is requesting Site Plan Review (SPR) for the development of 47-townhouse units located in 10-buildings.

Site Characteristics: The site is undeveloped located in the County, adjacent to the city limits of North Little Rock. The property is currently zoned R1. The adjacent properties within the city limits of NLR are commercially and industrially zoned and predominately undeveloped.

Master Street Plan: Crystal Hill Road is classified on the Master Street Plan as a Collector Street. A proposed bike lane is located along Crystal Hill Road.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I1	Office/Warehouse
South	C3	Undeveloped
East	C3	Undeveloped
West	NA	Single family homes on acreage

Background:

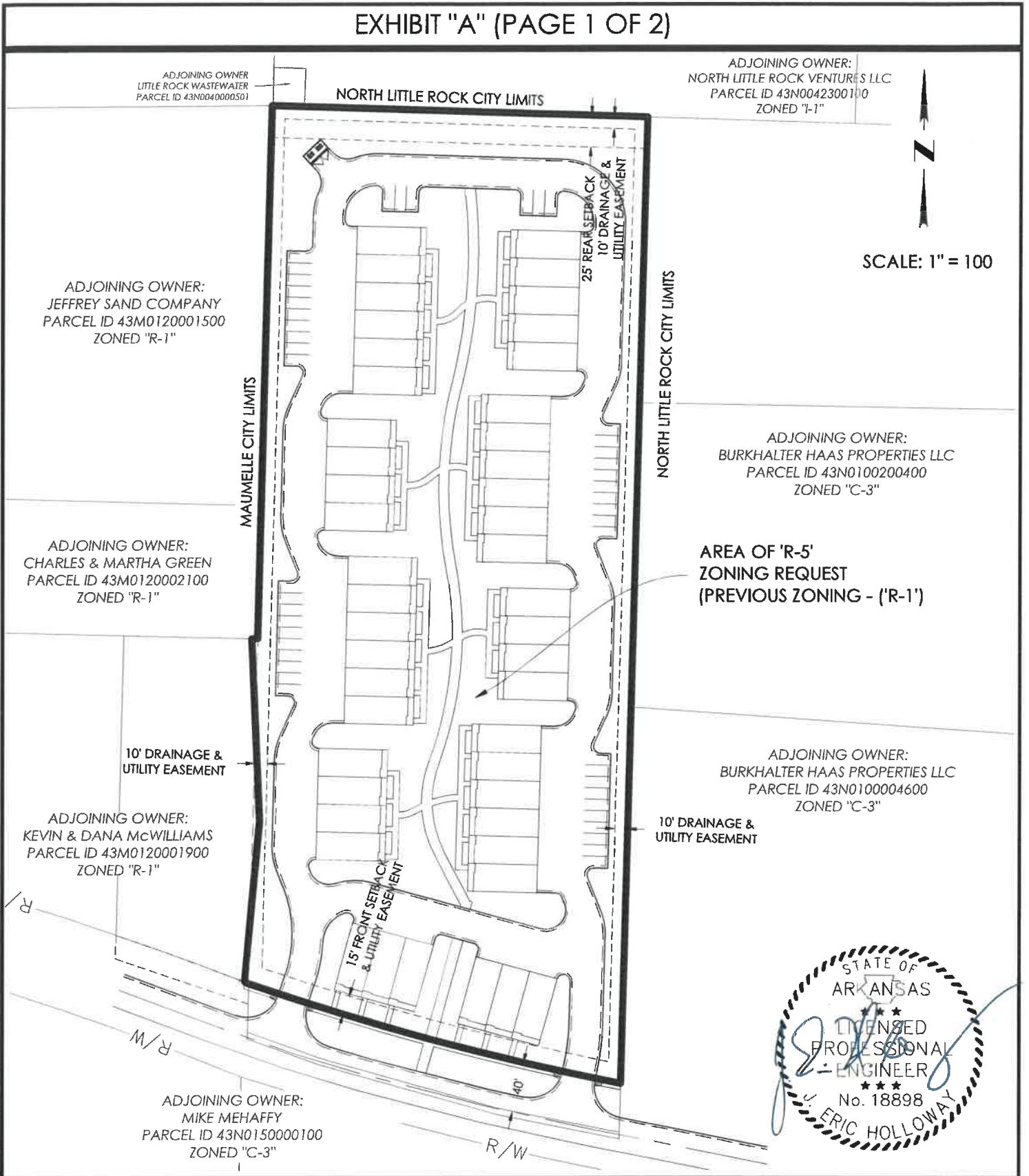
1. **Compatible with previous actions?** The City has allowed rezonings of property in the past to allow additional density for residential development.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal impact on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The applicant is proposing the construction of townhomes which should add density to the area.
6. **Is the site of adequate size for the development?** Yes.
7. **Will this set a precedent for future rezoning?** The approval will not set precedent for future rezoning request.

8. **Should a different zoning classification be requested?** No, to allow development as proposed by the applicant, townhouse development, requires a rezoning to R5.

Summary: The applicant is seeking rezoning of 5-acres from R1 to R5 to allow the development of townhomes on the site. In conjunction with the rezoning request, the applicant is seeking site plan approval to allow the development of 47-units contained in 10 buildings (SD2023-26). Each of the units are proposed with a (2) car garage and living space above the garage. The buildings are proposed with 3, 4 and 6-units per building. Additional guest parking is indicated on the site.

Staff is supportive of the request.

EXHIBIT "A" (PAGE 1 OF 2)



HOLLOWAY ENGINEERING
 Surveying, & Civil Design, PLLC

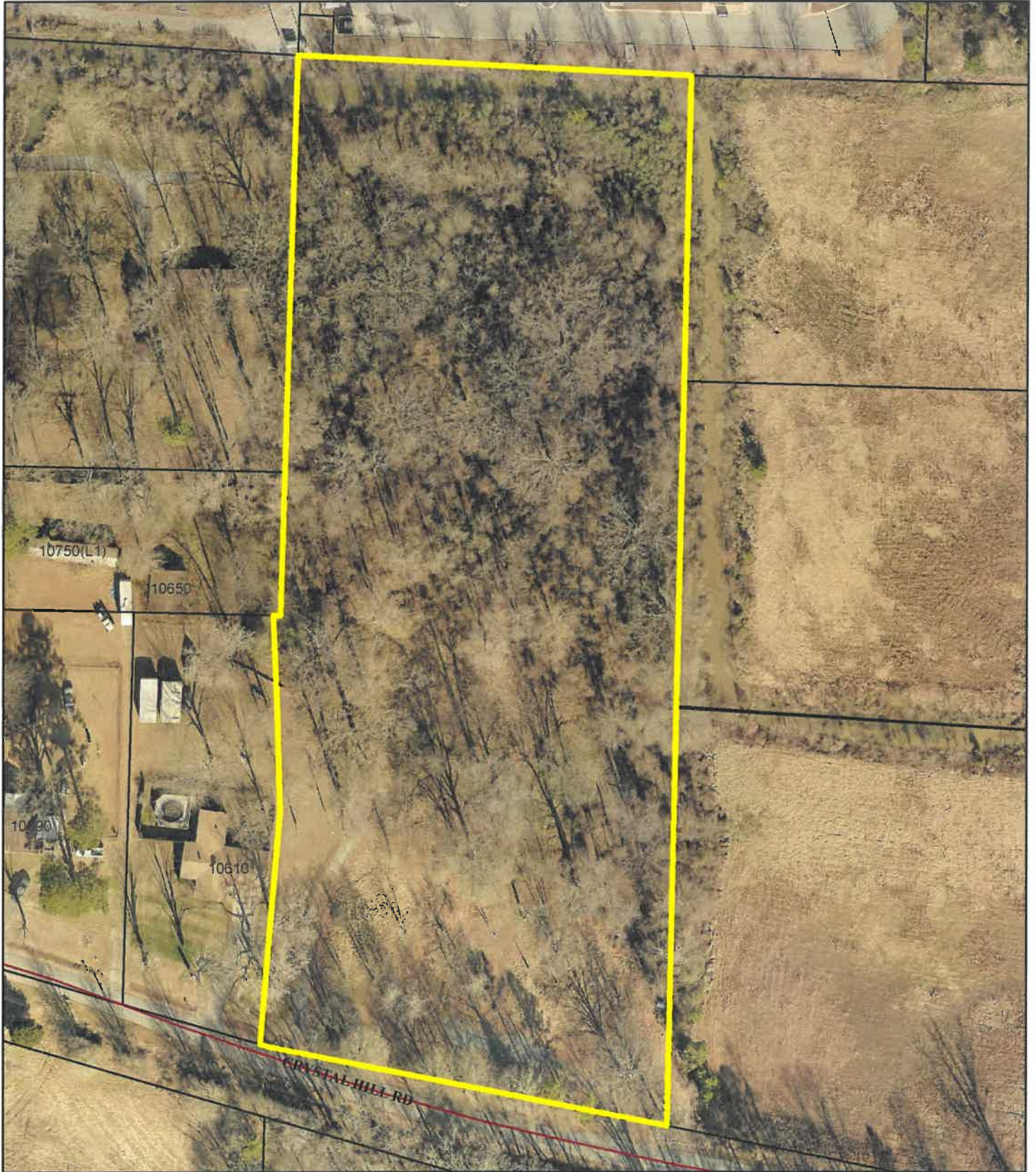
200 Casey Drive
 Maumelle, Arkansas 72113

(501) 851-3366
 www.holloway-eng.com
 admin@holloway-eng.com

LOT 1, CYPRESS TRAIL SUBDIVISION
 NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

