



North Little Rock Planning Commission
September 12, 2023 - Agenda / Public Hearing 4:00 PM
City Council Chambers – 300 Main Street, NLR, AR 72114

Call to Order

- Roll Call
- Reminder to speak into the microphone

Administrative:

Approval of Minutes: ▪ August 8, 2023

Planning Commission Hearing Items:

1. Rezone 2023-19 a rezoning from I2 to I1 to allow administrative offices for the Little Rock Public Schools @ 3201 HWY 161
2. Rezone 2023-18 a rezoning from Rt1 to R2 to recognize and existing single family home @ 14511 Saddlewood Dr
3. Rezone 2023-20 a rezoning from Rt1 to R2 to recognize and existing single family home @ 14421 Saddlewood Dr
4. Rezone 2023-21 a rezoning from R3 to R4 to recognize 2 existing homes on a single lot @ 4601 Pike Ave
5. A Special Use SU2023-24 to allow the continuation of a Type 2 STR in an R1 zone @ 4426 Arlington
6. A Special Use SU2023-25 to allow a Bed and Breakfast in an R4 zone @ 3900 Monticello Dr
7. A Special Use SU2023-28 to allow the continuation of a Type 2 STR in an R1 zone @ 118 E A Ave
8. A Special Use SU2023-29 to allow a Daycare Center in a C2 zone @ 700 N Beech St
9. A Special Use SU2023-30 to allow the continuation of a Type 2 STR in an R1 zone @ 6411 Countrywood Cove
10. A Special Use SU2023-21 to allow an Events Center in a C3 zone @ 4000 Vali Court
11. A Special Use 2023-15 to allow youth mentoring in a R3 zone @ 2001 Parker St
12. SD2023-55 Lusk Commercial Park Addition Lot 2 Final Plat and SPR @ 10300 Maumelle Blvd (to allow auto repair major in a C3 zone)
13. SD2023-56 Cunningham's Addition Lot 8 Block 47 Replat and SPR @ 805 N Cypress St (to allow a 6 bedroom assisted living facility)
14. Rezone 2023-17 Giles Addition Lot 11R, Block 12, a Rezoning from RU to R3 to allow a duplex @ 1218 Rockwater Blvd
15. SD2023-57 Giles Addition Lot 11R, Block 12, Replat @ 1218 Rockwater Blvd
16. Rezone 2023-16 a rezoning from C6 to C5 @ 425 W Broadway (to allow a convenience store with fuel pumps)
17. SD2023-58 Westgate Manor Addition Lots 1A & 1B Replat and SPR to allow a convenience store with fuel pumps @ 425 W Broadway
18. SD2023-59 Argenta Addition Lot 1-6, Blk 22, SPR to allow a solar carport structure @ 204 E 4th St

NLR PLANNING COMMISSION MEETING PROCEDURES

Public Hearings: The regularly scheduled meeting is held on the second Tuesday of each month at 4:00 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

Voting: There are 9 Commissioners. A quorum consists of 6 members. "Robert's Rules of Order" apply unless the Commission has outlined alternative procedures. According to the current by-laws, all business must be approved by a minimum of 5 votes. A simple majority of those members present does not necessarily approve a motion.

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 is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.
5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.
6. Individual (not representing a citizen group) presentations shall be limited to 3 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 clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.
11. Anyone wishing to read a statement into the record shall provide the secretary with a written copy of the statement.

**North Little Rock Planning Commission
Minute Summary
August 8, 2023**

Chairman Clifton called the meeting of the North Little Rock Planning Commission to order at 4:02 PM in the Council Chambers, City Hall, 300 Main Street, North Little Rock, AR. Roll-call found a quorum to be present; a quorum being six (6) members present.

Planning Commission Members Present:

Norman Clifton, Chair
Steve White, Vice-Chairman
Emanuel Banks
Don Chambers
Charlie Foster
Renee Pierce
Edward Wallace (4:04 pm)

Members Absent:

Vandy Belasco
Junior Phillips

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 Pierce to excuse those not present. By voice vote, the Commission members voted unanimously in favor of the motion, (7/0/2)

Approval of Minutes:

Commissioner Chambers made a motion to approve the August 8, 2023, minute summary as submitted. Commissioner Pierce provided a second to the motion. By voice vote, the Commission members voted unanimously in favor of the motion, (7/0).

Public Hearing -

Item # 6A RZ2023-14 a Rezoning from R2 and I2 to I2 too allow development of a glass recycling facility @ 100 Campbell Rd

Mr. Brian Dale of Joe White and Associates was present representing the request. Chairman Clifton called the item and requested Mr. Dale address the Commission on the merits of the request. Mr. Dale stated the request was a (3) part request; a rezoning, a conditional use and a site

plan review to allow Ace Glass to locate a recycling facility on the site. He stated the development was proposed maintaining a 100-foot buffer along Campbell Road and the truck entrance from the east. He stated the only traffic on Campbell Road would be employee traffic.

Ms. Layette Brown, 203 Healy Street addressed the Commission in opposition of the request. She stated she was a member of the Rose City Community. She stated she was opposed to putting a recycling facility at the location. She stated the facility would not be an asset to the Community. She stated the facility would bring in crime, rodents and be an eye sore. She the facility would look like the aluminum recycling facility on HWY 70. She stated this would bring down property values and a bad element into the neighborhood. She stated there were other areas that should be considered for the placement of the facility that would not disrupt the community or the neighborhood as a whole.

Ms. Dawn Krushall, 612 Saunders Drive addressed the Commission in opposition of the request. She stated she lived in the Valle Community which was across Campbell Road from the proposed development. She stated the community did not want the recycling facility across the road from their community. She stated one thing that was not stated in the material was the activation of the rail line located behind her home. She stated she moved into her house and was told the rail line was deactivated for 20 years. She stated now 12 years later she was told there would be a train running behind her home. She stated she did not want to look out her back yard and see a train running on the tracks. She stated rail tracks brought bad elements into the neighborhood. She stated there were vagrants living along the rail line tracks. She stated her property value had increased double since she purchased her home. She stated her concern was the property value would fall once the rail line was placed behind her home. She stated in her research she felt her property value would drop 10 to 30 percent. She stated the recycling facility was not good for the area. She stated there were other areas down HWY 165 further down the track the company could build on. She stated she was not for the request.

Ms. Toni Baker, 7300 Faulkner Lake Road addressed the Commission in opposition of the request. She stated she owned 25 acres, which abutted the proposed development. She stated the intersection of Campbell and Faulkner Lake Road was a dangerous intersection. She stated there were numerous accidents at the intersection. She stated the train was in operation. She stated the train serviced Oakley currently. She stated her main concern was the value of her property.

Mr. Dale stated the rail line was active and would be used. He stated the plan included a buffer along Campbell Road and access to the road would be limited to employee traffic. He stated the truck traffic would be further to the east of the Campbell Road Baucum Pike intersection.

Commissioner Chambers questioned the frequency the train would service the site. Mr. Dale stated one train per day. Commissioner Chambers questioned the condition of the track. It was stated the track had been revamped within the last 2 years. He stated a survey was conducted with the rail company and the track was in usable condition.

Chairman Clifton questioned the truck entrance. Mr. Dale stated the truck entrance would be from a street the developers were proposing to build located mid-way of the frontage on Baucum Pike. The road will be a industrial collector. Mr. Dale stated the desire was to connect the new road with Faulkner Lake Road at some point in the future.

Commissioner Wallace questioned the potential for noise. Mr. Courtney Little addressed the Commission stating the site would be for bottles that were collected. He stated there were no rodents and no vagrants. He stated all work would be done inside. He stated the end product would be a clean glass sand. He stated the product would be larger particles to be used for other applications. He stated there would be very little to no noise from the facility. He stated this was a clean facility. Commissioner Wallace questioned the industry standards. Mr. Little stated the container was a clean container. He stated air quality was the only area of compliance. He stated there were no chemical releases or cooking or burning. He stated the company wanted to be a good neighbor.

Commissioner White stated Mr. Little currently had an office on Roosevelt Road. He stated the facility was a first class facility and he felt the business would be an asset to the community. He stated he would not mind the facility being located next to his house.

Ms. Marilyn Credit, 6625 Whippoorwill Lane addressed the Commission. She stated she was not disputing Mr. White but her concern was the plant members did not live in their community. She stated the facility should be located in an area that was not residential. She stated the neighborhood was a family community. She stated the placement of the facility in this area was not a good idea. She stated it was not a fit for Delta Lawn or Valle Subdivision. She stated she understood jobs being added to the area but she did not feel this was the appropriate location.

Commissioner Chambers questioned the number of employees. Mr. Little stated at full build out 40 employees. He stated the facility would operate in 2 shifts with 20 employees per shift.

There was a general discussion by the Commission concerning Campbell Road and the required improvements. Commissioner Chambers stated the road would be widened with the proposed development. He stated there would be a 100-foot buffer along Campbell Road. Mr. Dale stated the depth of the development was 240-feet north along Campbell Road from the existing rail.

Ms. Marie Hollowell, 6504 Whippoorwill Lane questioned the buffer along the rear of her property. She questioned if the buffer of the existing trees would remain. Mr. Dale stated there would be a 100-foot buffer along the common property line. She questioned if there would be any hazardous chemicals. Chairman Clifton stated the chemicals would need to be approved prior to their use by the State.

Ms. Dawn Krushall stated the area had enough problems with the planes. She stated the subdivision was located near the airport and the noise from the planes was an issue for the neighborhood. She requested the Commission be considerate of the area residents.

Ms. Myrtle Krushall addressed the Commission in opposition of the request. She stated she lived at 612 Saunders Drive and was opposed to the plant. She questioned the number of shifts. She stated the traffic would change the sleep pattern. She stated the vehicles would bring noise to the area. She stated this was not what the neighborhood wanted. She stated she was a retired nurse. She stated there would be issues from the plant that would cause problems with people's health.

Councilman Taylor addressed the Commission and audience stating the largest portion of the development was already zoned for the use. He stated if they wanted to do the project they could adjust the site plan and build the facility without a rezoning. He stated the developers were trying to make a better development with the current request.

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

Banks	No	Belasco	Absent	Chambers	Yes
Foster	Yes	Phillips	Absent	Pierce	Yes
Wallace	No	White	Yes	Clifton	Yes

RZ2023-14 was approved with (5) affirmative votes, (2) no votes and (2) absent.

Item # 6B CU2023-07 Ace Glass Addition Lot 1 Conditional Use @ 100 Campbell Road to allow a glass recycling facility

Chairman Clifton called the item stating the request was a Conditional Use to allow the recycling facility.

Commissioner Chambers stated he felt it important to address the application types. He stated the Commission just made a recommendation on rezoning a portion of the property to I2. It stated it was important to note the glass recycling was not a permitted uses within the I2 zoning classification and the request included a Conditional Use to allow glass recycling. He stated rather than rezone the property to I3 the developer was requesting a Conditional Use for glass recycling. He stated a Conditional Use ran with the land so if the property sold the use would continue to be allowed. He stated the next part of the request was the actual development plan. He stated there were conditions placed on the Conditional Use and the Site Plan which would transfer with the land upon approval.

Commissioner White further explained the current request placed rules on the overall development. He requested the members of the audience be provided a copy of the conditions of approval for the Conditional Use and the Site Plan.

Ms. Layette Brown questioned the conditional approval. Mr. Spencer stated the conditions were the conditions that would be tied to the project. He stated if the project was not developed within one year the conditional use would no longer be valid. He stated to allow a

similar project to move forward would require approval by the City and notification would be required.

Commissioner Chambers read the conditions associated with the conditional use to the audience. He stated the conditions went with the land and if the project were to sell the new buyers would be required to comply with the conditions.

Ms. Brown questioned who would monitor for compliance. Commissioner Chambers, Commissioner White and City Attorney Fields stated the residents were to report and concerns to planning or code enforcement and an investigation would be done to see if there were violations. Ms. Brown stated the neighborhood was to be vigilant and assist city staff with the enforcement of the conditions imposed.

Mr. Courtney Little stated he did not feel this would be an issue. He stated his company had been in Central Arkansas for a number of years with no code violations or actions. He stated the company followed the rules and wanted to be a good neighbor and a good employer.

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

Banks	No	Belasco	Absent	Chambers	Yes
Foster	Yes	Phillips	Absent	Pierce	Yes
Wallace	No	White	Yes	Clifton	Yes

CU2023-07 was approved with (5) affirmative votes, (2) no vote and (2) absent.

Design Review Committee Administrative -

Item # 6C SD2023-54 Ace Glass Lot 1 Preliminary Plat and SPR @ 100 Campbell Road (Preliminary Plat and SPR to allow the development of a multi phased recycling facility)

Mr. Brian Dale, the applicant 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. All outdoor storage facilities for fuel, raw materials, products, and uses of similar nature shall be enclosed by an opaque fence or wall adequate to conceal such facilities from adjacent properties, streets, highways and public ROW's.
2. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention.

OR

- b. 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.
3. Engineering requirements before the plat will be signed:
 - a. Street improvements must be approved by City Engineer and accepted by City Council.
 - b. Show and label boundary of detention area as a drainage easement if applicable.
4. Engineering requirements before building permit will be issued:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
5. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS

- or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
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. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - e. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - f. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - g. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - h. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - i. All driveways are to be concrete within the ROW.
 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.
 8. Planning requirements before a building permit will be issued:
 - a. Provide street trees or provide a bond.
 - b. Provide streetlights or provide a bond.
 9. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance allowing a Conditional Use for a Glass Recycling Facility.
 10. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening on (3) sides along with an opaque gate enclosure.
 - 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.
 11. 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 street improvements to Campbell Road.
 - c. Provide ROW dedication to meet the MSP or ½ of an 60' ROW.
 12. With the Site Development 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 a minimum of 32 street trees adjacent to the Campbell Rd right-of-way.
 - d. Provide trees within the parking areas
 - i. 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.
 - ii. 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.
 - e. Provide shrubs adjacent to the parking areas.
 - i. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - ii. 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.
 - f. A buffer shall be provided adjacent to the to the R2 property to the north and east. A screen shall be provided as per Section 7.3.1 Class A – Full screens. In addition to an opaque screen trees shall be provided at the rate of twenty (20) feet on center.
 - g. Provide a minimum of 48 trees adjacent to the east property line.
 - h. Provide a minimum of 33 trees adjacent to the north property line.
 - i. Note turf, groundcover, or mulch (species or type) on the development plan
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.
 - j. Plant material shall be irrigated by an automatic underground irrigation system.
 - k. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - l. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
13. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
14. Meet the requirements of the Fire Marshal, including:
- a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. 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)
 - ii. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
 - iii. A group F-1 fire area exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4)
 - iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)

- v. 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)
- c. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 15. Meet the requirements of CAW.
- 16. Meet the requirements of NLR Wastewater, including:
 - a. Please contact Mitch Foreman (mforeman@nlrwu.com) for industrial permitting and pretreatment requirements.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.
 - c. No comments or objections to Conditional Use Permit.
- 17. Meet the requirements of NLR Electric.
- 18. Meet the requirements of Rock Region Metro.

Commissioner Wallace provided a second to the motion. Chairman Clifton called for a roll call vote-

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

SD2023-54 was approved with (7) affirmative votes and (2) absent.

Public Hearing –

Item # 1 SU2023-22 a Special Use to allow a Type 2, Non-owner Occupied, STR @ 605 Orange St in a PUD zoning district

Mr. Paul Kreth and Ms. Stacy Pendergrast were present representing the request. Chairman Clifton called the item and requested the applicant come forward and present the item to the Commission. Chairman Clifton questioned if they had reviewed the conditions suggested by staff and if they were in agreement with the conditions. Mr. Kreth stated the conditions were acceptable.

Chairman Clifton questioned if there was anyone in the audience wishing to speak for or against the item.

Mr. Bob Ragsdale stated the concern of the neighborhood was the number of short-term rentals to be located in an area. He stated the fear was a developer would buy a number of properties and offer them as short-term rentals. He questioned if there was a cap on the number of short-term rentals in an area or neighborhood.

Mr. George Collins, 218 W 6th Street addressed the Commission stating his concerned was with the number of short-term rentals in Argenta. He stated he had five grandchildren 6 and under. He stated he was concerned with the number of non-owner occupied short-term rental units in the area.

City Attorney Fields stated there was not a cap on a neighborhood but there was a city wide cap of 1% of the total number of housing units. She stated there was a possibility the number of short-term rentals would potentially be more densely placed in some areas.

Mr. Patrick Stare, 411 W 5th Street, addressed the Commission in opposition. He stated the non-owner occupied units were a concern. He stated he did not oppose owner occupied short-term rentals. He stated the City did not have a mechanism in place to enforce the code. He stated other cities were increasing converting long term rentals to short-term rentals eliminating the housing stock for renters in the area. He stated the use of a property as a short-term rental did not add back to the economy of a City of North Little Rock. He stated short-term renters were not accessing services such as medical services, animal care or professional office services such as accounting and attorney services.

Ms. Becky Ragsdale stated she was opposed to non-owner occupied short-term rentals. She stated a short-term rental was located behind her home and it was an on-going issue. She stated she was not opposed to owner occupied short-term rentals because the owner was on-site to govern the activities. She stated non-owner occupied short-term rentals could potentially lead to damage. She stated the property was a duplex. She stated the other side of the duplex was currently operating as an owner occupied short-term rental. She stated with the addition of this address as a short-term rentals there would potentially be three units of short-term rentals in one building with only one unit being owner occupied.