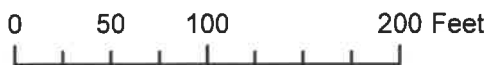
REZONING EXHIBIT

Rezone Case #2023-09



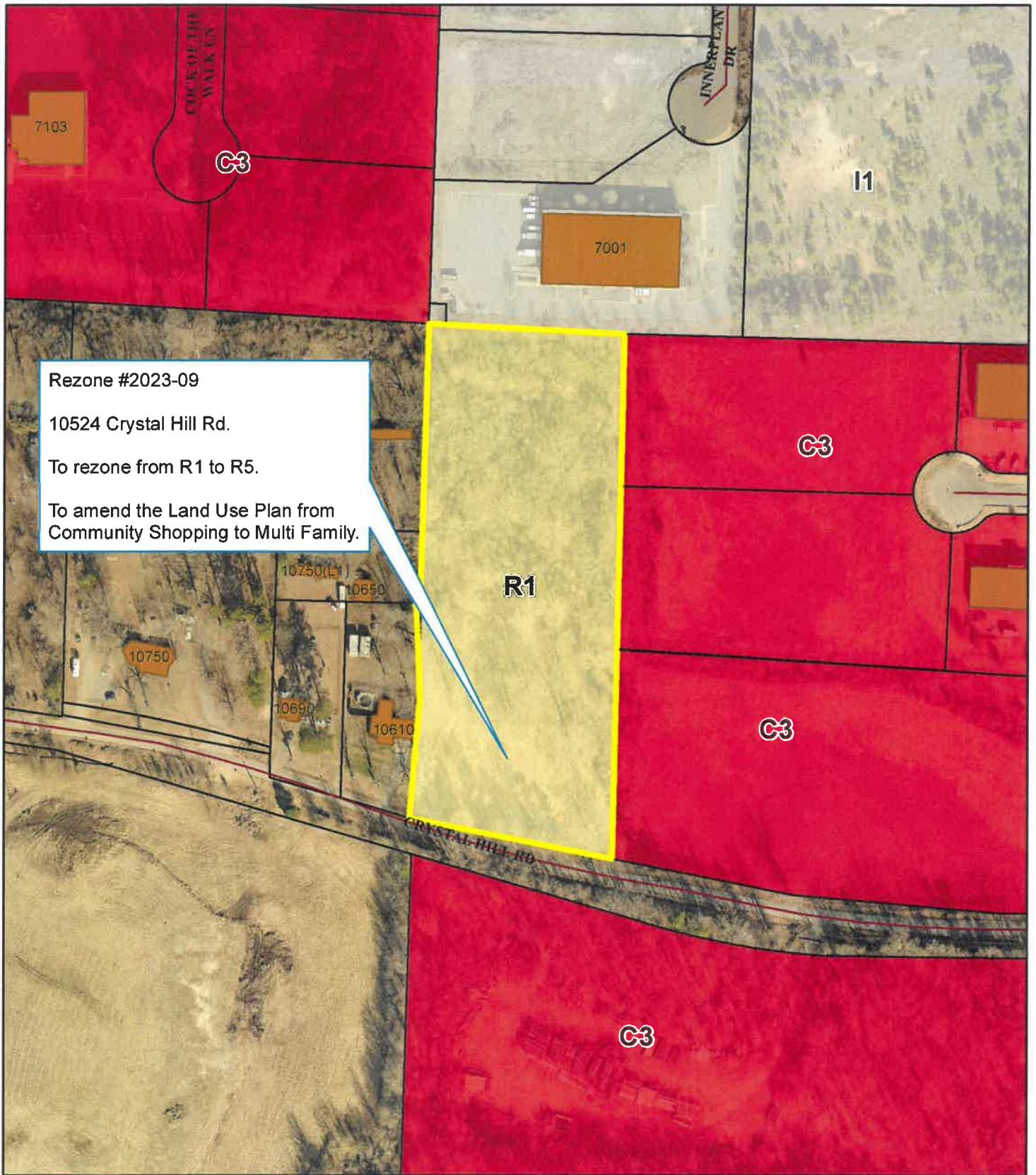
Ortho Map

1 inch = 100 feet



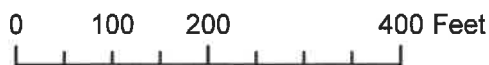
Date: 2/9/2023

Rezone Case #2023-09



Rezone #2023-09
10524 Crystal Hill Rd.
To rezone from R1 to R5.
To amend the Land Use Plan from
Community Shopping to Multi Family.

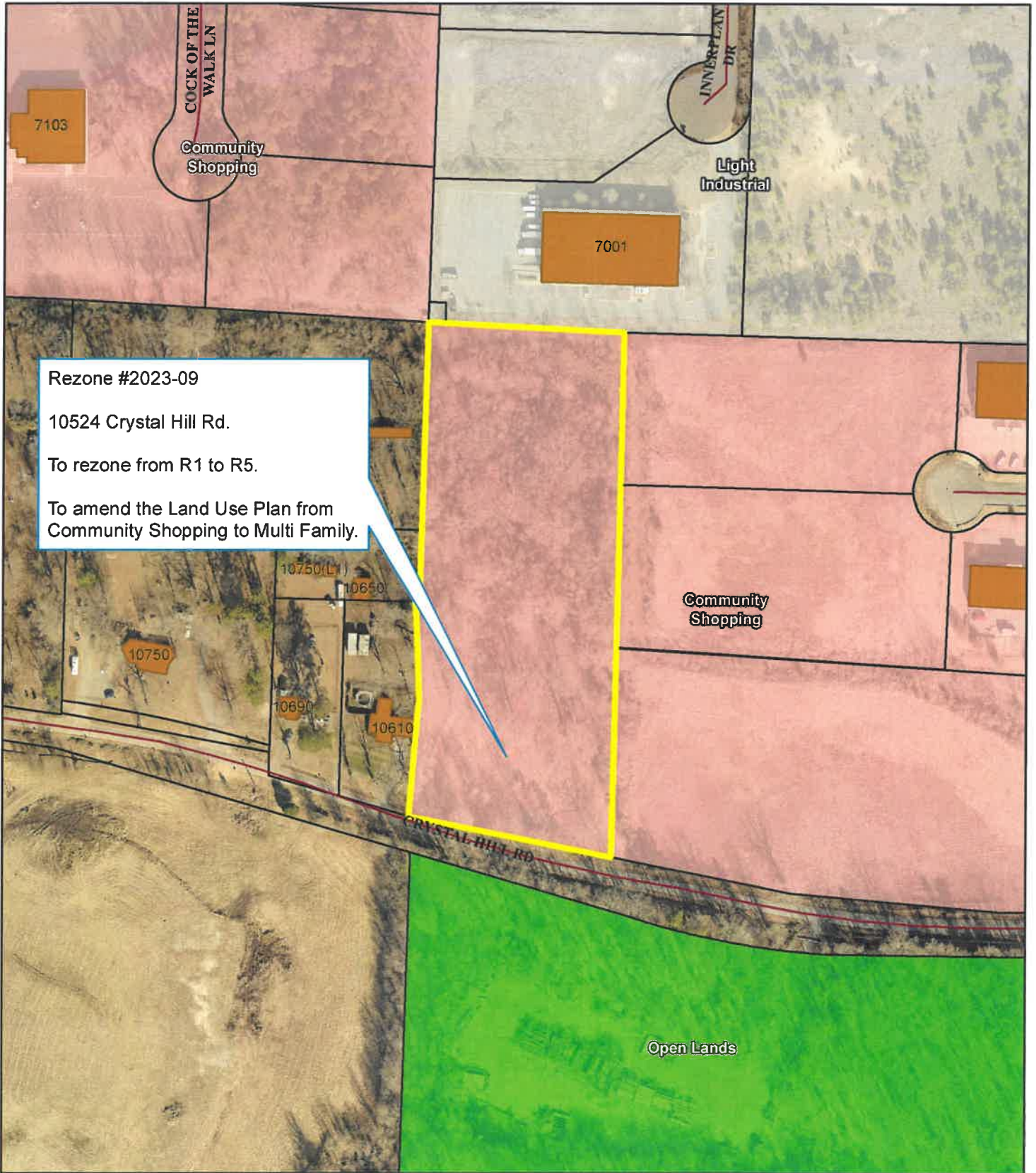
1 inch = 200 feet



Zoning Map

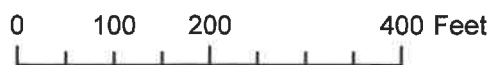
Date: 2/28/2023

Rezone Case #2023-09



Rezone #2023-09
10524 Crystal Hill Rd.
To rezone from R1 to R5.
To amend the Land Use Plan from
Community Shopping to Multi Family.

1 inch = 200 feet



Land Use Map

Date: 2/28/2023

Item # 6

SD2023-26 Cypress Trail, Lot 1 (SPR for multifamily @ 10524 Crystal Hill)

- 1. Provide approved City Council ordinance on rezoning property to R5 before applying for a building permit.**
- 2. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide a copy of approved ARDOT driveway permit.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
 - h. 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.
 - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - j. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - b. 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.
 - c. Driveways shall meet ARDOT requirements.
 - d. Show the northerly existing ditch on the site plan in reference to proposed development.

Item # 6

SD2023-26 Cypress Trail, Lot 1 (SPR for multifamily @ 10524 Crystal Hill)

Page 2 of 3

5. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. The plan indicates one dumpster location at the rear of the site. Dumpster to have masonry screening on three sides along with a solid opaque gate.
- c. Curb and gutter required on all parking lots.
- d. No fence is to be located in front of the building.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- f. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. Show and label on drawing. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
- g. Maintain a 14' no build buffer along west, north and east property borders.

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

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- b. Provide ½ of 80' ROW dedication to meet the Master Street Plan on Crystal Hill Rd.

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

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- b. Provide (10) street trees along Crystal Hill Rd.
- c. Provide (8) parking lot shade trees.
- d. Provide continuous row of shrubs around all parking areas.
- e. Provide full screen along west, north and east property borders. Trees shall be spaced every 20' with an 8' tall, continuous opaque fence.
- f. Note the species and minimum height requirement at installation on the development plans.

8. Meet the following requirements concerning signage:

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

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

- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - 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)
 - iii. If each dwelling unit extends from the foundation to the roof they will be separated by fire resistance rated walls in accordance with R302.2.
 - iv. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - v. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)

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.