City Attorney Fields stated the application was for one short-term rental at 605 Orange Street. She stated the other units on the property were not a part of the application request. She stated there was not a possibility for the use of the site as four units of short-term rental. She stated the other unit was currently an owner occupied short-term rental which only allowed one unit to be rented as a short-term rental unit. She stated the current application was for one of the two units to be allowed to be utilized as a short-term rental. She stated the maximum number of short-term rental units for this duplex building would be two units. She stated the ordinance was written so that if the short-term rental were problematic there was a mechanism to revoke the business license.

Ms. Ragsdale stated the concern was the building was a four unit building. She stated the other side of the building was currently an owner occupied short-term rental. She stated the current request was to allow a short-term rental both upstairs and downstairs of this unit therefore three of the four units could be offered as a short-term rentals. She stated short-term rentals destroyed neighborhoods. She stated during the Census when units are not occupied by long term renters the city loses federal funding.

City Attorney Fields stated this was not a correct assessment. She stated the current request was for only one unit to be available as a short-term rental. She stated the short-term rental could be either the upstairs unit or the downstairs unit but not both units offered as short-term rentals.

Ms. Charlie Hart, 623 Orange Street addressed the Commission stating the letter he received indicated both units would be offered as short-term rentals. He questioned if the application had been amended.

City Attorney Fields stated the applicant's currently lived on the property. She stated should they move out they could only offer one unit as a short-term rentals. She stated the other unit could be offered as a long-term rental but only one unit would be eligible as a short-term rentals. She stated it was up to the property owner as to the unit which would be long-term and which unit would be a short-term rental.

Commissioner Chambers stated he was opposed to not selecting the unit which would be short-term and the unit which would be long-term. He stated he would support the studio apartment as the short-term rental because the Commission voted on black and white issues, not squishy things. He stated if the applicant chose to pick a unit then he would entertain voting for the item. He stated he was opposed to short-term rentals. He stated short-term rentals destroyed the glue which held a neighborhood together. He stated it was wrong to focus the one percent allowance of short-term rentals to one neighborhood. He stated the location of Argenta with downtown and the City of Little Rock he felt a number of the 225 housing units in Argenta would be converted to short-term rentals. He stated the desire was to maintain Argenta as a family friendly neighborhood and not a host of hotel units which the neighborhood was becoming.

Commissioner Pierce questioned parking. She stated she owned the property next door. She questioned the number of vehicles and the parking arrangement.

Mr. Kreth stated there was a single car garage and a driveway that would accommodate two vehicles. He stated the owner of the unit was allowed to park in the street, the only requirement for off street parking was for the short-term rental quest.

Ms. Stacy Pendergrast addressed the Commission stating the current world was different than a few years past. She stated she worked 100% remotely and they traveled. She stated when traveling short-term rentals were an option for stay while they were working. She stated short-term rentals brought a great deal to the neighborhoods. She stated the person buying the house across from Mr. Hart became interested in the neighborhood from staying in Argenta in a short-term rental.

Commissioner Chambers made a motion to change Condition #3 to read only the studio apartment could be utilized as a short-term rental. Mr. Kreth stated he was opposed to the amendment. Commissioner Chambers called the question. A role call vote for the amendment resulted in a vote of 3 ayes, 3 noes, 1 abstain and 2 absent. The motion failed.

Mr. Kreth stated he did not want to amend the application. He stated last evening there was a person staying in a short-term rental down the street and Mr. Kreth and the gentleman had a long conversation. He stated the fear of tearing down the neighborhood was not there. He stated the persons renting were paying \$150 - \$200 per night to stay in a short-term rentals vs paying \$75 to stay in a hotel. He stated it was hugely different. He stated if there was a short-term renter they

were there short-term. He stated if there was a problem the short-term renter would no longer be allowed to stay. He stated in the case of a long-term renter, if there were a problem, the owner had a bigger problem with removing the renter. He stated short-term rental added quality to a neighborhood.

Commissioner Chambers called for a vote. Chairman Clifton stated the question had been called and requested a roll call vote -

Banks	Yes	Belasco	Absent	Chambers	No
Foster	Yes	Phillips	Absent	Pierce	Abstain
Wallace	Yes	White	No	Clifton	No

SU2023-22 was denied with (3) affirmative votes, (3) no votes, (1) abstain (Commissioner Pierce) and (2) absent.

Item # 2 SU2023-23 a Special Use to allow a Type 2, Non-owner Occupied, STR @ 305 W F Ave in an R2 zoning district

Mr. Stephen and Ms. Jossie Smith were present representing the request. Chairman Clifton called the item and requested the applicant's come forward and address the Commission on the merits of the request. Mr. Smith stated they currently operated a short-term rental at 305 W F Avenue. He stated the request was for a Special Use to allow the operation to continue. He stated they had purchased the property and made several improvements. He stated they had met most of the neighbors while going through this process. He stated the goal was to be an asset to the neighborhood and not detract or cause harm to the neighborhood.

Chairman Clifton questioned if they had seen the conditions as proposed by staff and if the conditions were agreeable. Mr. Smith stated they were in full agreement with the conditions as presented by staff.

City Attorney Fields questioned if the drive was a gravel drive or if the area was paved. She stated Council member Ross had indicated the area was gravel. She stated the home was located in a Parking District which required paved parking. Mr. Smith stated a portion of the drive was gravel but the area extending from the street was paved. He stated the drive would accommodate three to four vehicles on the paved surface. Mr. Smith stated it was about 49 ½ feet from the curb to the front of the house to allow for the parking of two vehicles. There was a general discussion by the Commission and Mr. Smith concerning the depth of the paved surface and the area allowed for parking. Staff stated parking was not allowed within the right of way, which was typically located between the sidewalk and the street curb. Mr. Smith stated the driveway would accommodate a minimum of two vehicles on the paved portion of the drive.

Chairman Clifton questioned if there was anyone in the audience wishing to speak for or against the item.

Ms. Carolyn Singleton, Dooley Road, addressed the Commission in opposition of the request. She stated she liked the idea of AirBnB's but not in her neighborhood. She stated she wanted Park Hill to remain as a residential neighborhood. She stated she was not in favor of vehicles coming and going into a neighborhood. She stated she felt it was disruptive to the neighborhood and the residents of the neighborhood.

Ms. Deb Reynolds, 315 W F Avenue, addressed the Commission. She stated her concern was the vetting of guest. She questioned references. She questioned how the owners knew there would not be parties, damages and parking issues. She stated Park Hill was North Little Rock's Historic District. She stated she desired to maintain the historic nature. She questioned the age of the renters, the number of persons who could stay in the unit and the hours and quiet times. She questioned if the owners made their own rules regulating the unit or if there were a set of rules to be followed.

Ms. Smith stated the rental had a noise compliant rule. She stated from 10 pm to 7 am there was to be no loud music or disruption to the neighborhood. She stated only 5 guest were allowed overnight at one time. She stated if the renters did not follow the rules they had a right to kick them out. She stated persons apply to rent the house and one of the question was why the renter was wanting to rent the house. She stated in addition if the renter had stayed in an short-term rental before the previous host would rate them as a renter. She stated they could look and see what previous host had to say about a renter. Ms. Smith stated there was also a minimum age on their contract to allow a person to rent their short-term rental.

Commissioner White questioned how far the Smiths lived from the site. Mr. Smith stated they lived in Sherwood but were by the house a number of times per day. He stated Jossie was the person cleaning the house after a stay. He stated there was also maintenance and yard cutting.

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

Banks	Yes	Belasco	Absent	Chambers	No
Foster	Yes	Phillips	Absent	Pierce	Yes
Wallace	Yes	White	Yes	Clifton	Yes

SU2023-23 was approved with (6) affirmative votes, (1) no vote and (2) absent.

Item # 3 RZ2023-15 a rezoning from R2 to R3 to allow development of a duplex @ 9 Martin Dr

The applicant was present representing the request. Chairman Clifton called the item and requested the applicant come forward and address the Commission. Mr. AR Gardner and Ms. Julie Watson, both members of the Levy Church of Christ came forward stating they were overseers of the Senior Housing for the Levy Church of Christ. Mr. Gardner stated there were

currently four duplex units owned by the Church, which were being rented to elderly members of the church on Martin Street. He stated the Church had been able to acquire #9 Martin Drive and wanted to build an additional duplex for elderly church members. He stated the age limit was 55 years and older.

Chairman Clifton questioned if there was anyone in the audience wishing to speak for or against the item.

Ms. Jackie Armstrong addressed the Commission in opposition of the request. She stated she owned the house next door to the proposed rezoning. She stated there was a single family house and the house on the other side of #9 Martin Drive at #8 Martin Drive was also a single family home. She stated her section of the street was single family homes. She stated her concern was the noise level and the privacy issues with having the new duplex on the narrow lot. She stated parking for four vehicles would be required. She stated this would increase traffic on this narrow street. She stated the concrete paving for parking would only increase the water run-off. She stated the design could potentially affect the property value of her lot. She stated with the new construction there would only be 6-feet from her property line to the wall of the new unit. She stated there was no guarantee the Church would not sell the property in the future. She stated she wanted to preserve her section of Martin Drive and maintain the area as single family.

Chairman Clifton questioned the number of homes the church owned on the circle. Ms. Watson stated the church owned 4 duplexes and a single family home. She stated the church had been at this location for over 70 years and own most of the property in the circle and up to the apartments behind the church. She stated there was little chance the church would sell any of the property. She stated there were a number of applicants waiting for rental of the units.

There was a general discussion by the Commission concerning setbacks. Staff stated the setback would depend on the zoning and the width of the lot. Staff stated the minimum side yard setback was 6-feet. Staff stated this would repeat on the other side so there should be 12-feet between houses.

Chairman Clifton questioned Ms. Armstrong if there had been any issues with the other duplexes on the street. She stated there had not been any issues but the street curved from their property and there was a vacant lot located on the other end of Martin, which the church had torn down the home to building a parking lot. She stated this was the only single family homes left on the street.

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

Banks	Yes	Belasco	Absent	Chambers	No
Foster	Yes	Phillips	Yes	Pierce	Yes
Wallace	Yes	White	No	Clifton	Yes

RZ2023-15 was approved with (5) affirmative votes, (2) no votes and (2) absent.

Item # 4A CU2023-08 Galloway Industrial Park Addition Lot 2 Conditional Use to allow outdoor storage @ 2901 Harris Rd

Mr. John Pownall was present representing the request. Chairman Clifton called the item and requested Mr. Pownall come forward and address the Commission on the merits of the request.

Chairman Clifton questioned if Mr. Pownall had reviewed the conditions suggested by staff and if he was in agreement with the conditions. Mr. Pownall stated he was in agreement.

Chairman Clifton questioned if there was anyone in the audience wishing to speak for or against the item. There being none. Chairman Clifton questioned if there were any questions or concerns of the Commissioners. There being none, Chairman Clifton called for a roll call vote -

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

CU2023-08 was approved with (7) affirmative votes and (2) absent.

Design Review Committee Administrative -

Item # 4B SD2023-52 Galloway Industrial Park Addition Lot 2 Prel Plat & SPR @ 2901 Harris Rd (Prel Plat to create 2 lots & SPR to allow development of five warehouse buildings in two phases)

The applicant 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 storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
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. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be

approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:

- i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
4. Meet the requirements of the City Engineer, including:
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. 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. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).

- e. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - f. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - g. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - h. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - i. All driveways are to be concrete within the ROW.
5. Meet the requirements of Community Planning, including:
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening on (3) sides with an opaque gate enclosure.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
6. Meet the requirements of the Master Street Plan, including:
- a. Sidewalks not required due to location in industrial subdivision.
 - b. Provide ½ street improvements to Harris Rd.
 - c. Provide ROW dedication along Harris Rd to meet the MSP, ½ of a 70' ROW.
7. With site development 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 a minimum of 21 street trees adjacent to the Harris Rd right-of-way.
 - i. Street trees are to be chosen 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. 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. 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. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. 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.
 - f. Note turf, groundcover, or mulch (species or type) on the development plan
 - i. 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.
 - g. Plant material shall be irrigated by an automatic underground irrigation system.

- h. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
- i. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
8. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
9. Meet the requirements of the Fire Marshal, including:
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Group S-1 storage facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
 - ii. S-1 fire areas used for the storage of upholstered furniture and mattresses exceeding 2500 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.9.4)
 - iii. Buildings used for the storage of commercial motor vehicles where the fire area exceeds 5000 square feet shall be provided with an automatic fire sprinkler system. (Volume 2 Section 903.2.10.1)
 - iv. Fire barriers separating an occupancy into different fire areas shall have a fire resistance rating of not less than that indicated in Table 707.3.10. (Volume 2 Table 707.3.10)
 - v. 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)
 - vi. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
 - vii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - c. 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)
 - d. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
10. Meet the requirements of CAW.
11. Meet the requirements of NLR Wastewater, including:
 - a. Galloway Connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
 - b. 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 Wallace provided a second to the motion. By voice vote, the Commission voted unanimously for approval (7/0).

Item # 5 SD2023-53 Clifton Henry Addition Lot 2 SPR @ 7901 HWY 70 (SPR to allow the development of a 6,000 square foot one story metal building)

The applicant 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 on-site detention,
or demonstrate to City Engineer 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, street lights) or a performance bond.
 - b. Provide half of the required 80' ROW along Hwy 70.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
 - d. Provide 25' property line corner radius.
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 a copy of ARDOT driveway permit if State Highway.
 - 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.
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. 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. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).

- 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.
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 streetlights or provide a bond.
 - d. Provide ½ of an 80' ROW dedication along HWY 70.
6. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance providing a waiver of sidewalks.
 - b. Provide approved City Council ordinance providing a waiver of hard surface parking.
 - c. Provide approved City Council ordinance providing a waiver of landscaping requirements.
 - d. Provide approval from Board of Zoning Adjustment waiving the minimum lot development standards and minimum parking requirements, if required.
 - e. Provide approval from the Board of Zoning Adjustment allowing the front yard fence, if required.
7. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening on (3) sides along with an opaque gate.
 - 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.
8. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
 - c. Provide ROW dedication per the MSP (½ of an 80' ROW).
9. 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 a minimum of 10 street trees adjacent to the Rodgers Rd right-of-way.
 - d. Provide a minimum of 9 street trees adjacent to the US 70 right-of-way.
 - i. Street trees are to be chosen 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.
 - e. Provide trees within the parking areas

- i. 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.
 - ii. 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.
 - f. Provide shrubs adjacent to the parking areas.
 - i. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - ii. 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.
 - g. Note tree, shrub, turf, groundcover, or mulch (species or type) on the development plan
 - i. 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.
 - h. Plant material shall be irrigated by an automatic underground irrigation system.
 - i. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
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. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Emergency lighting. (Volume 1 Section 1008)
 - ii. Approved exit signs. (Volume 1 Section 1013)
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - 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. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
 - vi. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - c. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
12. Meet the requirements of CAW.
13. Meet the requirements of NLR Wastewater, including:
 - a. No public sanitary sewer is available to property.
14. Meet the requirements of NLR Electric.
15. Meet the requirements of Rock Region Metro.

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

Public Comments/Adjournment:

Chairman Clifton called for public comment. There being no further business before the Commission, and on a motion by Commissioner Chambers and seconded by Commissioner Wallace, and by consent of all members present (7/0/2), the meeting was adjourned at 5:55 pm. The next regularly scheduled Commission meeting is to be held on Tuesday, September 12, 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

Item #1
Rezone 2023-19

Request: a rezoning from I2 to I1 to allow administrative offices for the Little Rock Public School District

Location of the Request: @ 3201 HWY 161, NLR, AR

Applicant: Adam Jenkins, Moses Tucker Real Estate on Behalf of NLR School District

Owner: Applied Technology Group, Inc

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

Site Characteristics: The site is an office building located in an area of mixed uses and zoning. The property to the south is a trucking company. The area to the north is office/warehouse. Vacant C3 zoned property is located to the east of the site. The property to the southeast is not located within the city limits of North Little Rock and is not zoned.

Master Street Plan: HWY 161 is classified as a minor arterial on the Master Street Plan. There are no dedicated bikeways located along HWY 161 in this area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2	Office/warehouse
South	I2	JB Hunt Trucking
East	C3	Vacant Office and Auto Repair buildings
West	I2	Office/Warehouse

Background:

1. **Compatible with previous actions?** Rezoning from a more intensive industrial zoning to a lesser intensive zoning have been approved in the past to allow a use of lesser intensity. The request is to use a previously constructed office building as administrative offices for the NLR School District.
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 minimal to no impact on surrounding properties.
6. **Is the site of adequate size for the development?** The site is a developed site with the office building and associated parking.

7. **Will this set a precedent for future rezoning?** No, to allow the office use as proposed requires a rezoning.
8. **Should a different zoning classification be requested?** No, I1 will allow the school district administrative offices as proposed by the applicant.

Summary:

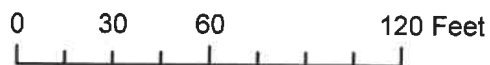
The applicant is seeking a rezoning of the property from I2 to I1 to allow the North Little Rock School District to use the property for administrative offices. The use of property as Office – Small Scale and Office – Large Scale both require a Conditional Use in the I2 zoning district thus the request for rezoning to I1, which allows Office – Small and Large Scale as a permitted use.

Staff is supportive of the applicant's request to rezone the property from I2 to I1.

Rezone Case #2023-19



1 inch = 60 feet

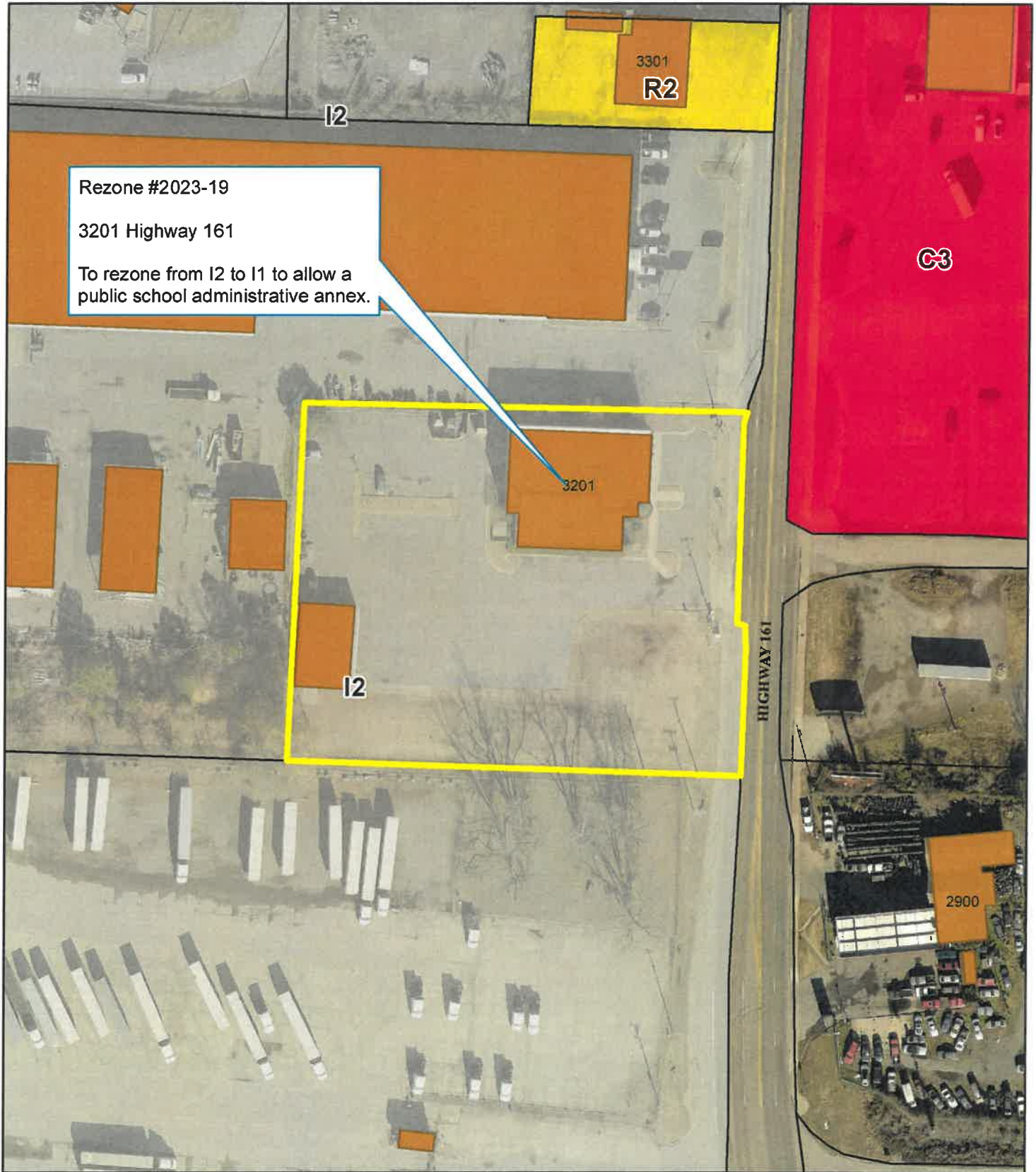


Date: 8/21/2023

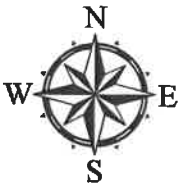
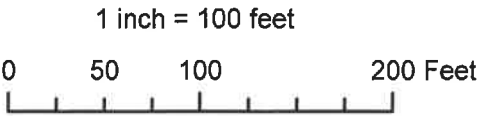


Ortho Map

Rezone Case #2023-19



Rezone #2023-19
3201 Highway 161
To rezone from I2 to I1 to allow a
public school administrative annex.



Date: 8/21/2023

Item #2
Rezone 2023-18

Request: a rezoning from Rt1 to R2 to recognize and existing single family home

Location of the Request: @ 14511 Saddlewood Dr, NLR, AR

Applicant/Owner: Jenny Moses

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

Site Characteristics: The site contains a “site built” single family home, which was constructed by the previous owner and prior to a manufactured home that was located on the site being removed. This unrecorded subdivision is predominately manufactured housing. There are a few properties, which have “site-built” homes on the lots. The property to the west is on the Commission’s current agenda for rezoning also from Rt1 to R2 to also recognize a “site-built” home, which was constructed.

Master Street Plan: Saddlewood Drive is indicated as a local street 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	Rt1	Undeveloped
South	Rt1	Manufactured Home
East	Rt1 & R2	Manufactured Home and Undeveloped
West	Rt1	Single Family

Background:

1. **Compatible with previous actions?** To recognize an existing “site built” home located on a lot requires a rezoning from Rt1 to a residential zoning classification. The R2 zoning classification is consistent with single family residential zoning classifications in the area. The City has granted similar rezoning requests in the past.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** The home is existing. There should be minimal impact on the existing public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There will be minimal impact on the adjacent properties.
6. **Is the site of adequate size for the development?** The site is adequate to support the home as constructed.
7. **Will this set a precedent for future rezoning?** No.

8. **Should a different zoning classification be requested?** A rezoning to R2 is the appropriate zoning classification to recognize the “site-built” home on the lot.

Summary:

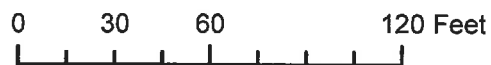
The applicant is seeking a rezoning of the property from Rt1 to R2 to recognize and existing “site-built” home on the property. According to the applicant, the site previously contained a manufactured home. The applicant the states previous owner constructed the existing home and later removed the manufactured home from the property. The Rt1 Zoning District does not allow residential homes as currently constructed thus the request for rezoning to allow the existing home to be recognized as conforming.

Staff is supportive of the request to rezone the property from Rt1 to R2.

Rezone Case #2023-18



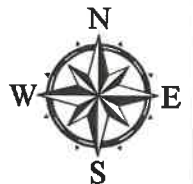
1 inch = 60 feet



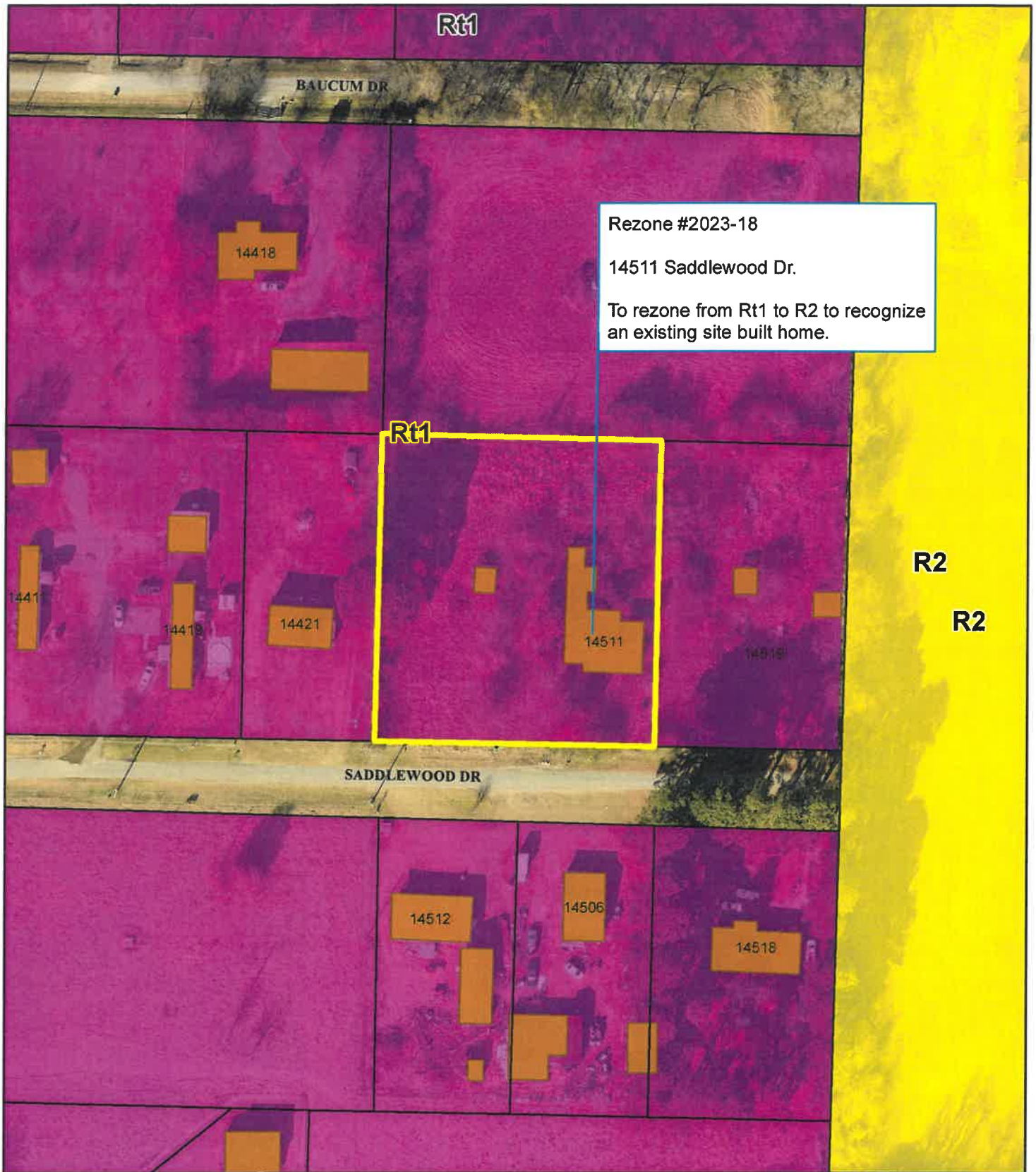
Date: 8/21/2023



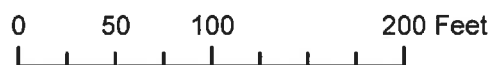
Ortho Map



Rezone Case #2023-18



1 inch = 100 feet



Date: 8/21/2023



Zoning Map



Item #3
Rezone 2023-20

Request: a rezoning from Rt1 to R2 to recognize and existing single family home

Location of the Request: @ 14421 Saddlewood Dr, NLR, AR

Applicant/Owner: Candace Woodruff

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

Site Characteristics: The site contains a “site built” single family home, which was constructed by the previous owner and prior to a manufactured home that was located on the site being removed. This unrecorded subdivision is predominately manufactured housing. There are a few properties, which have “site-built” homes on the lots. The property to the east is on the Commission’s current agenda for rezoning also from Rt1 to R2 to also recognize a “site-built” home, which was constructed.

Master Street Plan: Saddlewood Drive is indicated as a local street 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	Rt1	Undeveloped
South	Rt1	Manufactured Home
East	Rt1	Single Family Home
West	Rt1	Manufactured Home

Background:

1. **Compatible with previous actions?** To recognize an existing “site built” home located on a lot requires a rezoning from Rt1 to a residential zoning classification. The R2 zoning classification is consistent with single family residential zoning classifications in the area. The City has granted similar rezoning requests in the past.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** The home is existing. There should be minimal impact on the existing public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There will be minimal impact on the adjacent properties.
6. **Is the site of adequate size for the development?** The site is adequate to support the home as constructed.
7. **Will this set a precedent for future rezoning?** No.

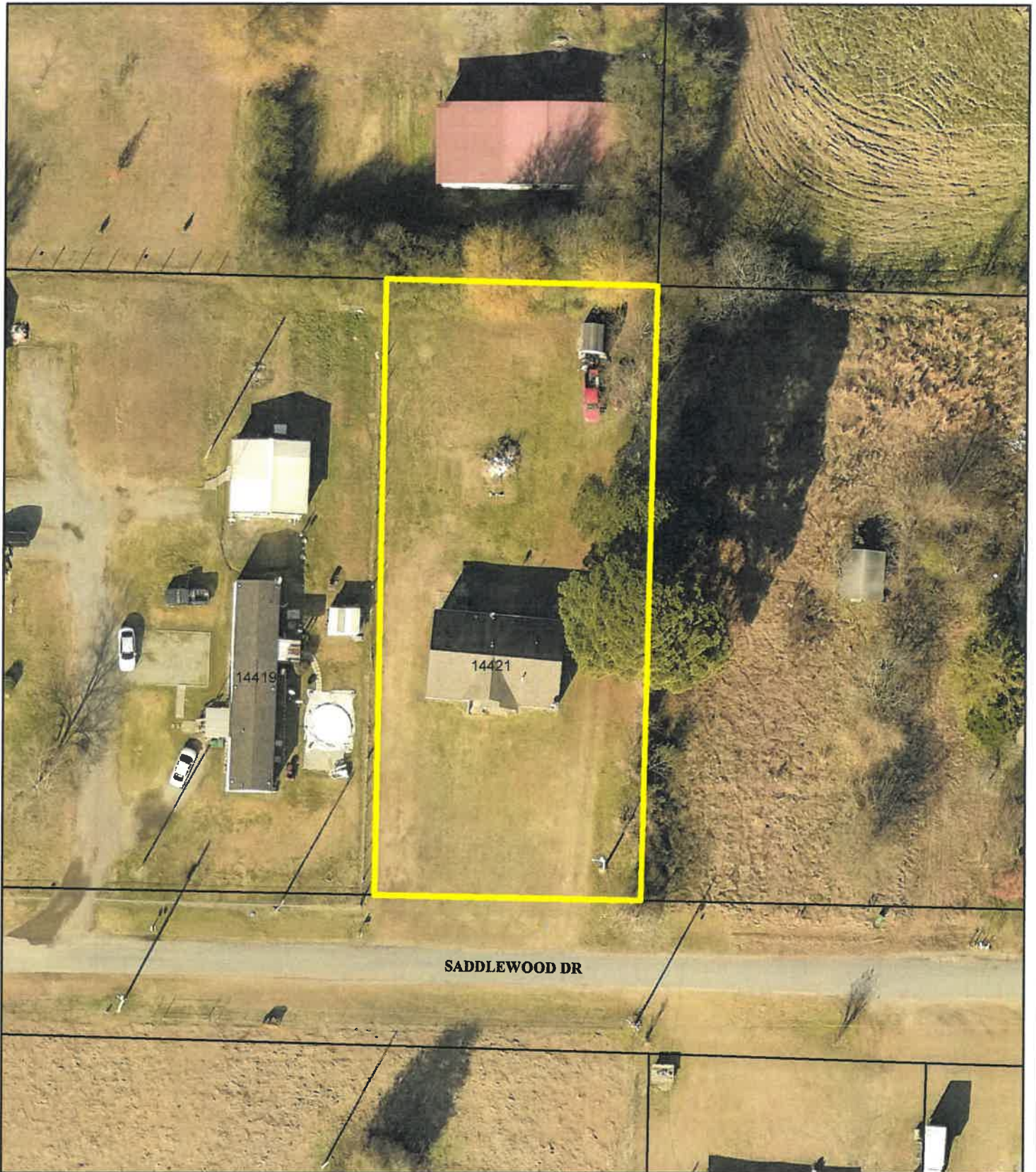
8. **Should a different zoning classification be requested?** A rezoning to R2 is the appropriate zoning classification to recognize the “site-built” home on the lot.

Summary:

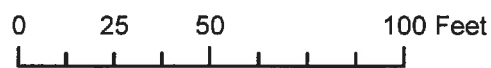
The applicant is seeking a rezoning of the property from Rt1 to R2 to recognize an existing “site-built” home on the property. According to the applicant, the site previously contained a manufactured home. The applicant states the previous owner constructed the existing home and later removed the manufactured home from the property. The Rt1 Zoning District does not allow residential homes as currently constructed thus the request for rezoning to allow the existing home to be recognized as conforming.

Staff is supportive of the request to rezone the property from Rt1 to R2.

Rezone Case #2023-20



1 inch = 50 feet



Date: 8/21/2023



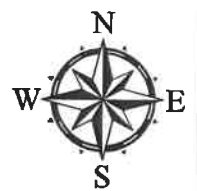
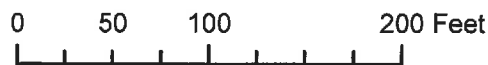
Ortho Map

Rezone Case #2023-20



Rezone #2023-20
14421 Saddlewood Dr.
To rezone from Rt1 to R2 to recognize
an existing single family home.

1 inch = 100 feet



Date: 8/21/2023



Item #4
Rezone 2023-21

Request: a rezoning from R3 to R4 to recognize (2) existing residential units on a single lot

Location of the Request: @ 4601 Pike Ave, NLR, AR

Applicant/Owner: Everett Harwell

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

Site Characteristics: The property contains (2) residential units located on a single lot; the home containing 1120 square feet constructed in the early 1940's and a garage apartment containing 900 square feet located on 2-levels also constructed in the early 1940's. There is also a 10' by 30' garage located on the lower level of the garage apartment building.

Master Street Plan: Pike Avenue is indicated as a collector street on the Master Street Plan. There are no dedicated bikeways indicated on the Master Bike Plan adjacent to the site.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3	Single Family with a Detached Garage Apartment
South	R3	Single Family
East	R3	Single Family and Two-family
West	R3	Single Family

Background:

1. **Compatible with previous actions?** To recognize an existing home and a garage apartment located on a single lot requires a rezoning. The City has granted similar rezoning requests in the past to recognize multiple units on a single lot.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** The homes are existing. There should be minimal impact on the existing public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There will be minimal impact on the adjacent properties.
6. **Is the site of adequate size for the development?** The two homes located on the lot are existing and were constructed in the mid-1940's as a single family home and garage apartment.
7. **Will this set a precedent for future rezoning?** No.