Item # 6

SD2023-26 Cypress Trail, Lot 1 (SPR for multifamily @ 10524 Crystal Hill)

Page 3 of 3

- b. 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.
- 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. Provide a 10' utility easement along Crystal Hill Road ROW frontage.

11. Meet the requirements of NLR Wastewater, including:

- a. Provide 15' sanitary sewer easement on all public sanitary sewer mains.
- b. Verify sewer main located north of property is within property boundaries.
- c. Provide flow projections for the proposed development.
- d. White Oak Connection Fee required to connect to public sanitary sewer.
- e. Submit a full set of plans to NLRW for review and approval prior to construction.

12. Meet the requirements of NLR Electric.

13. Meet the requirements of Rock Region Metro.

14. Meet the requirements of Pulaski County.

Item #7
Rezoning # 2023-08

Request: Rezone from I2 to C3 for future retail development

Location of the Request: Lots 5, 6 and 7, Counts Massie Industrial Park located South of White Oak Crossing and East of Commerce Cove in the 9000 to 9200 Blocks of White Oak Crossing

Applicant: Holloway Engineering, Eric Holloway

Owner: Art Investments LLC & Bevans Family LP

P.C. Background: 1st time on the agenda - As a separate item on this agenda, the Commission is considering a request for Site Plan Review (SPR) for the development of the eastern most lot, Lot 7 (SD 2023-27) for a proposed retail building.

Site Characteristics: The lots are undeveloped located south of White Oak Crossing and east of Commerce Cove. The area to the north is located within the city limits of Maumelle. The area to the south is undeveloped industrially zoned property.

Master Street Plan: White Oak Crossing is indicated on the Master Street Plan as a Minor Arterial. There are no dedicated bikeways located in the area. There is a ‘round-a-bout’ proposed and currently under design for the intersection of White Oak Crossing and Commerce Cove.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	NA	Maumelle City Limits
South	I2	Undeveloped
East	I2	Commercial
West	I2	Undeveloped

Background:

1. **Compatible with previous actions?** There are other properties in the area zoned C3 and the site is indicated on the Future Land Use Plan as Trade Fair.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal impact on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no impact on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is adequate for development and meets the minimum requirements for lot size of the C3 zoning district.

Item #7

Rezoning # RZ2023-08

Page 2 of 2

7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** To allow development of retail as proposed by the applicant the C3 zoning classification is the appropriate zoning classification.

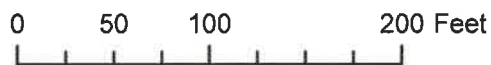
Summary: The applicant is seeking rezoning of the three lots (5, 6 & 7 Counts Massie Industrial Park) from I2 to C3 to allow future development of retail uses. The majority of the lots fronting along White Oak Crossing is zoned C3 and/or C4. The frontage along White Oak Crossing. In addition, the applicant is proposing development of the eastern most lot, Lot 7, via Site Plan Review (SD 2023-27) with a proposed retail building as a separate item on this agenda.

Staff is supportive of the rezoning request.

Rezone Case #2023-08



1 inch = 100 feet



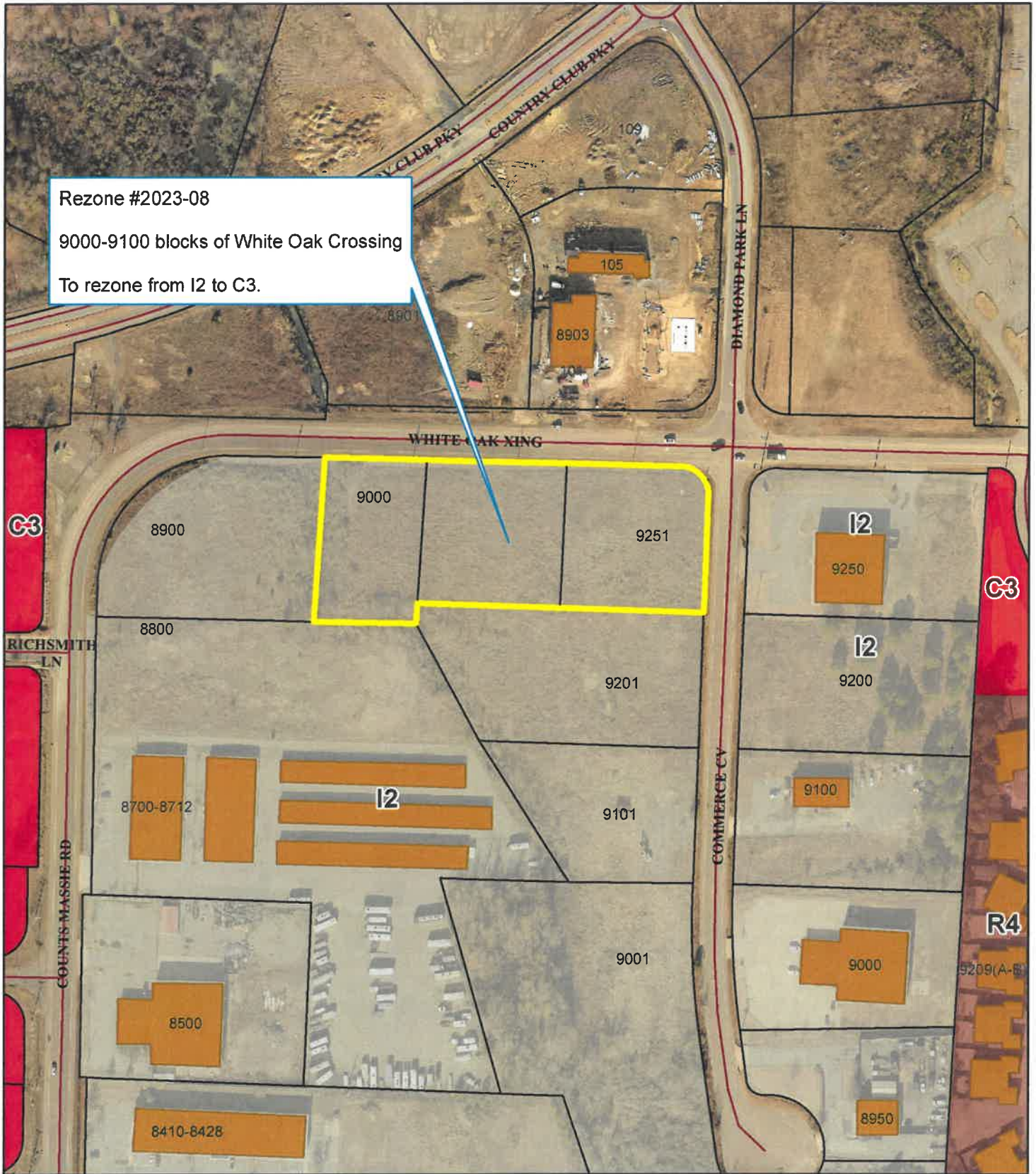
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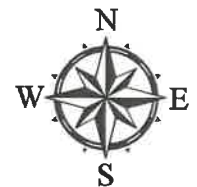
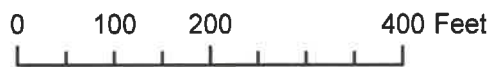
Ortho Map

Rezone Case #2023-08

Rezone #2023-08
9000-9100 blocks of White Oak Crossing
To rezone from I2 to C3.



1 inch = 200 feet



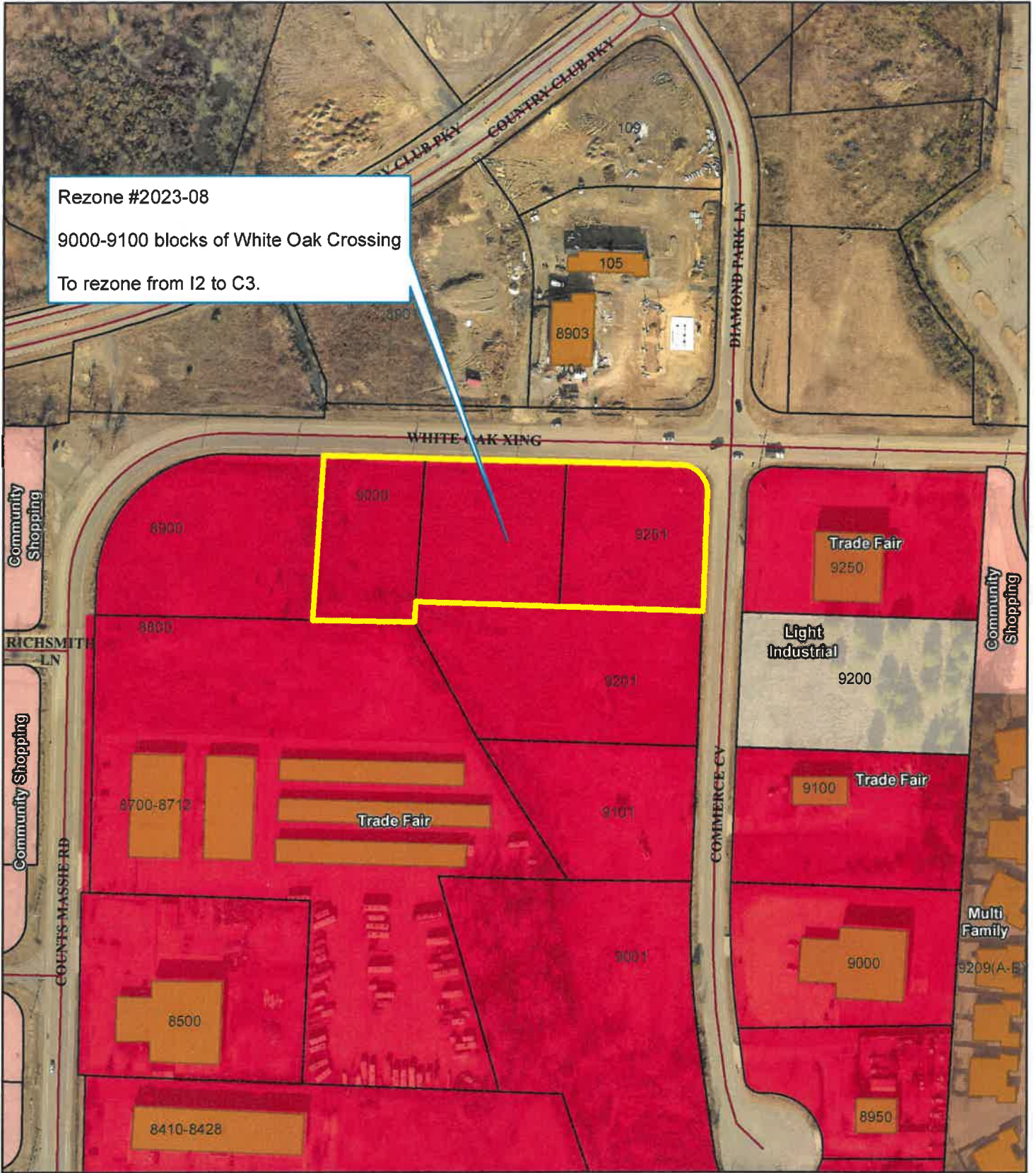
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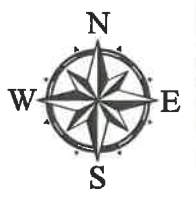
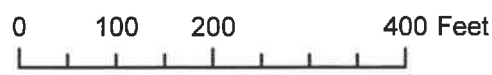
Zoning Map