8. **Should a different zoning classification be requested?** A rezoning to R4 is the appropriate zoning classification to recognize the two homes on a single lot.

Summary: The applicant is seeking a rezoning of the property to recognize two existing residential units on a single parcel. The units have been on the property since the 1940's. The applicant recently upgraded the electrical service to the garage apartment. During the permitting process, staff informed the applicant a rezoning was required to allow the 2nd unit and to allow the 2nd unit to have a separate electrical service. The applicant indicated the garage apartment unit has sat vacant for more than 12-months. Based on ordinance requirements once a property is not in use with the non-conformity for a period of 12-months the non-conformity is no longer allowed.

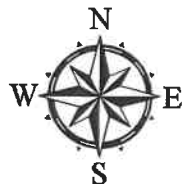
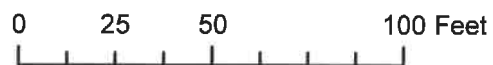
Staff is supportive of the request.

Rezone Case #2023-21



PIKE AVE

1 inch = 50 feet

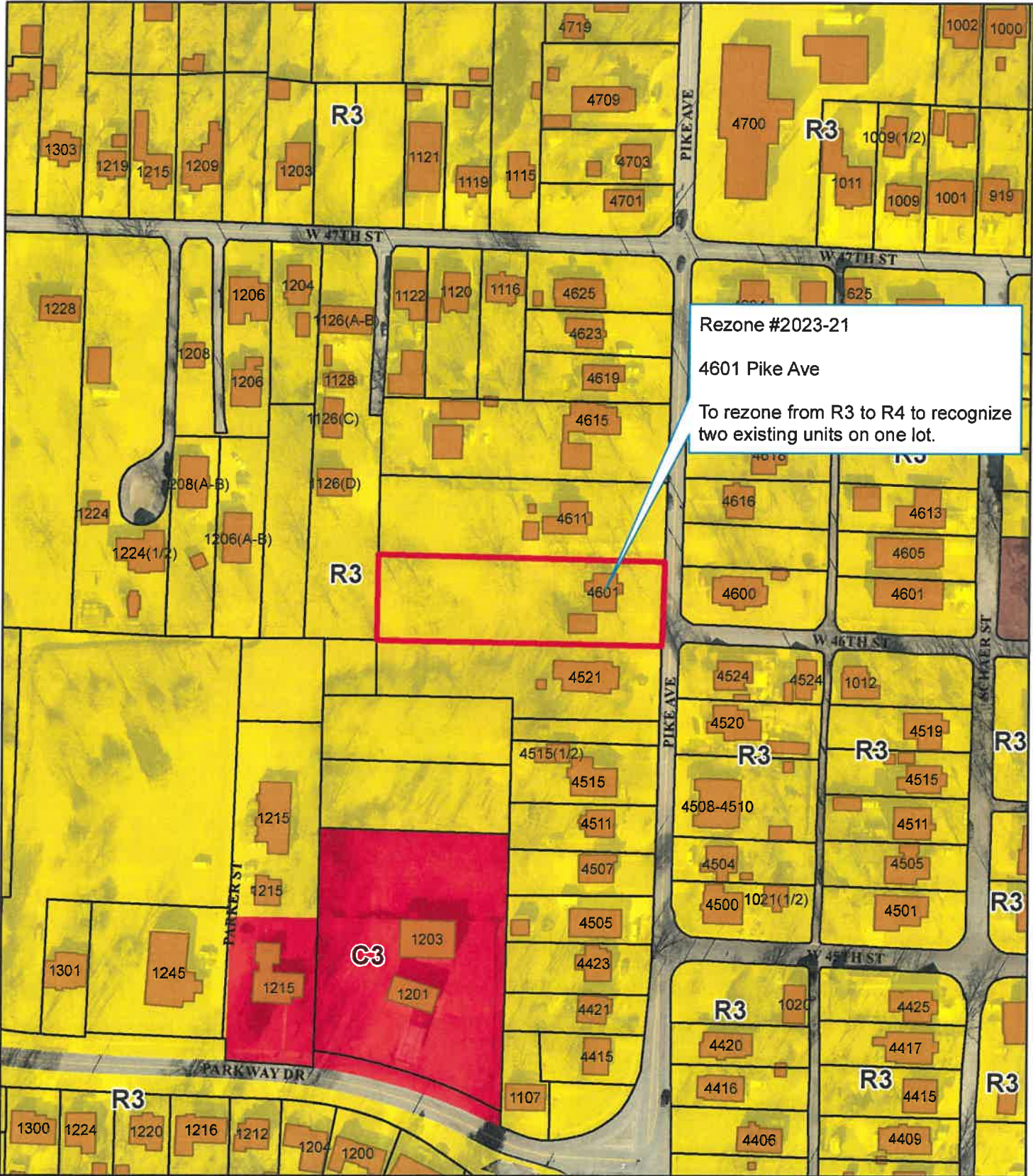


Date: 8/21/2023



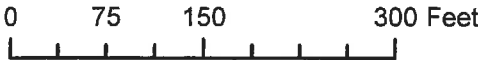
Ortho Map

Rezone Case #2023-21



Rezone #2023-21
4601 Pike Ave
To rezone from R3 to R4 to recognize two existing units on one lot.

1 inch = 150 feet



Date: 8/21/2023



Zoning Map

Item #5
Special Use SU2023-24

Request: to allow the continuation of a Type 2 STR in an R1 zone

Location of the Request: @ 4426 Arlington Drive, NLR, AR

Applicant/Owner: Stacie and James Henderson

P.C. Background: Ordinance #9559 Adopted by the NLR City Council on April 10, 2023, established the Comprehensive Code to Regulate Issuance of, and Conditions Associated with, Short-Term Residential Rental Business Licenses. The applicant is seeking approval to allow a Type 2 (non-owner occupied) Short-Term Rental in a R1 zoning district. The applicant did not have a business license prior to the city issuing a moratorium on business license for Short-term rentals but the applicant has documentation the unit was listed on a hosting platform prior to the adoption of the ordinance regulating Short-term Rentals.

Site Characteristics: The property is located south of McCain Blvd and north of Fairway Avenue. The area is predominately single family homes. There is an apartment complex located to the east of the site fronting on North Hills Blvd, McCain Blvd and Fairway Avenue. Lakewood Elementary is located to the southwest of the site. Along McCain Blvd to the east are a number of uses including a NLR Fire Station, a nursing home and retail and office uses.

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

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1	Single Family
South	R1	Single Family
East	R1	Single Family
West	R1	Single Family

- 1. Compatible with previous actions?** A Special Use is the process established by City Council for consideration of Type 2 Short-term Rentals within R1 zoning districts, which were operational prior to April 10, 2023.
- 2. Neighborhood Position/Comment?** Staff has numerous calls with questions regarding the proposed Special Use. Some of the callers have indicated support and others opposition to the request.
- 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?** Short-term rentals are similar to hotel/motels with a transient population, which could potentially have a negative impact on the neighborhood.

6. **Is the site of adequate size for the development?** The site is developed with a single family home. There is an existing concrete driveway located within the front yard allowing sufficient on-site parking.
7. **Will this set a precedent for future rezoning?** A Special Use is required for Short-term Rentals in residentially zoned areas.
8. **Should a different zoning classification be requested?** No, a Special Use is the appropriate request.

Summary:

The applicant is seeking a Special Use to allow a Type 2, (non-owner occupied) Short-term Rental unit in a R1 zoning district. The recently adopted ordinance by City Council established the criteria for applying for a Short-term Rental. The applicant did not have a business license prior to the City placing a moratorium on Short-term rentals. The applicant has provided documentation the Short-term Rental was in use prior to the adoption of the Short-term Rental Ordinance by the City of North Little Rock by providing a backdated listing and a copy of rental reviews prior to April 10, 2023. The applicant has provided a site plan, including the area of on-site parking. This request is to recognize the unit as non-conforming.

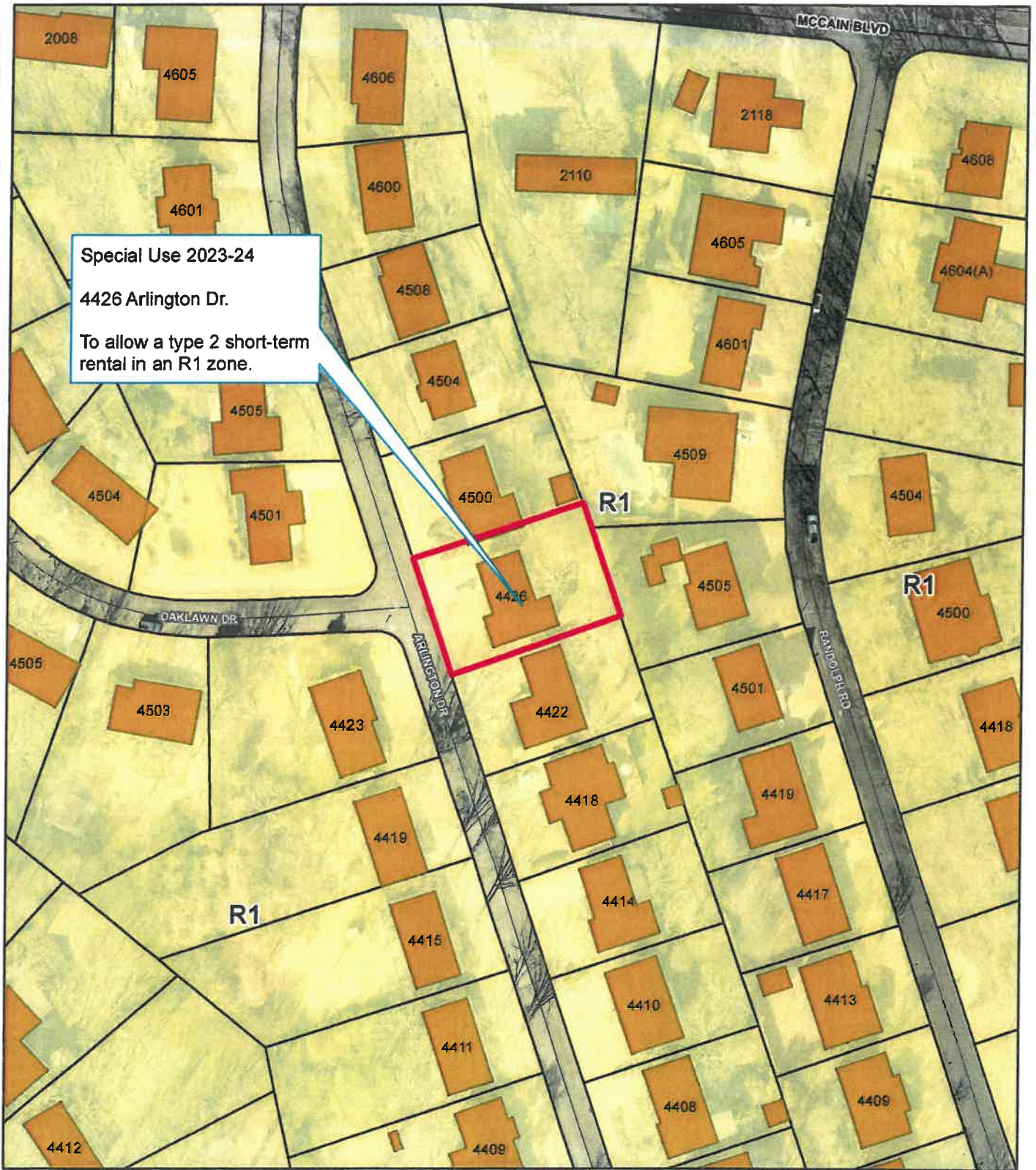
Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on August 16, 2023.

Conditions to Consider:

1. Approval of the Special Use does not ensure approval of a Business License. The applicant must comply with all other applicable requirements within the Comprehensive Code to Regulate Issuance of, and Conditions Associated with, Short-Term Residential Rental Business Licenses (Ordinance #9559 Adopted by the NLR City Council on April 10, 2023)
2. Per §8.2.3(d), Revocation and Limitations, Time Limitations, a Business License must be obtained within (1) year of Special Use approval.
3. The owner or owner representative for all short-term residential rentals shall post in a prominent common area or near the front door within the short-term rental:
 - a. the physical street address assigned by the City;
 - b. owner or owner representative name and telephone number;
 - c. local contact person name and telephone number;
 - d. telephone numbers for the North Little Rock Police Department, the North Little Rock FireDepartment, and North Little Rock Code Enforcement;
 - e. the phone number to report a safety complaint;
 - f. solid waste (trash) pick-up day;
 - g. the maximum occupancy limits as approved by the business license;
 - h. the maximum number of parking spaces available on-site;
 - i. a copy of the Good Neighbor Brochure; and,
 - j. notification that a guest, local contact person, responsible person, or owner may be cited and/or fined by the City in accordance with this Ordinance.

4. The number of occupants is limited to a maximum of (2) people per bedroom, plus (2), for the entire unit when the property is operated as a Short-Term Rental.
5. Commercial functions and other similar events are prohibited at the transient use site.
6. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars are prohibited from occurring at the transient use site.
7. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a Short-Term Rental.
8. The minimum number of off-street parking spaces required for motor vehicles of overnight guests at the transient use site shall comply with the applicable residential requirements set forth in the NLR Zoning Ordinance.
9. Signage advertising the unit as a Short-Term Rental is not permitted
10. The addition of any outdoor recreational activities must be reviewed by staff prior to installing.

Special Use #2023-24

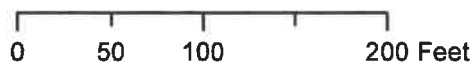


Special Use 2023-24
4426 Arlington Dr.
To allow a type 2 short-term rental in an R1 zone.



Zoning Map

1 inch = 100 feet



Date: 8/7/2023

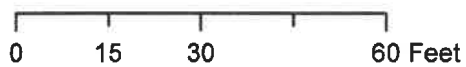
Not an actual survey

Special Use #2023-24



Ortho Map

1 inch = 30 feet



Date: 8/7/2023

Not an actual survey

Item #6
Special Use SU2023-25

Request: to allow a Bed and Breakfast in an R4 zone

Location of the Request: @ 3900 Monticello Dr, NLR, AR

Applicant/Owner: Antonio Ridgel & Susan Ridgel, Monticello BnB

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

Site Characteristics: The area is a single family neighborhood located near McCain Mall. The homes in the area were developed in the early 1970's. The neighborhood backs up to Lakewood Village Shopping Center to the south. There is an apartment complex located off McCain Park Drive bordering the neighborhood to the southeast.

Master Street Plan: Monticello Drive is classified on the Master Street Plan as a local street. There are no dedicated bikeway located in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Single Family
South	R4	Single Family
East	R4	Single Family
West	R4	Single Family

Background:

1. **Compatible with previous actions?** No, typically these type uses are not located within a single family neighborhood.
2. **Neighborhood Position/Comment?** Staff has received a number of calls opposing the request to allow the use of the home as a bed and breakfast.
3. **Effect on public service and utilities?** Minimal.
4. **Legal Consideration/Reasonableness?** The request to allow a bed and breakfast in a residential neighborhood does not appear reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** Not likely. The use is similar to a hotel/motel with a transient population. Staff also has concerns with increased traffic and parking.
6. **Is the site of adequate size for the development?** The site is a developed site.
7. **Will this set a precedent for future rezoning?** Possibly.
8. **Should a different zoning classification be requested?** No, a Special Use is required for a bed and breakfast in all zoning districts with the exception of C6.

Summary: The applicant is seeking approval of a bed and breakfast in their home. The Zoning Ordinance defines Bed and Breakfast as a business in which lodging and a morning meal is provided

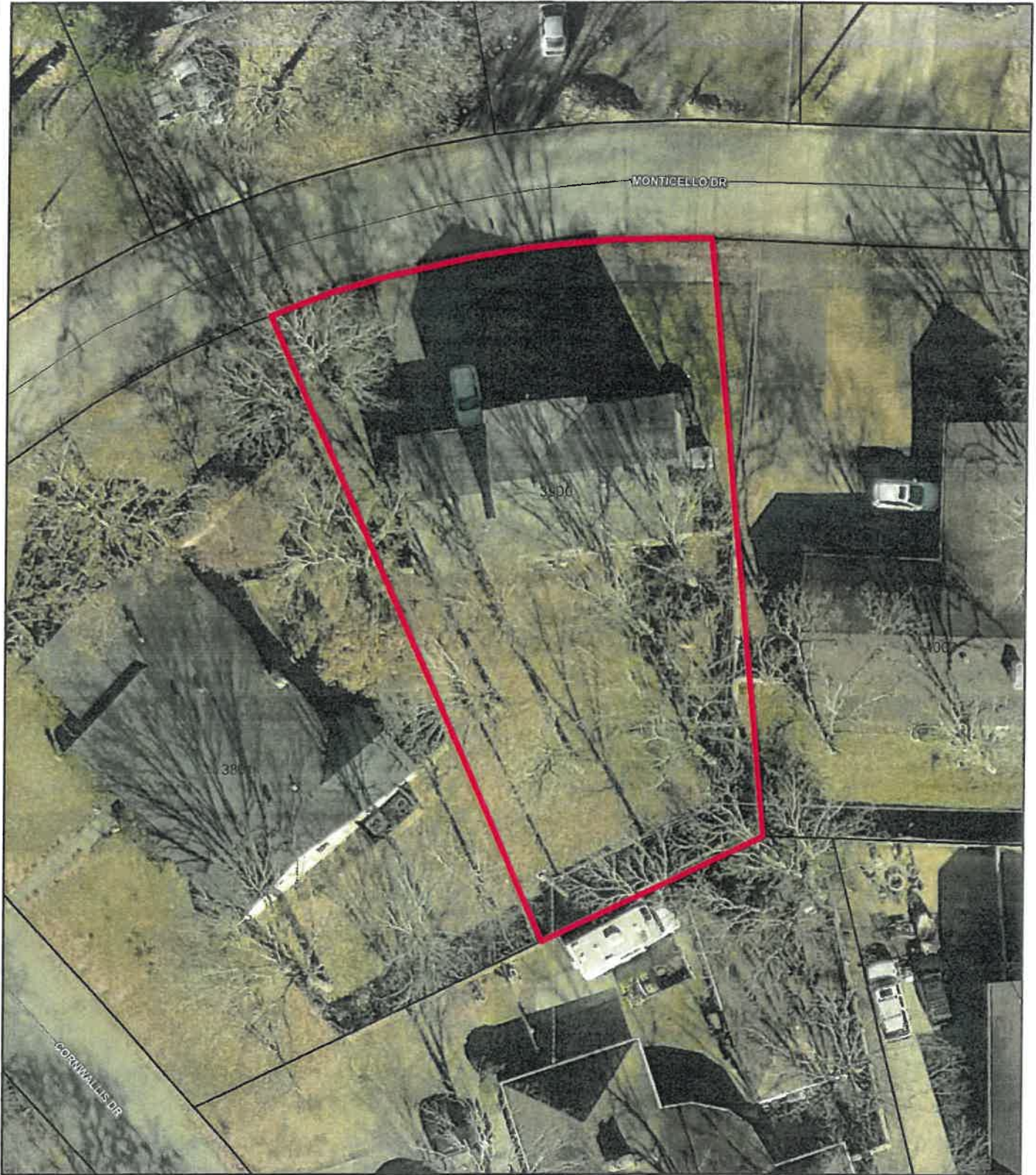
and offered to the public for compensation, containing 2 to 6 guest rooms, which are rented for sleeping purposes by guests.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on August 16, 2023.

Conditions to Consider:

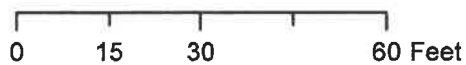
1. The owner shall occupy the residence.
2. Food service is limited to breakfast for those purchasing lodging and is not advertised to the general public as a restaurant.
3. The bed and breakfast may provide 2 guest rooms rented for sleeping purposes by guests.
4. One off-street parking space is to be provided per guest room.
5. Adding buildings or additions to the existing home in order to add more guest rooms is prohibited.
6. A sign with a maximum of 4 square feet of sign area mounted on the building face is permitted
7. Meet the requirements of the Fire Marshal.
8. The addition of any outdoor recreational activities must be reviewed by staff prior to installing.
9. Commercial functions and other similar events are prohibited.
10. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars are prohibited.
11. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
12. All State and local fire, sanitation, and food service provisions shall be met.
13. Applicant must meet all applicable Federal, State, County and City requirements.
14. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter
15. Business license to be issued after Planning Staff confirmation of requirements.

Special Use #2023-25



Ortho Map

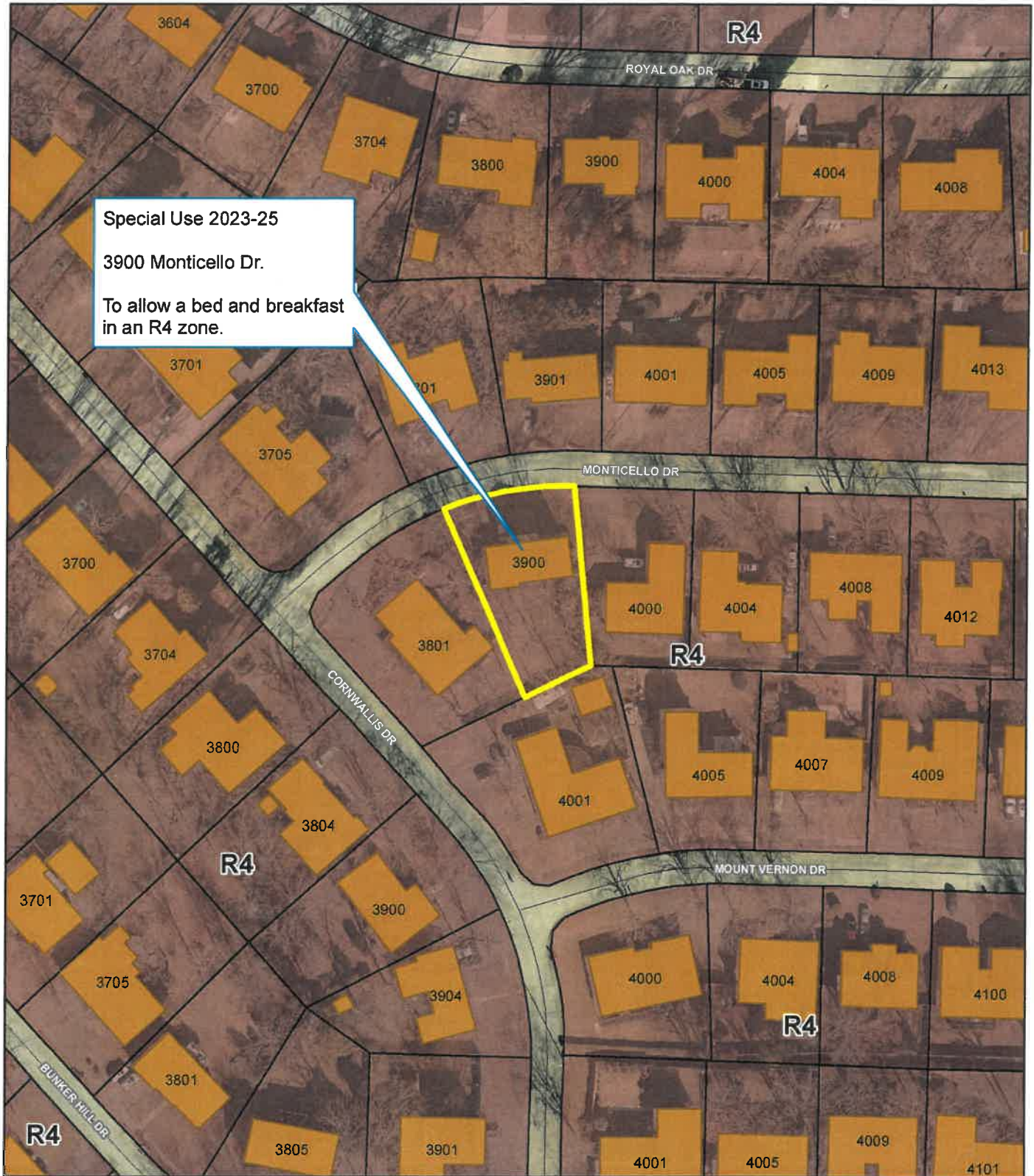
1 inch = 30 feet



Date: 8/7/2023

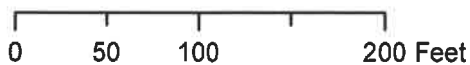
Not an actual survey

Special Use #2023-25



Zoning Map

1 inch = 100 feet



Date: 8/7/2023

Not an actual survey

SITE PLAN



3900 Monticello Dr, North Little Rock,
AR 72116, USA

STAMP

NOTES:

PARCEL: _____

SCALE

FOCUS OF WORK:

PROJECT LOCATION:

3900 Monticello Dr, North Little Rock, AR
72116, USA

PROJECT OWNER AND ADDRESS:

PROJECT DESCRIPTION:

Site plan of the property located at 3900 Monticello Dr,
North Little Rock, AR 72116, USA.

CONTRACTOR:

DRAWING ISSUE:

Title Page

DESIGNED BY:

Kamran Aam



Yousif Designs
ARCHITECTS & INTERIORS
Full-Service Architecture and Interior Design Firm
Contact: 484.864.8274

Date: 21-06-2023

Drawn by:

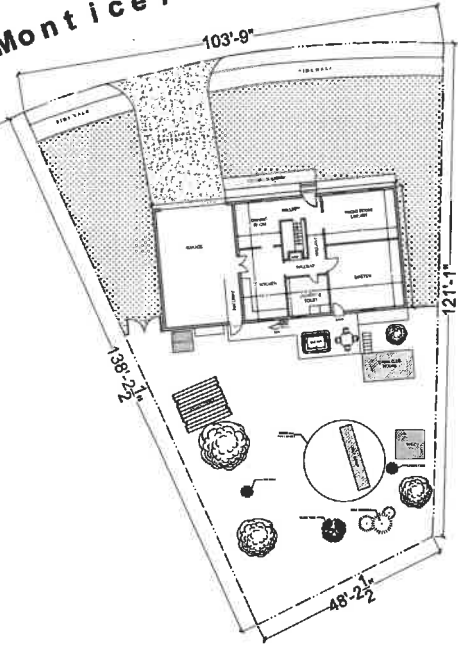
Checked by:

Project No: A-01

Page Number: 01



Monticello Dr



LEGENDS

DRIVEWAY	
SHED	
CABIN HOUSE	
GENERATOR	
PROPERTY LINE	
WALKWAY	
FENCE	
GRASS	
GOLF STRIP	

SITE PLAN
SCALE: 3/32" = 1'-0"



STAMP:

NOTES:

PARCEL: _____

TRACT: _____

SCOPE OF WORK: _____

PROJECT LOCATION: 8900 Monticello Dr, North Little Rock, AR 72116, USA


PROJECT OWNER AND ADDRESS: _____

PROJECT DESCRIPTION: Site plan of the property located at "8900 Monticello Dr, North Little Rock, AR 72116, USA"

CONTRACTOR: _____

CONTRACT NAME: SITE PLAN

OWNER: Kamran Alam


 Date: 2/10/2017
 Prepared by: _____
 Checked by: _____
 Project: A-02
 Page Number: 02

Item #7
Special Use SU2023-28

Request: to allow the continuation of a Type 2 STR in an R1 zone

Location of the Request: @ 118 E A Ave, NLR, AR

Applicant/Owner: Tyler and Ashley Henderson

P.C. Background: Ordinance #9559 Adopted by the NLR City Council on April 10, 2023, established the Comprehensive Code to Regulate Issuance of, and Conditions Associated with, Short-Term Residential Rental Business Licenses. The applicant is seeking approval to allow a Type 2 (non-owner occupied) Short-Term Rental in a R1 zoning district. The applicant did not have a business license prior to the city issuing a moratorium on business license for Short-term rentals but the applicant has documentation the unit was listed on a hosting platform prior to the adoption of the ordinance regulating Short-term Rentals.

Site Characteristics: The site is located within the Park Hill Historic area. The property contains a single family home and a garage apartment. There is a convenience store located across E A Avenue from the site and to the east and west are single family homes. Within the area there are multi-family units, a beauty salon, retail and office uses.

Master Street Plan: The property is located near JFK Blvd which is classified as a principal arterial on the Master Street Plan. E A Avenue is classified as a local street on the Master Street Plan. There are no dedicated bikeways located in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3 and CPH	Single Family and Commercial Park Hill
South	R1	Single Family
East	R1	Single Family
West	R1	Single Family

1. **Compatible with previous actions?** A Special Use is the process established by City Council for consideration of Type 2 Short-term Rentals within R1 zoning districts, which were operational prior to April 10, 2023.
2. **Neighborhood Position/Comment?** Staff has numerous calls with questions regarding the proposed Special Use. Some of the callers have indicated support and others opposition to the request.
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?** Short-term rentals are similar to hotel/motels with a transient population, which could potentially have a negative impact on the neighborhood.

6. **Is the site of adequate size for the development?** The site is developed with a single family home. There is an existing concrete driveway located within the front yard allowing sufficient on-site parking.
7. **Will this set a precedent for future rezoning?** A Special Use is required for Short-term Rentals in residentially zoned areas.
8. **Should a different zoning classification be requested?** No, a Special Use is the appropriate request.

Summary:

The applicant is seeking a Special Use to allow a Type 2, (non-owner occupied) Short-term Rental unit for the garage apartment in a R1 zoning district. The recently adopted ordinance by City Council established the criteria for applying for a Short-term Rental. The applicant did not have a business license prior to the City placing a moratorium on Short-term rentals. The applicant has provided documentation the Short-term Rental was in use prior to the adoption of the Short-term Rental Ordinance by the City of North Little Rock by providing a backdated listing and a copy of rental reviews prior to April 10, 2023. The applicant has provided a site plan, including the area of on-site parking. This request is to recognize the unit as non-conforming.

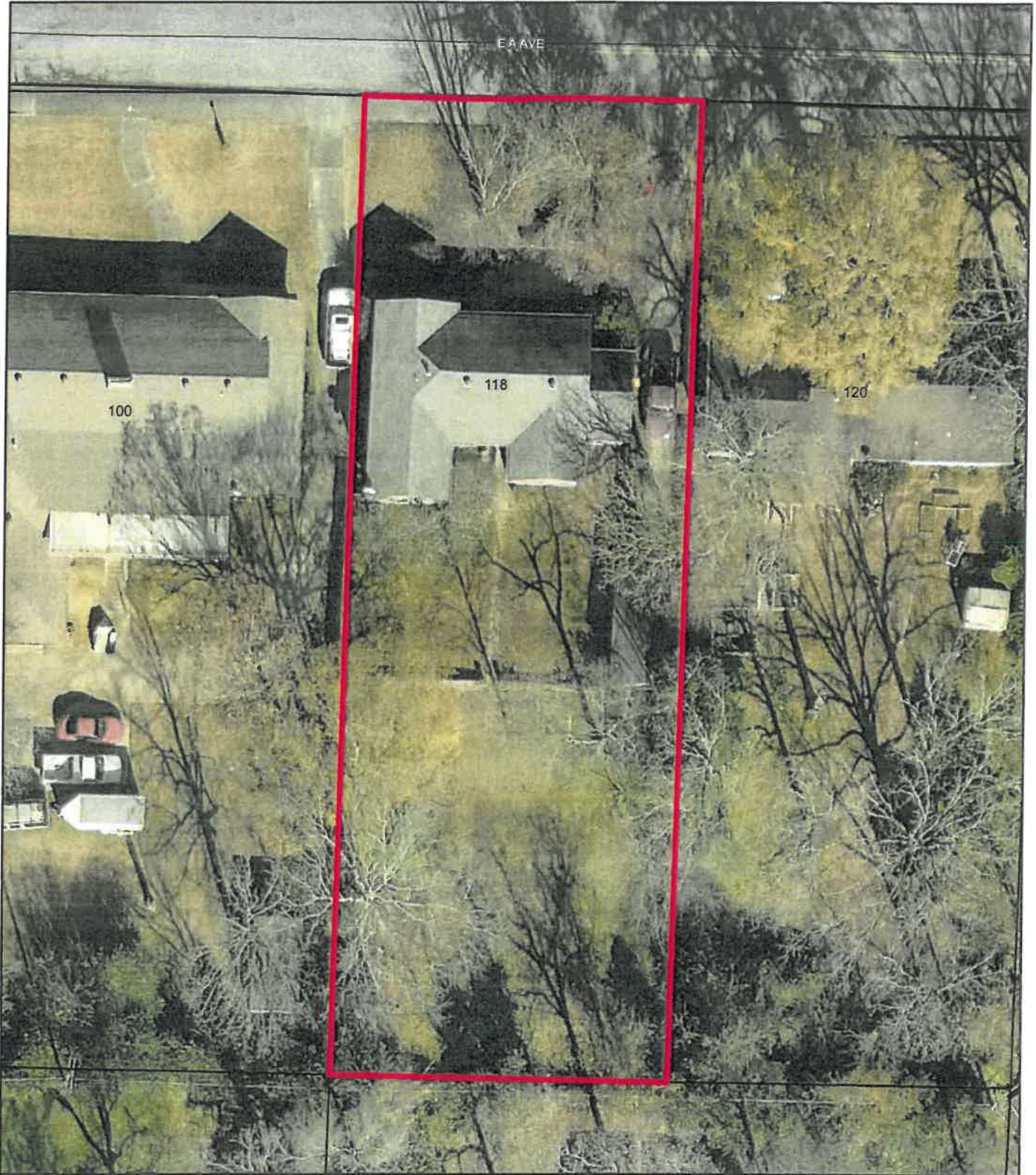
Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on August 16, 2023.

Conditions to Consider:

1. Approval of the Special Use does not ensure approval of a Business License. The applicant must comply with all other applicable requirements within the Comprehensive Code to Regulate Issuance of, and Conditions Associated with, Short-Term Residential Rental Business Licenses (Ordinance #9559 Adopted by the NLR City Council on April 10, 2023)
2. Per §8.2.3(d), Revocation and Limitations, Time Limitations, a Business License must be obtained within (1) year of Special Use approval.
3. The owner or owner representative for all short-term residential rentals shall post in a prominent common area or near the front door within the short-term rental:
 - a. the physical street address assigned by the City;
 - b. owner or owner representative name and telephone number;
 - c. local contact person name and telephone number;
 - d. telephone numbers for the North Little Rock Police Department, the North Little Rock Fire Department, and North Little Rock Code Enforcement;
 - e. the phone number to report a safety complaint;
 - f. solid waste (trash) pick-up day;
 - g. the maximum occupancy limits as approved by the business license;
 - h. the maximum number of parking spaces available on-site;
 - i. a copy of the Good Neighbor Brochure; and,
 - j. notification that a guest, local contact person, responsible person, or owner may be cited and/or fined by the City in accordance with this Ordinance.