Rezone Case #2023-08

Rezone #2023-08
9000-9100 blocks of White Oak Crossing
To rezone from I2 to C3.



1 inch = 200 feet



Date: 2/28/2023



Item # 8

SD2023-27 Counts Massie Industrial Park, Lot 7 (SPR for retail @ 9251 Commerce Cove)

- 1. The drawing indicates shared drives on the west and southern perimeters of the site indicated as a 30' drainage and utility easement. The plat does not appear to include the easement as indicated on the drawing. Provide proof the easement & driveways are available to share between the properties via an access easement or executed agreement between property owners.**
- 2. Lot 8, to the south of this lot is proposing SPR at this same meeting –but does not show shared access. Work with developer on Lot 8 before the DRC meeting.**
- 3. Engineering requirements on detention:**
 - a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient or pay in-lieu fee.
- 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 Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 5. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.

Item # 8**SD2023-27** Counts Massie Industrial Park, Lot 7 (SPR for retail @ 9251 Commerce Cove)Page 2 of 3

- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - e. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - f. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps to ADA standards and City standards along White Oak Crossing and Commerce Cove – rezoning and the use will require sidewalks on both streets.
- 7. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Curb and gutter required on all parking lots.
 - c. Dumpster to have masonry screening on three sides along with an opaque gate.
 - d. No fence is to be located in front of the building.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide (10) parking lot shade trees.
 - d. Provide (7) street trees along White Oak Crossing and (7) street trees along Commerce Cove.
 - e. Provide continuous row of shrubs around all parking areas.
 - f. Note the shrub species and minimum height requirement at installation on the development plan.
 - g. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. Show and label on drawing. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
- 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 2021 Arkansas Fire Prevention Code including:
 - i. A 3' clear space shall be maintained around the circumference of fire hydrants. (Volume 1 Section 507.5.5)
 - ii. Where fire hydrants are subject to impact by a motor vehicle they will be protected by guard posts complying with Section 312 of the fire code. (Volume 1 Section 507.5.6)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 11. Meet the requirements of CAW, including:**
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That

Item # 8**SD2023-27** Counts Massie Industrial Park, Lot 7 (SPR for retail @ 9251 Commerce Cove)Page 3 of 3

work would be done at the expense of the developer.

- c. 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. Provide a 10' utility easement along ROW frontage.

12. Meet the requirements of NLR Wastewater, including:

- a. Please provide 15' sanitary sewer easement on all public sanitary sewer mains within boundary of property lines.
- b. Please submit a full set of plans to NLRW for review and approval prior to construction.

13. Meet the requirements of NLR Electric.**14. Meet the requirements of Rock Region Metro.**

Item #9
Rezoning # 2023-06

Request: a rezone from R4 to PUD to develop 5-units of townhomes

Location of the Request: @ 400 Division St, NLR, AR

Applicant: Thomas Engineering, Thomas Pownall

Owner: Riverwalk Properties LLC

P.C. Background: The Commission revised a request to rezone the property from R4 to C6 at their November 8, 2022, public hearing and denied the request for rezoning. Along with the rezoning request the applicant filed a request for Site Plan Review (SPR) to allow the development of a 6-unit townhouse. The SPR request was not considered by the Commission and withdrawn due to the failure of the rezoning request.

Site Characteristics: A demolition permit was issued in January 2022, to demolish the former home on this lot. The area contains a mixture of uses including single family and multi-family homes. The property to the south was approved as a PUD to allow the development of 3-buildings of 3-unit and 4-unit townhomes. The property to the southeast is also zoned PUD and has developed as the Porches at Rockwater.

The property to the east is being considered by the Commission for rezoning to PUD (RZ2023-07) and Site Plan Review (SD2023-30) to allow development of 5-units of townhomes. Further to the east of the site is an undeveloped property, which is currently being considered by the Commission for development of 28 townhomes (SD2023-24).

Master Street Plan: W 4th and Division Streets are indicated on the Master Street Plan as local streets. There is a dedicated Bike Route to the east along Parker Street.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Single Family
South	PUD	Multi-family and Single Family
East	R4	Single Family, Vacant Lots
West	R4	Single Family, Vacant Lots

Background:

1. **Compatible with previous actions?** Yes, PUD zonings are located in the immediate area and have developed as both single-family and multi-family.
2. **Neighborhood Position/Comment?** None at the time of printing.

Item #9

Rezoning # 2023-06

Page 2 of 2

3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request to rezone the property to PUD is a reasonable request.
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 adequate for the development with a 5-unit townhome development
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, the PUD zoning allows flexibility and innovation in design while minimizing any potential harm to the adjacent property.

Summary:

The applicant is seeking a rezoning of the property from R4 to PUD to allow the development of the property with a 5-unit townhome development. The site plan indicates the placement of (9) parking spaces, the typical parking requirement for 5-units per the zoning ordinance. The PUD zoning allows for development of vacant in-fill property within the City. The PUD is intended to use creative and innovative designs along with incorporation of open spaces in the development. There is no minimum size for a PUD.

Per the PUD ordinance a minimum of 10-percent of the development, exclusive of setbacks required for fire protection, yards less than 20-feet in width locate between structures, drainage ways, stormwater detention areas and parking surfaces shall be reserved for common open space for developments which include more than (2) residential units. The lot contains 9099.63 square feet of area or 0.209-acres. The site contains .071-acres of open space or 34.1-percent.

The maximum building coverage, the percentage of the lot area occupied by the principal and accessory structure shall not be greater than 80-percent. The building coverage is 1,980 square feet or 21.7-percent.



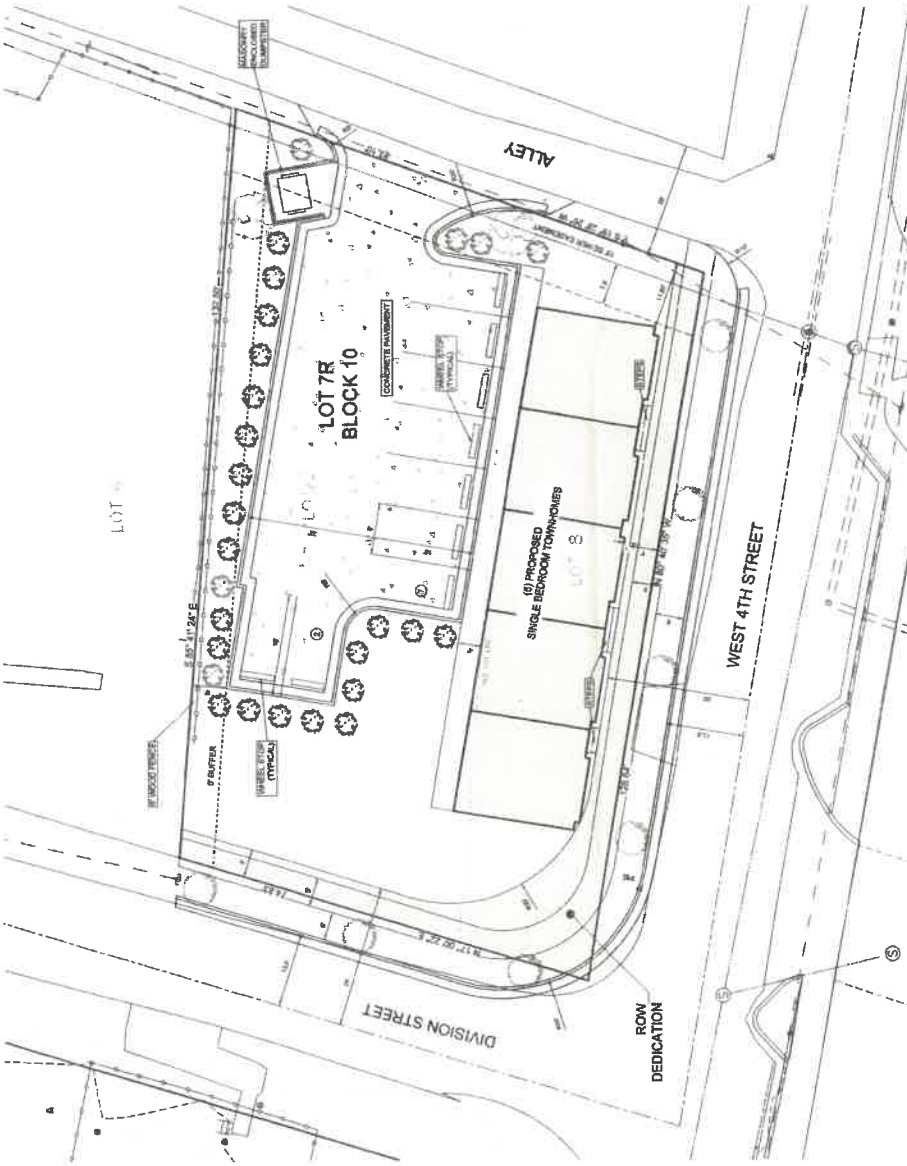
VICINITY MAP

- LEGEND**
- SHOWS CONCRETE SIDEWALK
 - SHOWS STANDARD DUTY CONCRETE PAVEMENT
 - SHOWS NEW BUILDING
 - PARKING LOT TREES (RED MAILED, 10' H, 2" CALIPER AT INSTALLATION)
 - STREET TREES (PINK OAK, 10' H, 2" CALIPER AT INSTALLATION)
 - SHRUBS (DWARF YAMON HOLLY, 3' H, 2" O.C., 1' MINIMUM HEIGHT)