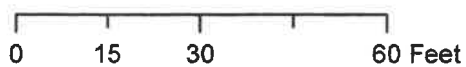
4. The number of occupants is limited to a maximum of (2) people per bedroom, plus (2), for the entire unit when the property is operated as a Short-Term Rental.
5. Commercial functions and other similar events are prohibited at the transient use site.
6. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars are prohibited from occurring at the transient use site.
7. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a Short-Term Rental.
8. The minimum number of off-street parking spaces required for motor vehicles of overnight guests at the transient use site shall comply with the applicable residential requirements set forth in the NLR Zoning Ordinance.
9. Signage advertising the unit as a Short-Term Rental is not permitted
10. The addition of any outdoor recreational activities must be reviewed by staff prior to installing.

Special Use #2023-28



Ortho Map

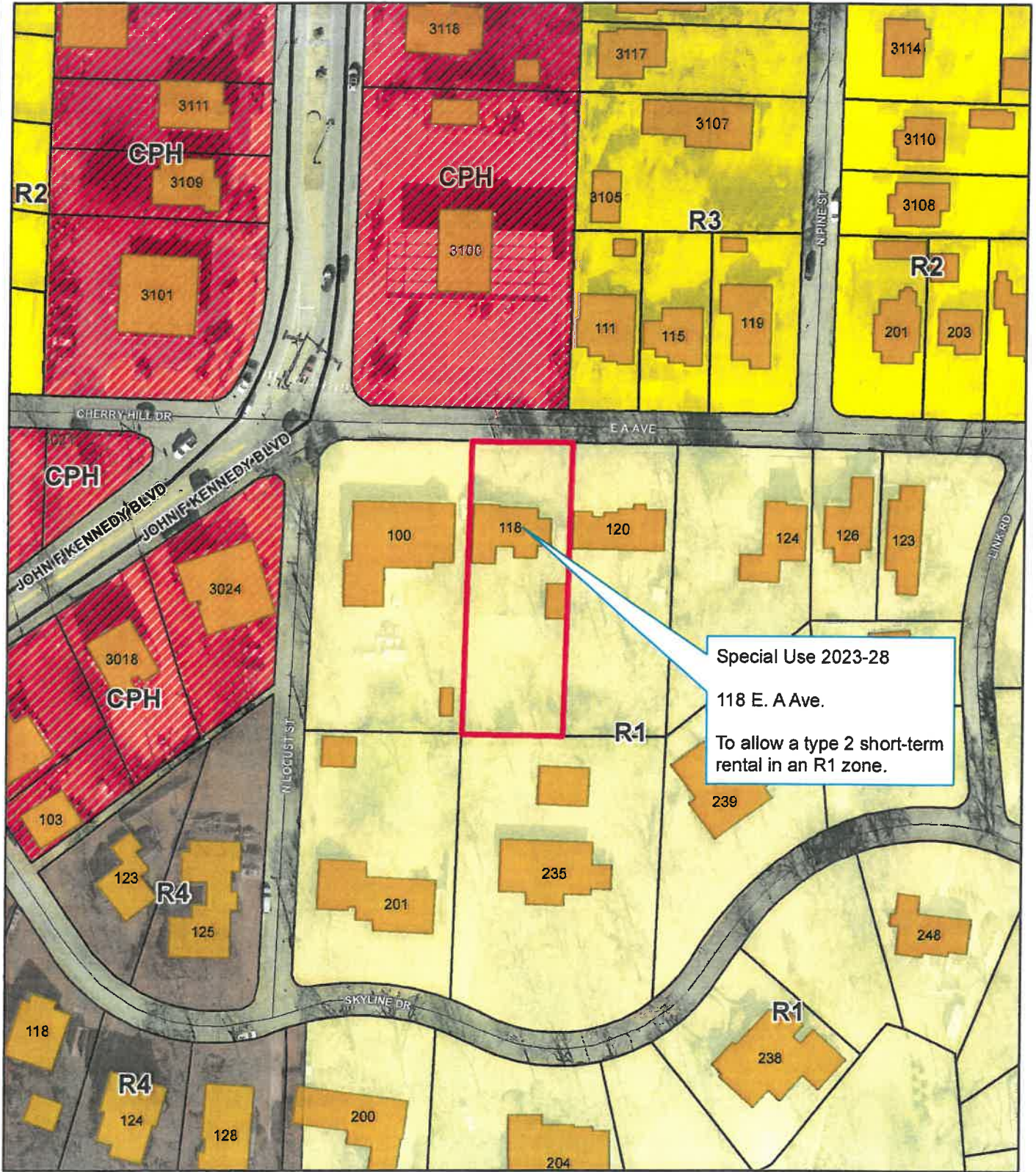
1 inch = 30 feet



Date: 8/7/2023

Not an actual survey

Special Use #2023-28



Special Use 2023-28
118 E. A Ave.
To allow a type 2 short-term rental in an R1 zone.



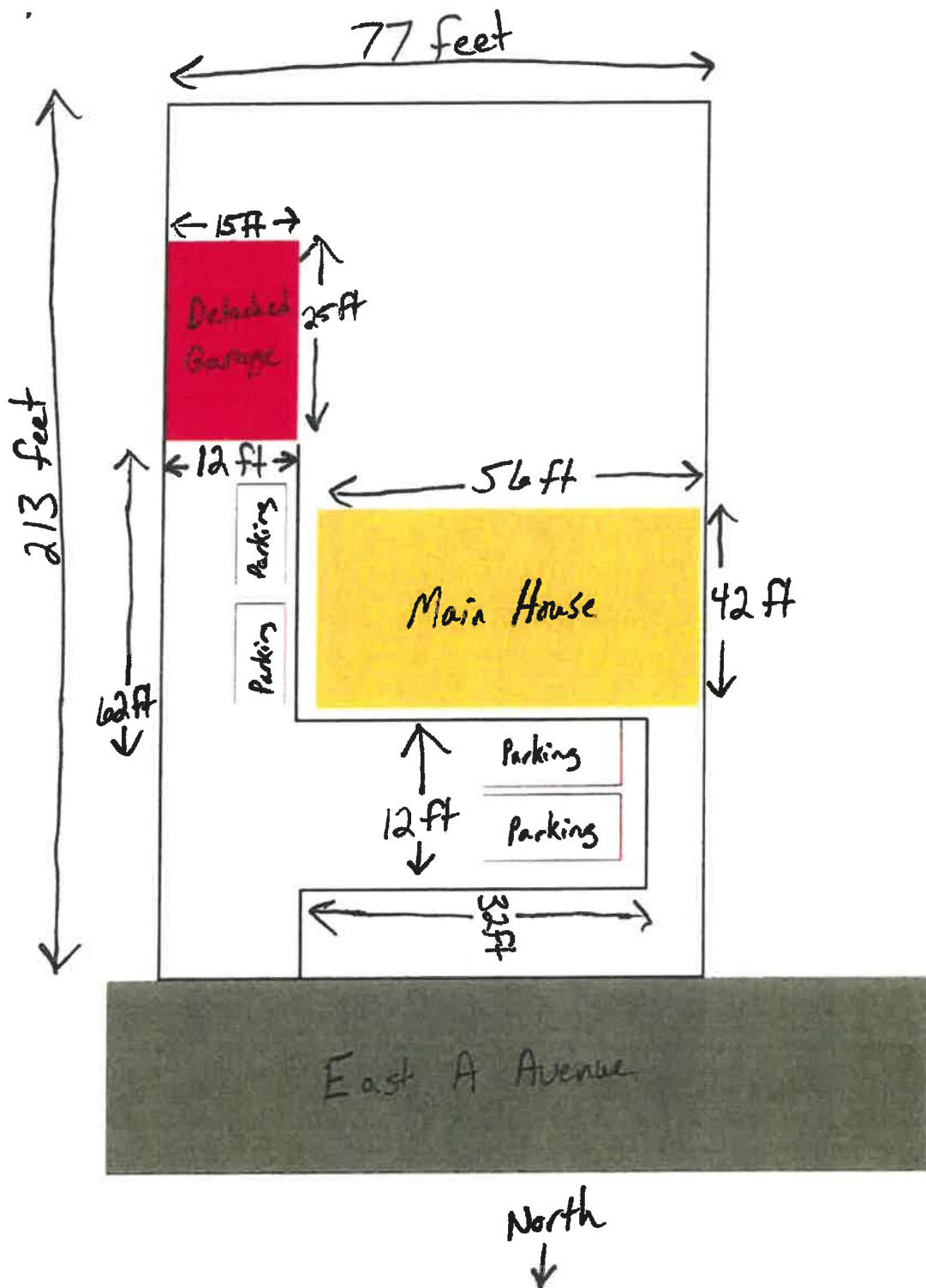
Zoning Map

1 inch = 100 feet



Date: 8/7/2023

Not an actual survey



Item #8
Special Use SU2023-29

Request: to allow a Daycare Center in a C2 zone

Location of the Request: @ 700 N Beech St, NLR, AR

Applicant: Stevie Brewer, Jr.

Owner: Barnett & Dorothy Mays Foundation Inc.

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

Site Characteristics: The site is a commercial building located near Shorter College and south of the College Garden Apartments. The applicant is currently operating a daycare facility to the northeast of this building.

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

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	College Garden Apartments
South	PI	Shorter College
East	C2	Office-Warehouse
West	C3	Barber College

Background:

1. Compatible with previous actions? Yes, similar sites have previously been approved for daycare centers.
2. Neighborhood Position/Comment? None at the time of printing.
3. Effect on public service and utilities? Minimal impact is expected.
4. Legal Consideration/Reasonableness? The request is a reasonable request.
5. Will the approval have a stabilizing effect on surrounding properties? A daycare center/afterschool program at this site should have minimal impact on surrounding properties. The site is located adjacent to Shorter College and an apartment development both of which could benefit for the services offered.
6. Is the site of adequate size for the development? Yes
7. Will this set a precedent for future rezoning? No.
8. Should a different zoning classification be requested? No, a daycare requires a Conditional Use in this zoning district.

Summary:

The applicant is proposing a daycare defined as “Out of Time Kids Before and After Care Service’. The applicant indicates the ages to be served are from 5 years to 12 years. The program is proposed from 6 am to 8 am and from 2 pm to 6 pm during school terms and from 5 am to 7 pm during non-school terms. The applicant indicates a outdoor play area is not proposed at this time. The applicant indicates passive indoor activities will be offered for entertainment and relaxation for the children.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on August 17, 2023. The Committee recommended approval with conditions.

Conditions to Consider:

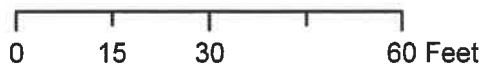
1. All daycare centers shall conform to applicable building and fire regulations.
2. The applicant must provide written approval from the Fire Marshall’s office along with an inspection report prior to the issuance of a Zoning Certificate for a Business License.
3. A letter from DHS approving the facility must be provided to receive a Business License.
4. Provide the hours of operation 5 am to 7 pm daily.
5. Meet the minimum requirements of DHS for the number of children to be served and provide the required child to staff ratio as required by DHS.
6. Playground/recreational areas shall meet DHS requirements
7. Playground/recreational areas shall meet DHS and City of NLR requirements for playground surfaces and equipment.
8. Playground/recreational areas shall have emergency exit away from the building and must meet all applicable building and fire regulations.
9. Playground/recreational area fence(s) shall be an opaque 6’ solid wood, brick or stone fence around the playground/recreational area.
10. The facility shall meet all requirements of the Arkansas Child Care Licensing Act as may be amended, updated, or replaced and all other requirements imposed by the State of Arkansas.
11. Applicant shall meet all applicable Federal, State, County, and City requirements.
12. All daycare centers/home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a Level 3 or Level 4 registered sex offender resides within 2,000 feet of the proposed site of the daycare center/home daycare facility.
13. Business license to be issued after Planning Staff confirmation of requirements.
14. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Special Use #2023-29



Ortho Map

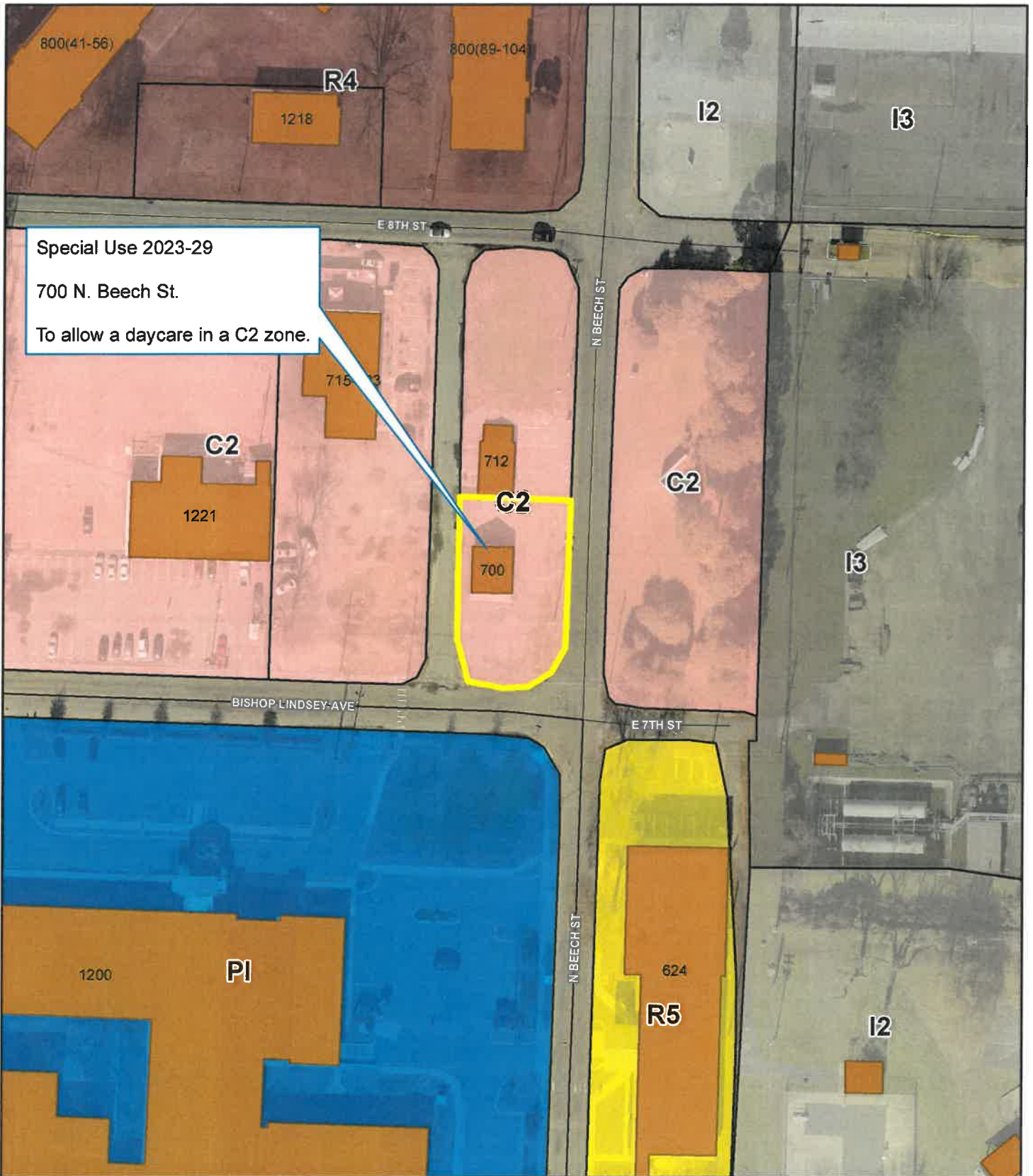
1 inch = 30 feet



Date: 8/7/2023

Not an actual survey

Special Use #2023-29



Zoning Map

1 inch = 100 feet



Date: 8/7/2023

Not an actual survey

Item #9
Special Use SU2023-30

Request: to allow the continuation of a Type 2 STR in an R1 zone

Location of the Request: @ 6411 Countrywood Cove, NLR, AR

Applicant/Owner: Sophia & Nguyen Nguyenle

P.C. Background: Ordinance #9559 Adopted by the NLR City Council on April 10, 2023, established the Comprehensive Code to Regulate Issuance of, and Conditions Associated with, Short-Term Residential Rental Business Licenses. The applicant is seeking approval to allow a Type 2 (non-owner occupied) Short-Term Rental in a R1 zoning district. The applicant did not have a business license prior to the city issuing a moratorium on business license for Short-term rentals but the applicant has documentation the unit was listed on a hosting platform prior to the adoption of the ordinance regulating Short-term Rentals.

Site Characteristics: The home is located on a cul-de-sac extending from Kierre Drive. The area is predominately single family homes. There is a multi-family complex located to the southwest of this site.

Master Street Plan: Countrywood Cove is a local street on the Master Street Plan. There are no dedicated bikeways located in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1	Single Family
South	R1	Single Family
East	R1	Single Family
West	R1	Single Family

- 1. Compatible with previous actions?** A Special Use is the process established by City Council for consideration of Type 2 Short-term Rentals within R1 zoning districts, which were operational prior to April 10, 2023.
- 2. Neighborhood Position/Comment?** Staff has numerous calls with questions regarding the proposed Special Use. Some of the callers have indicated opposition to the request.
- 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?** Short-term rentals are similar to hotel/motels with a transient population, which could potentially have a negative impact on the neighborhood.
- 6. Is the site of adequate size for the development?** The site is developed with a single family home. There is an existing concrete driveway located within the front yard allowing sufficient on-site parking.