SITE PLAN REVIEW NOTES

1. SITE CONTAINS (0) PROPOSED SINGLE BEDROOM TOWNHOMES
2. BASIS OF REVISIONS: PHASE
3. THE PROPERTY IS NOT ZONED IN THE CITY OF RIVERDALE, ARKANSAS. THE CITY ENGINEER HAS REVIEWED THE SITE MAP FOR CONFORMANCE WITH THE CITY ZONING ORDINANCE DATED JULY 6, 2016.
4. THIS PROPERTY IS ZONED R-4
5. ALL ADJUTING PROPERTIES ARE ZONED R-4
6. THIS TRACT CONTAINS 0.0083 S.F. OR 0.20 ACRES, MORE OR LESS.
7. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION.
8. THIS SITE HAS 0.01 ACRES OF OPEN SPACE TOTALING TO 341 S.F.

DWGNO: 2022-01
TOTAL: 8 BRACES



FOR USE AND BENEFIT OF:
REVERWALK PROPERTIES, LLC
PO BOX 809
RIVERDALE, AR 72149-0809

LEGAL DESCRIPTION:
LOT 7R, BLOCK 10,
DIVISION STREET
CITY OF RIVERDALE, ARKANSAS,
COUNTY, MISSOURI.



THOMAS ENGINEERING COMPANY
3810 GORRITT BUILD. N. LITTLE ROCK, AR 72116
TEL: 501-782-4458 FAX: 501-782-4814

SITE PLAN REVIEW
LOT 7R BLOCK 10 GILES
NORTH LITTLE ROCK, ARKANSAS

DATE: 07/27/22
APPROVED BY: [Signature]
DATE: 07/27/22

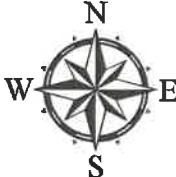
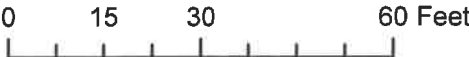
DWG NO: 2022-01
SHEET NO: 01

Rezone Case #2023-06



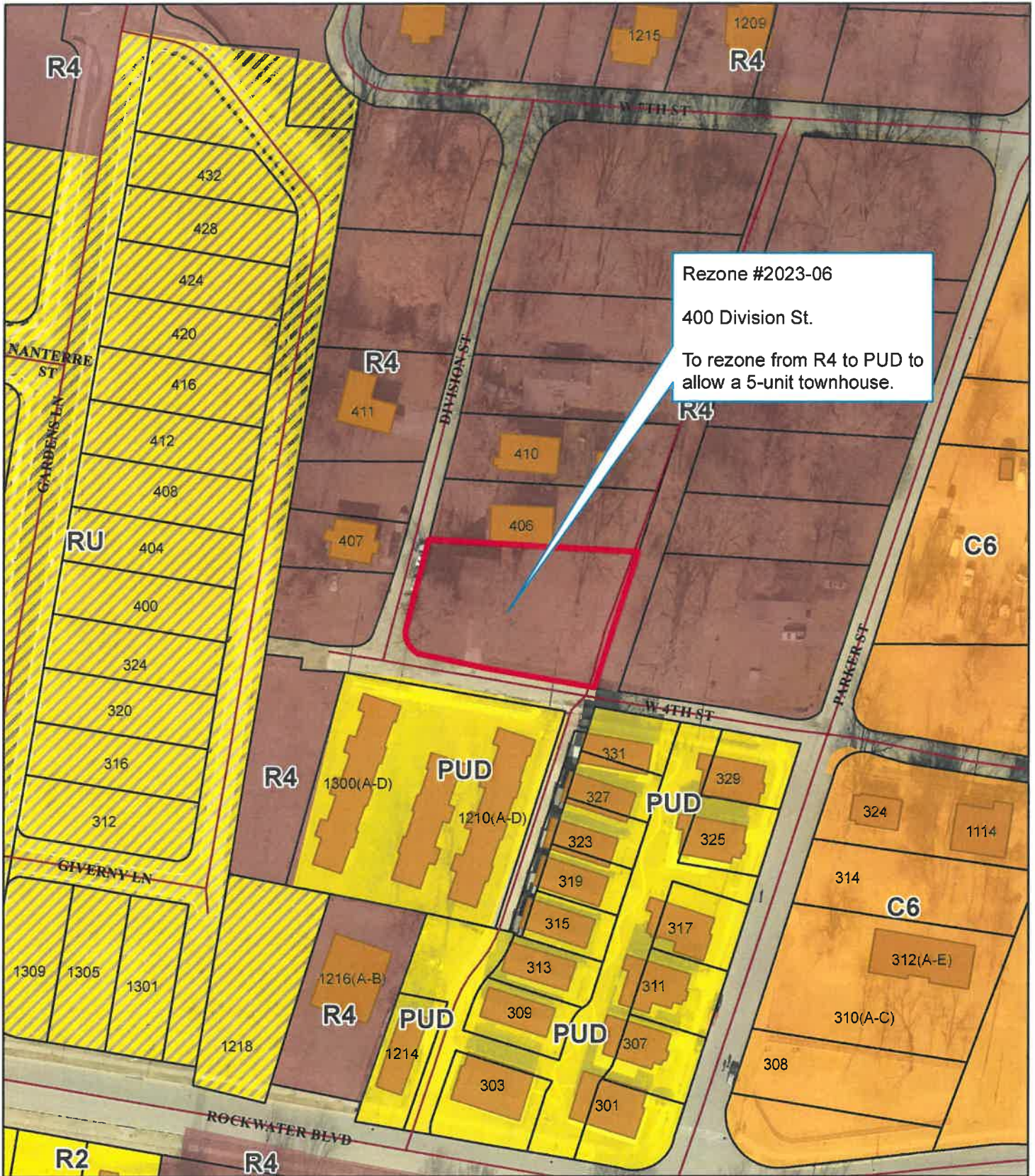
Ortho Map

1 inch = 30 feet

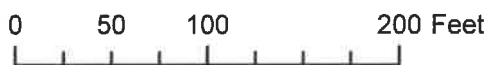


Date: 2/9/2023

Rezone Case #2023-06

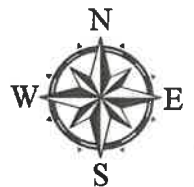


1 inch = 100 feet



Zoning Map

Date: 2/9/2023



Item # 10

SD2023-28 Giles Add, Lot 7R, Blk 10 (Replat and SPR for 5 townhomes @ 400 Division St)

- 1. Provide approved City Council ordinance on rezoning property to PUD.**
- 2. The alley must be improved to provide access to the proposed parking area. Alley improvements are to be to City Engineer requirements.**
- 3. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
- 4. 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 50' right-of-way along 4th and Division Streets.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
 - d. Provide 20' property line corner radius.
- 5. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - c. Provide CNLR driveway/curb cut permit application to City.
 - d. 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.
 - e. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - f. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built 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. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - b. 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.

Item # 10

SD2023-28 Giles Add, Lot 7R, Blk 10 (Replat and SPR for 5 townhomes @ 400 Division St)

Page 2 of 3

- c. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- 7. 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 ROW dedication along W 4th St and Division as required by the Master Street Plan.
- 8. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Relocate dumpster to access from the alley with pick-up and not extend the dumpster into the site as shown on the plan.
 - c. Dumpster to have masonry screening on three sides along with an opaque gate.
 - d. No fence is to be located in front of the building.
 - e. Curb and gutter required on all parking lots.
 - f. Wheel stops or other vehicle barriers shall be placed within the parking spaces to limit the overhang of vehicles over the sidewalks and pedestrian paths. Show or label on drawing.
 - g. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - h. Any fence along north property line to stop 15' from Division Street ROW and stop 15' from alley ROW.
- 9. 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 W 4th and Division Streets.
 - b. Provide ½ street improvements along W 4th and Division Streets as required by the City Engineer.
 - c. Provide ROW dedication on W 4th and Division Streets.
 - d. Provide a 20' radial dedication at the intersection of W 4th and Division Streets.
- 10. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide (3) street trees along Division and (4) street trees along 4th St.
 - c. Provide (2) parking lot shade trees.
 - d. Provide continuous row of shrubs around all parking areas.
 - e. Allow 6' wood privacy fence to serve as "thin screen" along north property border.
 - f. Note turf, groundcover, or mulch (species or type) on the development plan.
- 11. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 12. Meet the requirements of the Fire Marshal, including:**
- a. Meet the requirements of the 2021 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)

Item # 10

SD2023-28 Giles Add, Lot 7R, Blk 10 (Replat and SPR for 5 townhomes @ 400 Division St)

Page 3 of 3

- iii. If each dwelling unit extends from the foundation to the roof they will be separated by fire resistance rated walls in accordance with R302.2.

13. 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. 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.
- c. 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.

14. Meet the requirements of NLR Wastewater, including:

- a. Provide 15' sanitary sewer easement on all public sanitary sewer mains.
- b. The proposed addition is situated above or in close proximity to an 8" sanitary sewer main.
 - i. The southeastern corner of the proposed building is either over or immediately adjacent to an existing 8" sanitary sewer main. One or the other of these will have to be relocated. If the proposed building is moved west, please provide our office with a revised site plan showing a minimum distance of 10' between the proposed building foundation and the sanitary sewer main. If the sewer main is to be relocated, please have the owner's engineer provide our office with a plan for this relocation for review.
- c. Submit a full set of plans to NLRW for review and approval prior to construction.

15. Meet the requirements of NLR Electric.

16. Meet the requirements of Rock Region Metro.

Item # 11
Rezoning # 2023-07

Request: Rezone from R4 to PUD for 5 townhomes

Location of the Request: @ 403 Parker, NLR, AR

Applicant: Thomas Engineering, Thomas Pownall

Owner: Rockwater Holdings, LLC

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

Site Characteristics: The site is a vacant property. A demolition permit for the former home was issued in April of 2022. The area is redeveloping with single family and multi-family.

To the east of the site is an undeveloped property, which is currently being considered by the Commission for development of 28 townhomes (SD2023-24). The property to the west is being considered by the Commission for rezoning to PUD (RZ2023-06) to allow development of 5-units of townhomes. To the south is property zoned PUD and has developed as the Porches at Rockwater.

Master Street Plan: Parker Street is classified as a local street on the Master Street Plan. Parker Street is identified as a Bike Route on the Master Bike Plan.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Vacant Lots
South	PUD	Single Family
East	C6	Vacant Lot, Pike Avenue
West	R4	Vacant Lot, Single Family

Background:

- Compatible with previous actions?** Yes, PUD zonings are located in the immediate area developed as single-family and multi-family.
- Neighborhood Position/Comment?** None at the time of printing.
- Effect on public service and utilities?** There should be minimal effect on public services and utilities.
- Legal Consideration/Reasonableness?** The request to rezone the property to PUD is a reasonable request.
- 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 adequate for the development of a 5-unit townhome development
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, the PUD zoning allows flexibility and innovation in design while minimizing any potential harm to the adjacent property.

Summary:

The applicant is seeking a rezoning of the property from R4 to PUD to allow the development of the property with a 5-unit townhome development. The site plan indicates the placement of (10) parking spaces, the typical parking requirement for 5-units per the zoning ordinance is (9) parking spaces. The PUD zoning allows for development of vacant in-fill property within the City. The PUD is intended to use creative and innovative designs along with incorporation of open spaces in the development. There is no minimum size for a PUD.

Per the PUD ordinance a minimum of 10-percent of the development, exclusive of setbacks required for fire protection, yards less than 20-feet in width locate between structures, drainage ways, stormwater detention areas and parking surfaces shall be reserved for common open space for developments which include more than (2) residential units. The lot contains 13,115.81 square feet of area or 0.301-acres. The site contains .102-acres of open space or 34.9-percent.

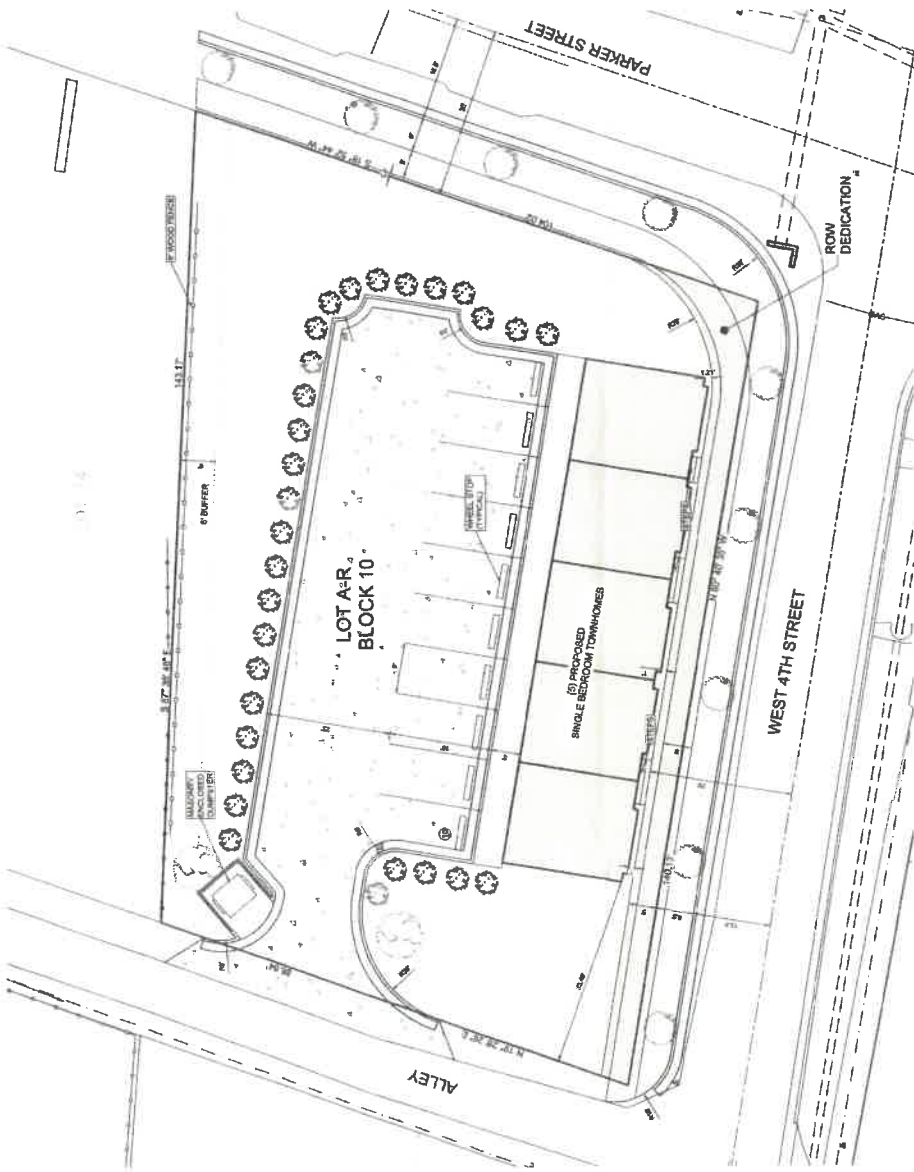
The maximum building coverage, the percentage of the lot area occupied by the principal and accessory structure shall not be greater than 80-percent. The building coverage is 1,980 square feet or 15.1-percent.



- LEGEND**
- SHOWS CONCRETE SIDEWALK
 - SHOWS STANDARD DUTY CONCRETE PAVEMENT
 - SHOWS NEW BUILDING
 - SHOWS EXISTING PAVED DRIVE
 - SHOWS EXISTING 12" CURB AT RETENTION
 - SHOWS EXISTING 12" CURB AT RETENTION
 - SHOWS EXISTING 12" CURB AT RETENTION
 - SHOWS EXISTING 12" CURB AT RETENTION
 - SHOWS EXISTING 12" CURB AT RETENTION
 - SHOWS EXISTING 12" CURB AT RETENTION

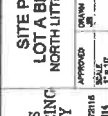
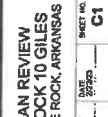
- SITE PLAN REVIEW NOTES**
1. SITE CONTAINS (1) PROPOSED SINGLE BEDROOM TOWNHOME
 2. SIZES OF SIDEWALK FACE
 3. THE PROPERTY IS NOT BOUND IN THE 100 YEAR FLOOD PLAIN ON THE DATE OF THIS PLAN. THE DATE OF THE FLOOD PLAIN MAP IS DATED JULY 8, 2016.
 4. THIS PROPERTY IS ZONED R-4
 5. ALL LOTS WITHIN PROPERTY IS ZONED R-4
 6. THE TRACT CONTAINS 1311.81 SF OF LOT 11. THERE IS NO MORE OF LOT 11.
 7. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION.
 8. THE SITE HAS .108 ACRES OF OPEN SPACE TOTALING TO 4,716 SF.

PARKING
TOTAL 10 SPACES



FOR USE AND BENEFIT OF:
 SPECIALTY DEVELOPER, LLC
 PO BOX 202710
 HOUSTON, TX 77220-2027

LEGAL DESCRIPTION:
 LOT A-R, BLOCK 10,
 CITY OF NORTH LITTLE ROCK, ARKANSAS,
 COUNTY, ARKANSAS.



THOMAS R. P. GILES ENGINEERING COMPANY
 3810 JORDON ROAD, SUITE 100, LITTLE ROCK, AR 72116
 TEL: 501-381-1463 FAX: 501-381-0811

SITE PLAN REVIEW
LOT A-BLOCK 10 GILES
 NORTH LITTLE ROCK, ARKANSAS

APPROVED: _____ DATE: _____
 DRAWN BY: _____ DATE: _____
 SCALE: 1" = 10'