7. **Will this set a precedent for future rezoning?** A Special Use is required for Short-term Rentals in residentially zoned areas.
8. **Should a different zoning classification be requested?** No, a Special Use is the appropriate request.

Summary:

The applicant is seeking a Special Use to allow a Type 2, (non-owner occupied) Short-term Rental unit in a R1 zoning district. The recently adopted ordinance by City Council established the criteria for applying for a Short-term Rental. The applicant did not have a business license prior to the City placing a moratorium on Short-term rentals. The applicant has provided documentation the Short-term Rental was in use prior to the adoption of the Short-term Rental Ordinance by the City of North Little Rock by providing a backdated listing and a copy of rental reviews prior to April 10, 2023. The applicant has provided a site plan, including the area of on-site parking. This request is to recognize the unit as non-conforming.

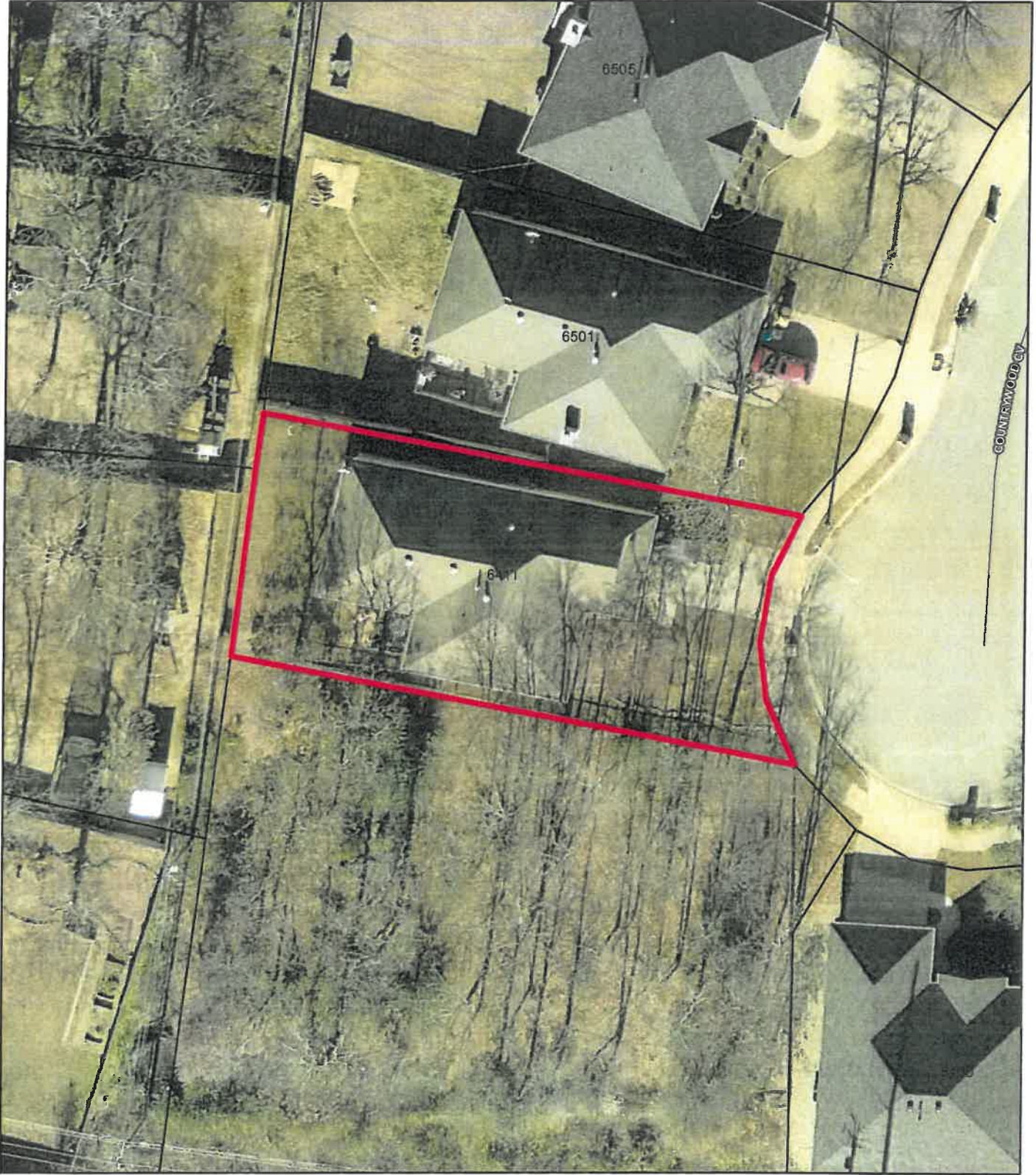
Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on August 16, 2023.

Conditions to Consider:

1. Provide the Fire Marshall inspection report.
2. Approval of the Special Use does not ensure approval of a Business License. The applicant must comply with all other applicable requirements within the Comprehensive Code to Regulate Issuance of, and Conditions Associated with, Short-Term Residential Rental Business Licenses (Ordinance #9559 Adopted by the NLR City Council on April 10, 2023)
3. Per §8.2.3(d), Revocation and Limitations, Time Limitations, a Business License must be obtained within (1) year of Special Use approval.
4. The owner or owner representative for all short-term residential rentals shall post in a prominent common area or near the front door within the short-term rental:
 - a. the physical street address assigned by the City;
 - b. owner or owner representative name and telephone number;
 - c. local contact person name and telephone number;
 - d. telephone numbers for the North Little Rock Police Department, the North Little Rock Fire Department, and North Little Rock Code Enforcement;
 - e. the phone number to report a safety complaint;
 - f. solid waste (trash) pick-up day;
 - g. the maximum occupancy limits as approved by the business license;
 - h. the maximum number of parking spaces available on-site;
 - i. a copy of the Good Neighbor Brochure; and,
 - j. notification that a guest, local contact person, responsible person, or owner may be cited and/or fined by the City in accordance with this Ordinance.
5. The number of occupants is limited to a maximum of (2) people per bedroom, plus (2), for the entire unit when the property is operated as a Short-Term Rental.
6. Commercial functions and other similar events are prohibited at the transient use site.

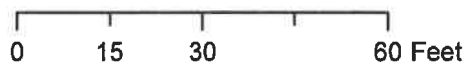
7. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars are prohibited from occurring at the transient use site.
8. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a Short-Term Rental.
9. The minimum number of off-street parking spaces required for motor vehicles of overnight guests at the transient use site shall comply with the applicable residential requirements set forth in the NLR Zoning Ordinance.
10. Signage advertising the unit as a Short-Term Rental is not permitted
11. The addition of any outdoor recreational activities must be reviewed by staff prior to installing.

Special Use #2023-30



Ortho Map

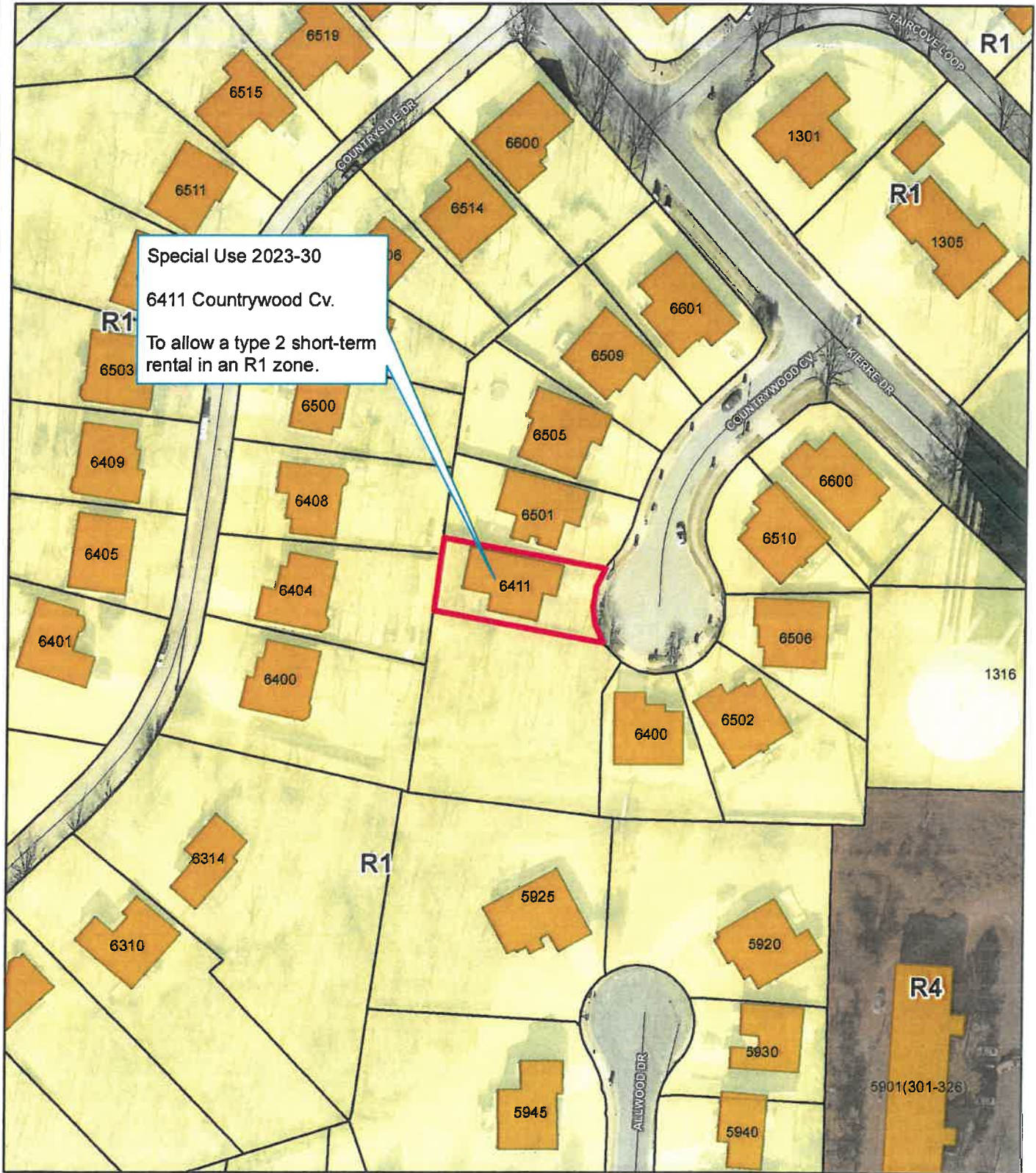
1 inch = 30 feet



Date: 8/7/2023

Not an actual survey

Special Use #2023-30

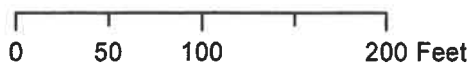


Special Use 2023-30
6411 Countrywood Cv.
To allow a type 2 short-term rental in an R1 zone.



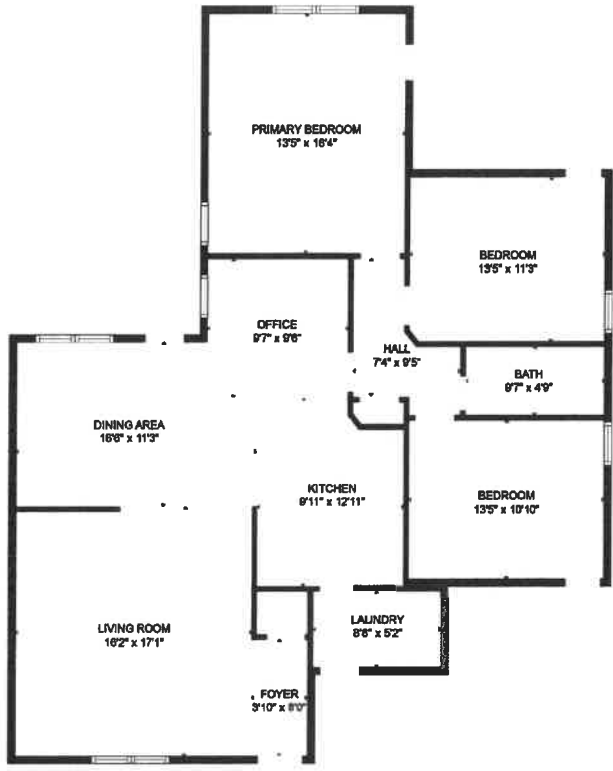
Zoning Map

1 inch = 100 feet

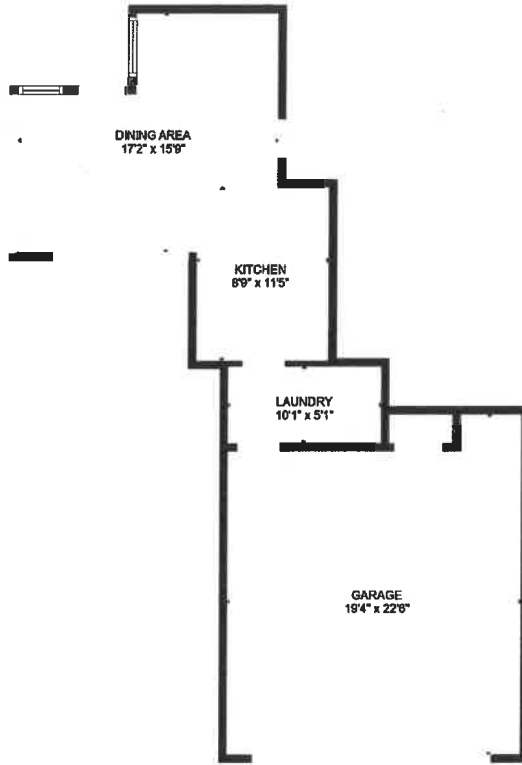


Date: 8/7/2023

Not an actual survey



GROSS INTERNAL AREA
FLOOR 1: 1370 sq. ft
TOTAL: 1370 sq. ft



GROSS INTERNAL AREA
FLOOR 1: 369 sq. ft.
EXCLUDED AREAS: GARAGE: 397 sq. ft.
TOTAL: 369 sq. ft.

Item #10
Special Use 2023-21

Request: to allow an Events Center in a C3 zone

Location of the Request: @ 4000 Vali Court, NLR, AR

Applicant: Juan Rodriguez

Owner: Makan Hospitality Inc.

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

Site Characteristics: The site is a 1.90-acre parcel located on the southeast corner of East McCain Boulevard and Vali Court. The building contains 11,200 gross square feet of floor area and was constructed in 2005 as a restaurant, Ryan's Fire Mountain Grill with 156 parking spaces. The property to the south is a hotel, which is located on property also owned by Makan Properties, LLC. The hotel is a Candlewood Suites brand hotel. East of the facility is a US Postal Processing and Distribution Center. Also located near and around the US Postal property are a number of properties providing support to the postal service via a truck driving company, which transports mail within the region and to most states. North of this site is undeveloped commercially zoned property also owned by the trucking company owners. West of the site is an office building owned by Solomon Companies. Other uses in the area include office, restaurants and big box developments; Wal-mart, Lowes and Home Depot.

Master Street Plan: McCain Blvd is classified as a

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Vacant
South	C3	Hotel – Candlewood Suites
East	I2	US Post Office – Distribution Facility
West	C3	Office Building – Solomon Companies

Background:

1. **Compatible with previous actions?** Possibly, Special Use requests have been approved to allow restaurants to also provide areas for special events.
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 area is a non-residential area.

6. **Is the site of adequate size for the development?** The site was originally developed as a restaurant. There appears to be adequate parking on-site to allow the use as an events center.
7. **Will this set a precedent for future rezoning?** No, a Special Use is the avenue to allow an events center in any zoning district.
8. **Should a different zoning classification be requested?** No, a Special Use is required for an events center within all zoning classifications.

Summary:

The applicant is requesting a Special use to allow an events center at this location. The site was originally constructed as a restaurant and is currently operating as a restaurant with limited hours. The owner is requesting the Special Use to convert the restaurant into an events center allowing corporate events, birthday parties, wedding receptions and/or live music events.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on June 21, 2023.