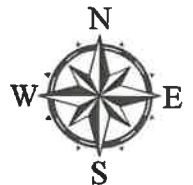
SHEET NO. **C1**

Rezone Case #2023-07



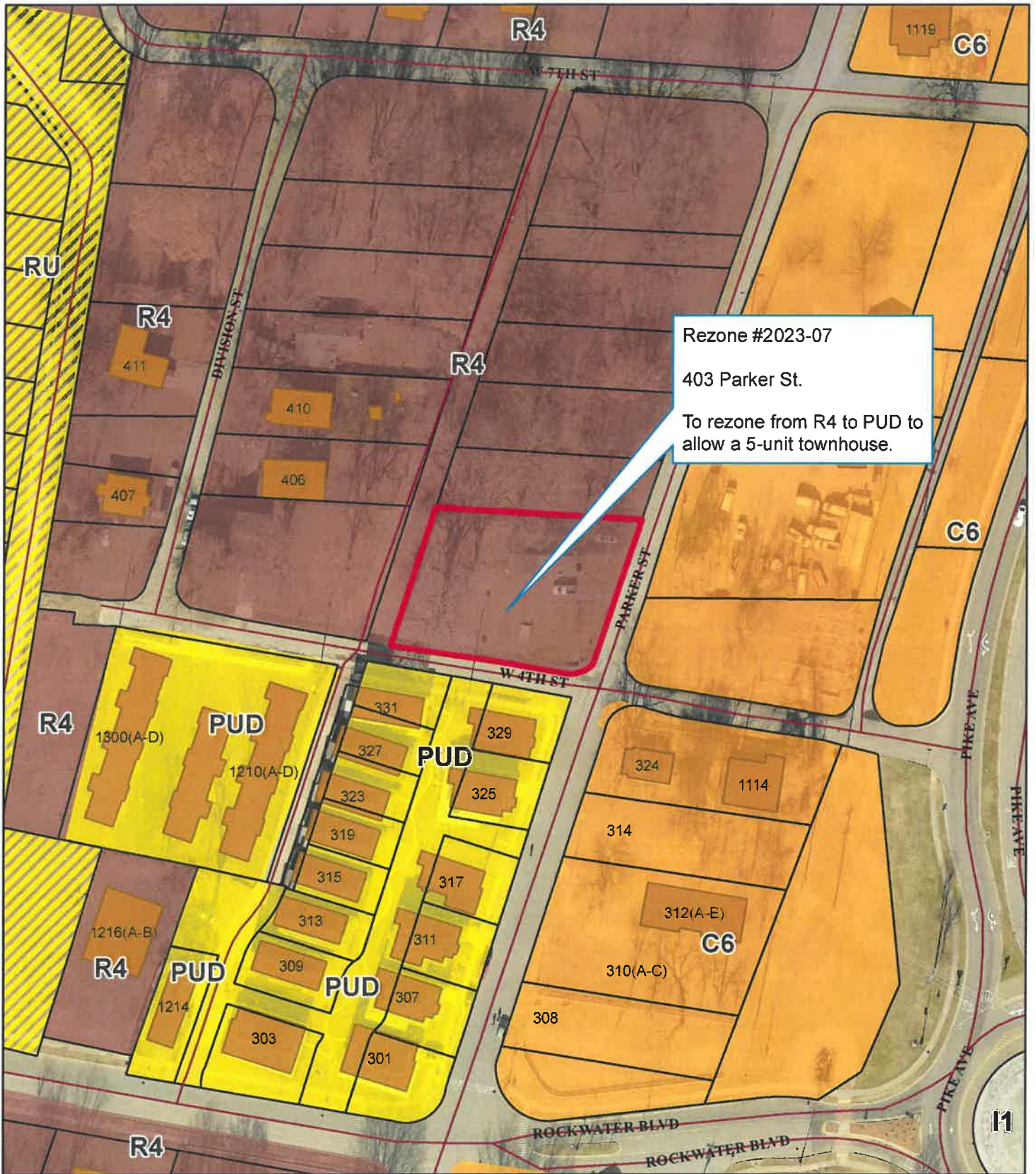
Ortho Map

1 inch = 40 feet



Date: 2/9/2023

Rezone Case #2023-07



1 inch = 100 feet



Zoning Map

Date: 2/9/2023

Item #12

SD2023-30 Giles Addition Lot AR, Blk 10 (Replat and SPR for 5 townhomes @ 403 Parker St)

- 1. Provide approved City Council ordinance on rezoning property to PUD.**
- 2. The alley must be improved to provide access to the proposed parking area. Alley improvements are to be to City Engineer requirements.**
- 3. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
- 4. 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 50' right-of-way along 4th and Parker Streets.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
 - d. Provide 20' property line corner radius.
- 5. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - c. Provide CNLR driveway/curb cut permit application to City.
 - d. 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.
 - e. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - f. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 6. Meet the requirements of the City Engineer, including:**
 - a. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - b. 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.

Item #12

SD2023-30 Giles Addition Lot AR, Blk 10 (Replat and SPR for 5 townhomes @ 403 Parker St)

Page 2 of 3

- c. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- 7. 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 ROW dedication along W 4th St as required by the Master Street Plan.
- 8. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Relocate dumpster to access from the alley with pick-up and not extend the dumpster into the site as shown on the plan.
 - c. Dumpster to have masonry screening on three sides along with an opaque gate.
 - d. No fence is to be located in front of the building.
 - e. Curb and gutter required on all parking lots.
 - f. Wheel stops or other vehicle barriers shall be placed within the parking spaces to limit the overhang of vehicles over the sidewalks and pedestrian paths. Show or label on drawing.
 - g. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - h. Any fence along north property line to stop 15' from Parker Street ROW and stop 15' from alley ROW.
- 9. 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 W 4th and Parker Streets.
 - b. Provide ½ street improvements along W 4th and Parker Streets as required by the City Engineer.
 - c. Provide ROW dedication on W 4th and Parker Streets.
 - d. Provide a 20' radial dedication at the intersection of W 4th and Parker Streets.
- 10. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide (3) street trees along Parker and (4) street trees along 4th St.
 - c. Provide (2) parking lot shade trees.
 - d. Provide continuous row of shrubs around all parking areas.
 - e. Allow 6' wood privacy fence to serve as 'thin screen' along north property border.
 - f. Note turf, groundcover, or mulch (species or type) on the development plan.
- 11. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 12. Meet the requirements of the Fire Marshal, including:**
- a. Meet the requirements of the 2021 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)

Item #12

SD2023-30 Giles Addition Lot AR, Blk 10 (Replat and SPR for 5 townhomes @ 403 Parker St)

Page 3 of 3

- iii. If each dwelling unit extends from the foundation to the roof they will be separated by fire resistance rated walls in accordance with R302.2.

13. 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. 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.
- c. 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.

14. Meet the requirements of NLR Wastewater, including:

- a. Sanitary sewer main extension required to serve property.
- b. Please submit a full set of plans to NLRW for review and approval prior to construction.

15. Meet the requirements of NLR Electric.

16. Meet the requirements of Rock Region Metro.

Item #13

SD2023-19 Wilson's Add, Lot 1R, Blk 1 (Replat @ 4116 E Broadway)

1. Engineering requirements on detention:

- a. Stormwater detention plan not required as there is no increase of or a reduction of impervious surface.

2. Engineering requirements before the plat will be signed:

- a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
- b. Provide half of the required 80' foot right-of-way along E Broadway, 50' right-of-way along School St, and 52.5' right-of-way along Coral St. Street improvements must be approved by City Engineer and accepted by City Council.

3. Meet the requirements of the City Engineer.

4. Planning requirements before the plat will be signed:

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide 10' utility easements around property perimeter.
- c. Provide 40' building line along E Broadway.
- d. Remove all building lines except the building line along E Broadway.

5. Meet the requirements of Community Planning, including:

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

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

- a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond for School Street.
- b. Defer ½ street improvements for Coral Street until site development.
- c. Provide half of 80' ROW dedication along E Broadway.
- d. Provide half of 50' ROW dedication along School Street.

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

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.

8. Meet the following requirements concerning signage:

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

9. Meet the requirements of the Fire Marshal. Comments from the FMO will be provided at the time of review for any future building expansion.

10. Meet the requirements of CAW, including:

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

11. Meet the requirements of NLR Wastewater, including,

- a. Please include a 15' easement for the 8" public sanitary sewer main that is within the boundaries of the new property lines.
 - i. Please see map given at the February 2023 NLR Design Review Committee Meeting.(Contact our office if a copy of this map is needed.)

12. Meet the requirements of NLR Electric.

Item # 14

SD2023-20 Braddock's Add, Lot 49 (Replat of multiple lots @ 1936 Rodgers Rd)

- 1. Allow existing building encroachments into the building setbacks of the I2 zoning district. All future development shall meet the setbacks.**
- 2. Engineering requirements on detention:**
 - a. Stormwater detention plan not required as there is no increase or a reduction of impervious surface.
- 3. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements to City Engineers requirements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond on Rains Rd and Rodgers Rd.
 - b. Provide ROW dedication as required by the Master Street Plan.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
 - d. Provide 25' property line corner radii at Hwy 70/Rodgers and Rains/Rodgers.
- 4. Meet the requirements of the City Engineer.**
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Provide ½ of 80' ROW dedication along Hwy 70.
 - b. Provide ½ of 50' ROW dedication along Rains Rd.
 - c. Provide ½ of 50' ROW dedication along Rodgers Rd.
 - d. Provide 25' property line corner radii at Hwy 70/Rodgers & Rains/Rodgers.
 - e. Provide ½ street improvements to City Engineers requirements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond on Rains Rd and Rodgers Rd.
- 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.
- 7. Meet the requirements of Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location(s). Any new or existing dumpsters are to have masonry screening on three sides & an opaque gate.
 - c. No new fencing is to be located in the front of the building(s).
 - d. Remove any existing fencing located in the ROW.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 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 (7) street trees along Rains Rd.
 - c. Trees shall be irrigated.
 - d. Note the tree species and size at installation and the irrigation system on the development plans.
- 9. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 10. Meet the requirements of the Fire Marshal.**
- 11. Meet the requirements of CAW, including:**

Item # 14

SD2023-20 Braddock's Add, Lot 49 (Replat of multiple lots @ 1936 Rodgers Rd)

Page 2 of 2

- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

12. Meet the requirements of NLR Wastewater, including:

- a. No comments or objections to replat.
- b. No public sanitary sewer facilities in the area.

13. Meet the requirements of NLR Electric.

14. Meet the requirements of Rock Region Metro.

Item # 15

SD2023-21 Maybelline Add, Lots 1 and 2 (Prelim Plat located west of 10500 Maybelline Rd)

- 1. The minimum lot width required within the I2 zoning district is 150'. The plat provided indicates a pipe stem type lot on the remaining portion of Lot 1 (110' wide strip of land east of Lot 2). Pipe stem lots are prohibited within the I2 zoning district. Either widen strip of land to 150' or combine strip of land with Lot 2.**
- 3. Engineering requirements on detention**
 - a. Detention to be determined during SPR.
- 4. Engineering requirements before the plat will be signed:**
 - b. Provide the required 70' ROW along I-40.
 - c. Provide street improvements along full length of property to City Engineers standards and/or ADOT standards.
- 5. Meet the requirements of the City Engineer.**
- 6. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location along interstate.
 - b. Provide street improvements along full length of property to City Engineer standards and/or ADOT standards.
 - d. Provide the required 70' ROW along I-40.
- 7. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide 10' utility easements around property perimeter.
 - c. Show ROW dedication as separate from Lot 1 and 2.
 - d. Provide 70' bldg. setback along frontage road and 30' setback along all other property lines.
- 8. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 9. Meet the requirements of the Screening and Landscaping ordinance.**
- 10. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 11. Meet the requirements of the Fire Marshal.**
- 12. Meet the requirements of CAW, including:**
 - a. Central Arkansas Water has a 16-inch water transmission line in an easement on the southern property line of Lot 1. Show existing easement on plat and plans.
 - b. A water main extension is required to provide water service to Lot 2. That work would be done at the expense of the developer.
 - c. 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.
 - d. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review.

Plan revisions may be required after additional review.

- e. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

13. Meet the requirements of NLR Wastewater, including:

- a. NLRW has a pump station that is in the northeast corner of this property. The pump station, access drive, and force main are critical components of the sanitary sewer service to the Galloway area. NLRW will work with the owner to establish the location of the buried force main so that a 20' exclusive sanitary sewer easement can be centered over the pipe on the plat.
- b. NLRW will work with the owner to establish the limits of the vehicle access road so that an appropriately sized access easement can be placed on the drawing.
- c. NLRW will work with the owner to establish the limits of the pump station site (including any sloped areas outside of the fence) so that the boundary of the pump station property can be described.
- d. NLRW requests dedication of the pump station property, including slopes, to the City of North Little Rock for the beneficial use of NLRW.
- e. Submit full set of plans to our office for review.
- f. Galloway Connection Fee applies.

14. Meet the requirements of NLR Electric.

15. Meet the requirements of Rock Region Metro.

Item # 16

SD2023-23 Holeads Add, Lots 8A & 8B, Blk 11 (Replat of lots @ 4411 Allen St)

- 1. Allow existing encroachment into the front building setback on Lot 8A, Blk 11. All future development to meet setbacks.**
- 2. Engineering requirements on detention:**
 - a. Stormwater detention plan not required as there is no increase of or a reduction of impervious surface.
- 3. Engineering requirements before the plat will be signed:**
 - a. Provide ROW dedication on Allen St of 5' as shown on the plat.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. A 25' radial dedication of ROW is required at the intersection of Allen St & W 44th St.
 - d. Repair or replace any curb, gutter or sidewalk damaged in the public right-of-way to City Engineer's standards or provide a performance bond.
- 4. Meet the requirements of the City Engineer.**
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Provide ½ street improvements as required by the City Engineer.
 - b. Provide ROW dedication on Allen St of 5' as shown on the plat.
 - c. A 25' radial dedication of ROW is required at the intersection of Allen St & W 44th St.
- 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.
- 7. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 8. Meet the requirements of the Screening and Landscaping ordinance.**
- 9. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 10. Meet the requirements of the Fire Marshal.**
- 11. Meet the requirements of CAW, including:**
 - a. Provide a 10' utility easement along W 44th St and Allen St ROW frontage.
- 12. Meet the requirements of NLR Wastewater, including:**
 - a. A public sanitary sewer main extension is required to serve Lot 8A in order to replat the properties.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.
- 13. Meet the requirements of NLR Electric.**
- 14. Meet the requirements of Rock Region Metro.**

Item # 17

SD2023-24 Giles Add, Lot A, Blk 9 (Replat & SPR for 28 townhomes @ 412 Parker St)

- 1. The property is zoned C6 which requires a front setback of zero. Revise the plan to “pull the buildings up to the ROW” on W 4th, W 7th and Parker Streets.**
- 2. Driveway radii shall be labeled and shall have 20’ minimum radii and be built according to CNLR standard details (available at NLR Engineering Department). The current design shows driveway radii of less than 20’.**
- 3. Engineering requirements on detention:**
 - a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient or pay in-lieu fee.
- 4. 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 ROW dedication on W 4th St of 5’ as shown on the plat.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
 - d. Provide 20’ property line corner radius.
 - e. Show and label boundary of detention area as a drainage easement, if applicable.
- 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 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 if applicable.
 - e. 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.
 - f. Prior to construction, Owner’s Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - g. 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.

Item # 17

SD2023-24 Giles Add, Lot A, Blk 9 (Replat & SPR for 28 townhomes @ 412 Parker St)

Page 2 of 3

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

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- d. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- e. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
- f. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- g. All driveways are to be concrete within the ROW.

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

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- b. Repair or replace any curb and gutter or sidewalk damaged in the public right-of-way with the issuance of a building permit.
- c. Provide ½ street improvements to all abutting streets as required by the City Engineer.
- d. Provide ROW dedication on W 4th St of 5' as shown on the plat.
- e. A 20' radial dedication of ROW is required at the intersection of W 4th & Parker Streets & W 7th & Parker Streets.

8. 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.

9. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Dumpster(s) to have masonry screening on three sides and an opaque gate.
- c. No fence is to be located in front of the buildings.
- d. Curb and gutter required on all parking lots. Show or label on drawing.
- e. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. Show or label on drawing.
- f. All exterior lighting shall be shielded and not encroach onto neighboring properties.

10. 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. Provide (23) street trees as shown.
- d. Provide (8) parking lot shade trees. Trees 10' feet from the edge of parking area may serve for the parking lot shading requirements.
- e. Provide a continuous row of shrubs around parking areas.
- f. Note turf, groundcover, or mulch (species or type) on the development plan.

Item # 17

SD2023-24 Giles Add, Lot A, Blk 9 (Replat & SPR for 28 townhomes @ 412 Parker St)

Page 3 of 3

11. Meet the following requirements concerning signage:

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

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

- a. Meet the requirements of the 2021 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)
 - iii. If each dwelling unit extends from the foundation to the roof they will be separated by fire resistance rated walls in accordance with R302.2.
 - iv. 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)
 - v. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
- b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- c. Alley to be improved to City Engineer and Fire Marshal specifications.

13. Meet the requirements of CAW, including:

- a. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
- b. 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.

14. Meet the requirements of NLR Wastewater, including:

- a. Provide flow projections for the proposed development.
- b. Submit a full set of plans to NLRW for review and approval prior to construction.

15. Meet the requirements of NLR Electric.

16. Meet the requirements of Rock Region Metro.

Item # 18**SD2023-25** Counts Massie Industrial Park, Lot 8 (SPR for new bldg @ 9201 Commerce Cove)

1. Engineering requirements on detention:

- a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient.

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

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Prior to construction, Owner's Engineer shall submit stormwater 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 if applicable.
- 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 Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
- i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- j. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. 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

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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.
- 4. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks not required due to location in industrial subdivision.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No dumpster is permitted in the front of the building.
 - c. No fence is to be located in front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide (6) street trees as shown.
 - c. Provide (6) parking lot shade trees as shown.
 - d. Islands provided for trees in paved areas are to be a minimum of 8'x 18'.
 - e. Provide a continuous row of shrubs around all parking areas.
 - f. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. Show and label on drawings. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
- 7. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:**
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. 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)
 - ii. Fire Apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. (Volume 1 Section 503.4) The fire apparatus road shown on the north side shall be in place when the future expansion is added.
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 9. Meet the requirements of CAW, including:**
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. 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

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service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

10. Meet the requirements of NLR Wastewater, including:

- a. Sanitary Sewer mains not in public Right of Way need exclusive sanitary sewer easement.
- b. Bedding Detail Notes
 - i. Remove "Grit" replace with #67 Stone for all bedding.
- c. Hair trap required on drains to prevent animal hair from entering the sanitary sewer.
- d. Please submit a full set of revised plans to NLRW for review and approval prior to construction.

11. Meet the requirements of NLR Electric.

12. Meet the requirements of Rock Region Metro.

Item # 19**SD2023-29** Hwy 365 RV Park, Lot 1 (Prelim Plat and SPR for a RV Park @ 10001 HWY 165)

1. Engineering requirements on detention:

- a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient.

2. Engineering requirements before the plat will be signed:

- a. Show and label boundary of detention area as a drainage easement if applicable.

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

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. If applicable, 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 approved ARDOT driveway permit to the City Engineer.
- f. Provide CNLR Floodplain Development Permit application to City Engineer.
- g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
- i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- j. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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

- a. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
- b. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision

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and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

- d. 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.
 - e. Driveway must meet ARDOT requirements.
- 5. 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.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ROW dedication to meet the Master Street Plan.
- 7. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location(s).
 - c. Dumpster to have masonry screening on three sides along with an opaque gate.
 - d. No fence is to be located in front of the building.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - f. Front (approx. 130') vehicle accessible area to be paved, from the property line, to control gravel areas. All gravel areas to support fire apparatus vehicles.
 - g. Provide dedicated open areas for playgrounds, dog walks, etc – throughout the development.
- 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 (8) street trees.
 - c. Provide (2) parking lot shade trees.
 - d. Provide continuous row of shrubs around parking area adjacent to the office.
 - e. Note underground automatic irrigation system on development plans.
- 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. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
 - b. Consult with the Fire Marshal's Office on location of hydrants.
- 11. Meet the requirements of CAW, including:**
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. 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

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service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

12. Meet the requirements of NLR Wastewater, including:

- a. NLRW Staff will locate the force main crossing the southern portion of the property, and contact the engineer of record. At this time, it appears a proposed structure is encroaching on the existing force main.
- b. Explore gravity sewer service for the development. Private pump stations are not permitted to discharge to public sanitary sewer outside of the parcel on which it is installed. Therefore, at minimum public gravity sanitary sewer must be brought to the property.
- c. Submit full set of plans to our office for review.
- d. Wilcox Connection fee applies.

13. Meet the requirements of NLR Electric.

14. Meet the requirements of Rock Region Metro.

15. Meet the requirements of Pulaski County.