Conditions to Consider:

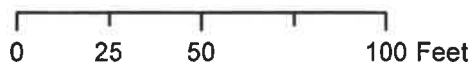
1. Meet with the Fire Marshal's office and the Building Official to determine necessary/potential upgrades required for the events center portion of the building if operated as an events center.
2. Contact the Fire Marshal to determine the occupancy load for the events center.
3. Provide (1) on-site parking space per 5 occupants per the fire marshal's approved occupancy load
4. The days and hours of operation for the events center are from 9 am to 2 am Friday and Saturday, 9 am to midnight Sunday - Thursday
5. Provide licensed security for events serving alcohol
6. All signs must comply with Article Fourteen – Sign Code – of the North Little Rock Zoning Ordinance
7. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes
8. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
9. Business license to be issued after Planning Staff confirmation of requirements

Special Use #2023-21



Ortho Map

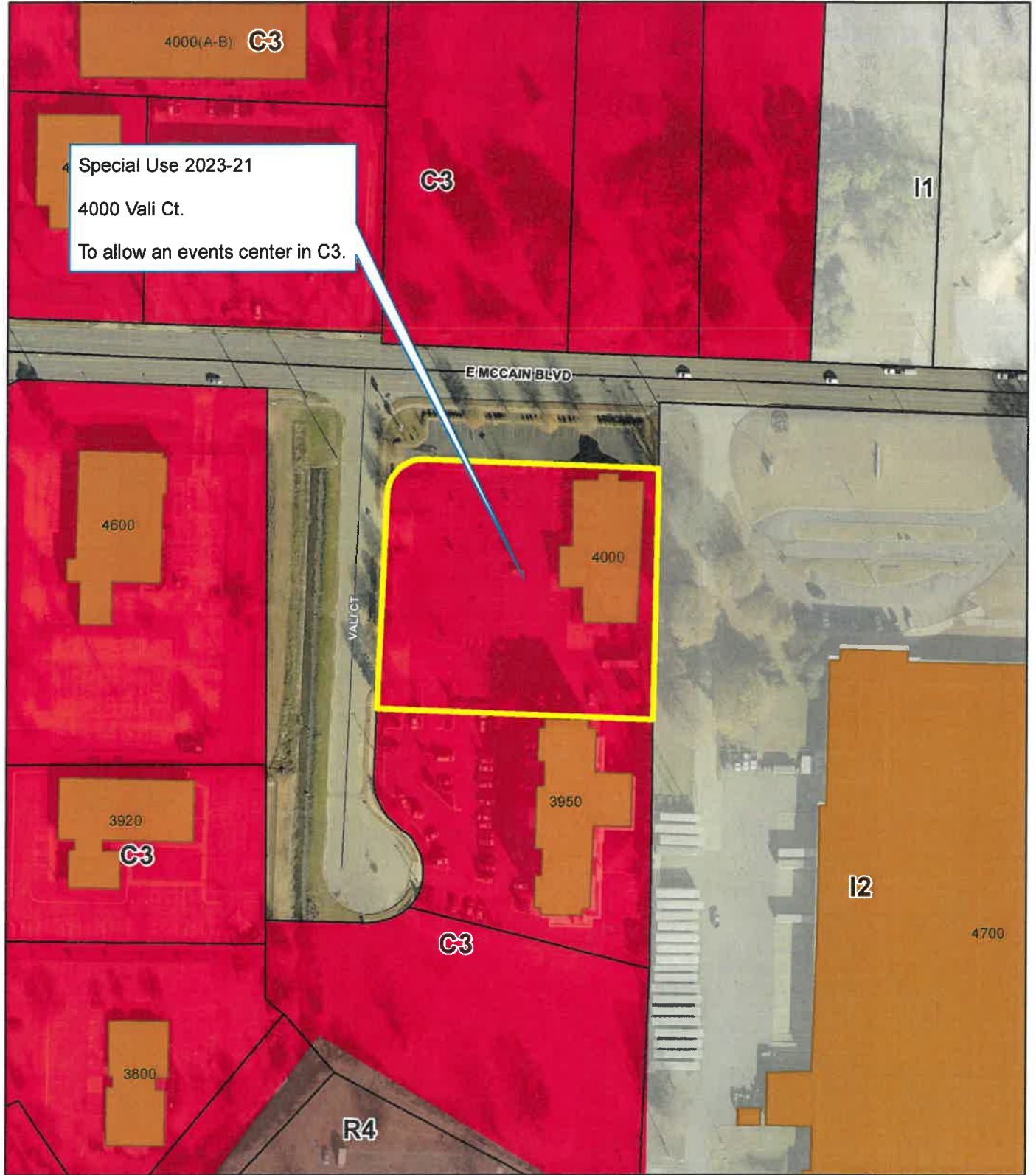
1 inch = 50 feet



Date: 7/11/2023

Not an actual survey

Special Use #2023-21



Zoning Map

1 inch = 150 feet



Date: 7/11/2023

Not an actual survey

Item #11
Special Use 2023-15

Request: a Special Use to allow youth mentoring in a R3 zone

Location of the Request: @ 2001 Parker St, NLR, AR

Applicant/Owner: Anthony Pettigrew

P.C. Background: A Special Use to allow a daycare center was approved for the property on October 26, 2016 and reauthorized August 13, 2018. The applicant did not meet the required condition of obtaining a business license within one year requiring the reinstatement of the approved Special Use. On December 23, 2019, the City Council adopted an ordinance once again allowing a daycare center at this location. On April 20, 2020, the Fire Marshal's Office received a letter from the AR Department of Human Services indicating the applicant was not eligible to request a child-care license in the State of Arkansas.

In 2021, City Council approved an Ordinance allowing a Special Use for a daycare center for Ms. Joyce Hall. It does not appear a business license was obtained by Ms. Hall for a daycare center at this location.

Site Characteristics: The building was originally constructed as a single family home. Since the original construction an addition has been constructed to the rear of the building. All required parking is located off-site on the abutting streets.

Master Street Plan: Parker Street is classified as a Local Street on the Master Street Plan. There are no dedicated bikeways located in the area.

Surrounding Zoning and 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	R3	Single Family

Background:

1. **Compatible with previous actions?** Possibly, the previous approvals allowed for a daycare center, which the major impact would be clients dropping off and picking up children. With the current request there are potentially clients driving to the site and the vehicles staying without adequate on-site parking.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal

4. **Legal Consideration/Reasonableness?** The request may be reasonable provided the applicant bring the site into compliance with all commercial codes including fire code, building code and zoning code requirements and provide adequate on-site parking.
5. **Will the approval have a stabilizing effect on surrounding properties?** No, the impacts to the neighborhood are potentially sever. The site does not have adequate parking to support the use. In addition the hours of operation from 7 am to 11 pm will potentially have an impact on the area single family homes.
6. **Is the site of adequate size for the development?** No, the site can not provide the required parking and/or landscaping which would be required with the redevelopment of the site.
7. **Will this set a precedent for future rezoning?** Possibly
8. **Should a different zoning classification be requested?** No, a Special Use is the avenue to allow the use as proposed.

Summary:

The application was originally filed to allow an events center. The applicant requested to amend the request to allow the use of existing buildings as youth mentoring which may include counseling, intervention, treatment, program services for youth and young adults. The applicant has indicated the site will be a space where the young may come to seek assistance and guidance on everyday life issues and concerns.

The structure was originally constructed as a single family home and later a Special Use was approved to allow a daycare center. It does not appear any use other than residential has occupied the site. With the change in occupancy, the building must be brought up to commercial code. There are no on-site parking spaces to serve the building. Staff has concerns the lack of parking will potentially spill over into the neighborhood.

The applicant provided an updated site plan based on comments received at the June 21, 2023 Design Review Committee meeting. The plan as presented includes the placement of on-site parking spaces. The plan does not indicate the scale of the parking provided but it does not appear the area proposed for parking is adequate to meet the minimum parking design standard of the zoning ordinance.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on June 21, 2023. The Committee recommended approval with conditions.

Conditions to Consider:

1. Hours of operation 7 am to 11 pm daily
2. Meet the requirements of the Fire Marshal.
3. Provide an inspection report from the fire marshal to determine occupancy load
4. Provide an inspection report from the building official regarding improvements required to bring the building up to commercial code for occupancy as proposed.
5. Provide (1) on-site parking space per (5) occupants per occupancy load. Provide a site plan to include the required parking.

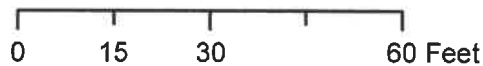
6. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
7. Business license to be issued after Planning Staff confirmation of requirements.
8. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Special Use #2023-15



Ortho Map

1 inch = 30 feet



Date: 6/13/2023

Not an actual survey

Special Use #2023-15



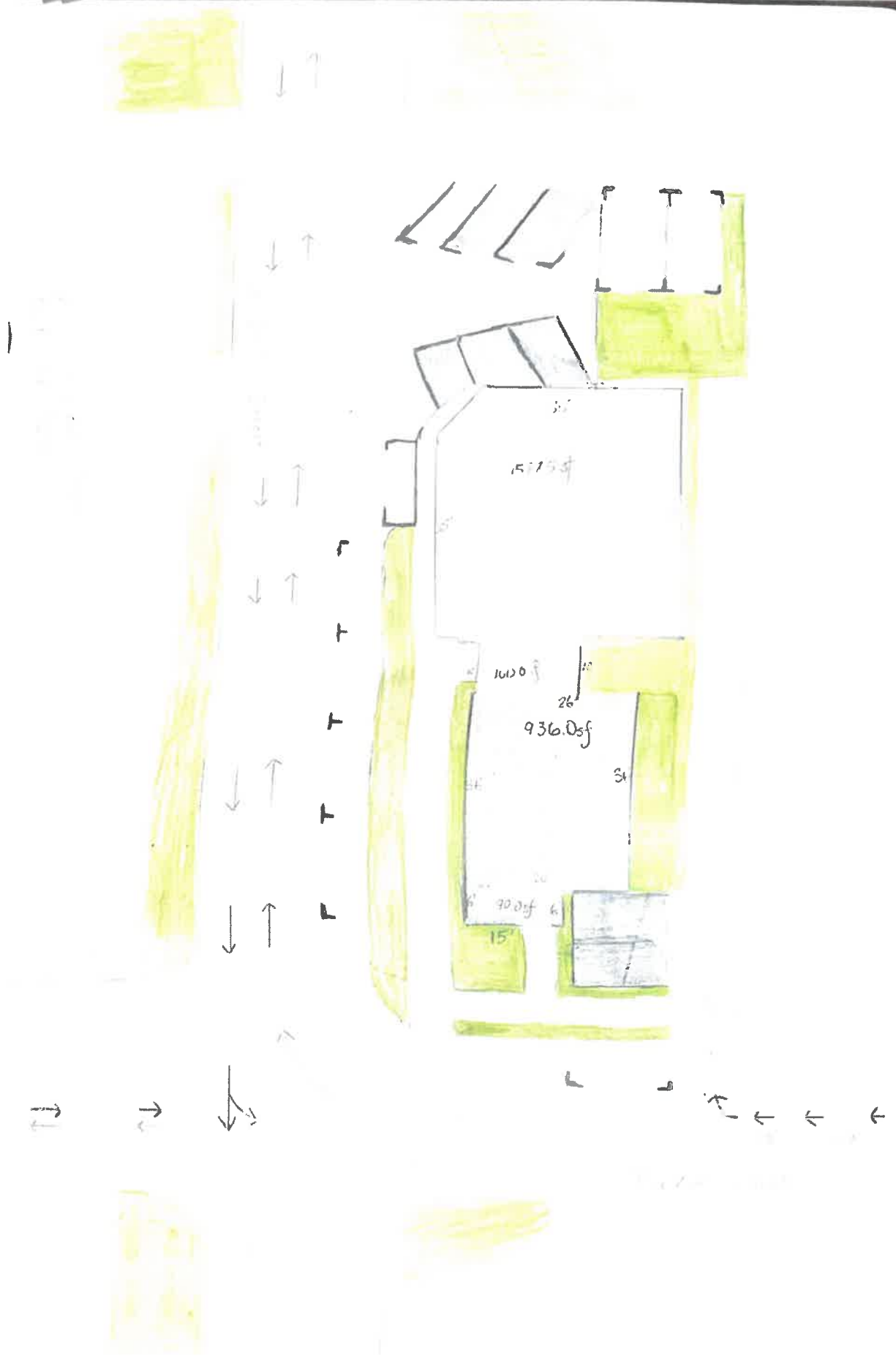
Zoning Map

1 inch = 100 feet



Date: 6/13/2023

Not an actual survey



Item #12

SD2023-55 Lusk Commercial Park Addition Lot 2 Final Plat and SPR located @ 10300 Maumelle Blvd

- 1. Engineering requirements on detention:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention. **(OR)** Provide on-site stormwater detention as well as clear calculations showing detention volume is sufficient, or demonstrate to City Engineer 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 or request a waiver from City Council.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Show and label the boundary of the 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. 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 copy of ARDOT driveway permit for Maumelle Blvd.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.

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SD2023-55 Lusk Commercial Park Addition Lot 2 Final Plat and SPR

Page 2 of 4

- 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. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - h. All driveways are to be concrete within the 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 cross access easement on plat with abutting property as shown on the plat.
 - c. Provide 10' utility easements around property perimeter as shown on the plat.
- 6. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening on (3) sides and an opaque fence.
 - c. All fencing materials must comply with the materials allowed within the zoning ordinance.
 - d. No fence is to be located in front of the building.
 - e. Provide street trees or provide a bond.
 - f. Provide streetlights or provide a bond.
 - g. All exterior lighting shall be directed downward and shielded to 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 along the access easement adjacent to the proposed parking.
 - b. Meet the requirements of Maumelle Blvd Access Management Plan.
- 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 landscape and buffer ordinance requirements.
 - c. **Provide a minimum of (8) street trees adjacent to the Maumelle Blvd right-of-way.**
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every 30' to achieve the required number of trees; trees from Table C shall be spaced every 25'; or trees from Table D shall be used if beneath overhead power lines and spaced every 15'.
 - d. **Provide trees within the parking areas**
 - i. Trees 10' from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than 50 percent of the overall requirement for the parking lot or area.
 - ii. 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.
 - e. **Provide shrubs adjacent to the front of the parking bays.**
 - i. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.

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SD2023-55 Lusk Commercial Park Addition Lot 2 Final Plat and SPR

Page 3 of 4

- ii. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be 18” in height at planting and be planted a maximum 3’ apart.
 - f. **Note turf, groundcover, or mulch (species or type) on the development plan**
 - i. 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.
 - g. **Plant material shall be irrigated by an automatic underground irrigation system.**
 - h. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. 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 separate permit review.
 - b. Provide sign location on site plan.
 - c. All signs must comply with Article Fourteen – Sign Code and the Maumelle Blvd Sign Overlay District.
- 10. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. A Group F-1 and S-1 fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4 & 903.2.9)
 - ii. Group S-1 storage facilities used for the repair of commercial motor vehicles where the fire area exceeds 5000 square feet shall have an automatic fire sprinkler system. (Volume 2 Section 903.2.9.1)
 - iii. 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)
 - iv. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
 - v. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - c. 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. 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 Little Rock Fire Department is required.
 - d. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water’s material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
 - e. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the

Item #12

SD2023-55 Lusk Commercial Park Addition Lot 2 Final Plat and SPR

Page 4 of 4

State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

- f. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

12. Meet the requirements of NLR Wastewater, including:

- a. Sanitary sewer main extension required to serve property – Have the owner's engineer submit a plan for a public main extension to our office for review.
- b. Sand/Oil Interceptor will likely be required.
- c. White Oak Connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
- d. 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 #13

SD2023-56 Cunningham's Addition Lot 8 Block 47 Replat and SPR for a 6 bedroom assisted living facility @ 805 N Cypress St

- 1. Engineering requirements on detention:**

Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention. **(OR)** Provide on-site stormwater detention as well as clear calculations showing detention volume is sufficient, or demonstrate to City Engineer 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. If currently not in place, 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. 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 Floodplain Development Permit application to City Engineer.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built 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. Repair or replace existing sidewalk and curb to City Engineer's standards.

Item #13

SD2023-56 Cunningham's Addition Lot 8 Block 47 Replat and SPR

Page 2 of 3

- c. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. The dumpster is to have masonry screening on (3) sides along with an opaque gate enclosure.
 - 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 Master Street Plan, including:**
- a. If currently not in place, provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - c. A minimum of (4) street trees will be required.
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every 30' to achieve the required number of trees; trees from Table C shall be spaced every 25'; or trees from Table D shall be used if beneath overhead power lines and spaced every 15'.
 - d. **Provide shrubs adjacent to the front of the parking bays.**
 - i. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - ii. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be 18" in height at planting and be planted a maximum 3' apart.
 - e. **Provide a buffer/screening adjacent to the dissimilar land use to the south. The development of the R4 property requires a half screen (as defined by Section 7.3.2) adjacent to the C1 property.**
 - i. Trees from Section 7.5, Table B or C shall be spaced every 20'; or trees from Table D shall be used if beneath overhead power lines and spaced every 20'.
 - ii. A 6' tall, continuous opaque screen shall be provided. An opaque screen may include (1) of the following: wall, fence, site grading, or plantings. The opaque screen must be opaque in all seasons.
 - f. Note turf, groundcover, or mulch (species or type) on the development plan
 - i. 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.

Item #13

SD2023-56 Cunningham's Addition Lot 8 Block 47 Replat and SPR

Page 3 of 3

- g. **Plant material shall be irrigated by an automatic underground irrigation system.**
 - h. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a separate permit review.
 - b. Provide sign location on site plan.
 - c. All signs must comply with Article Fourteen – Sign Code.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. An assisted living facility is a Group R-4 occupancy. (Volume 2 Section 310.5)
 - ii. A Group R-4, Condition 2 facility shall be equipped with an NFPA 13R fire sprinkler system. (Volume 1 Section 903.2.8.3)
 - iii. An approved fire safety and evacuation plan shall be prepared and maintained. (Volume 1 Section 403.9.3)
- 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. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
 - c. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - d. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. Please submit a full set of plans to NLRW for review and approval prior to construction.
- 12. Meet the requirements of NLR Electric.**
- 13. Meet the requirements of Rock Region Metro.**

Item #14
Rezoning 2023-17

Request: Giles Addition Lot 11R, Block 12, a Rezoning from RU to R3 to allow a duplex

Location of the Request: @ 1218 Rockwater Blvd, NLR, AR

Applicant: Thomas Engineering, Thomas Pownall

Owner: SBWT, LLC

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

Site Characteristics: The property is located on Rockwater Blvd with single family homes located to the west and a quad-plex located to the east. This area of Rockwater is developing with a mix of residential homes including single-family, two-family and multi-unit multi-family housing.

Master Street Plan: Rockwater Blvd is indicated on the Master Street Plan as a collector street classification. There is a bikeway located along Parker Street to the east.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4 & PUD	Quad-plex Multi-family
South	R4 & R2	Single Family and Multi-unit Multi-family
East	R4 & PUD	Quad-plex and Single Family
West	RU	Single Family

Background:

1. **Compatible with previous actions?** Rezonings have occurred to allow the various mixed housing types located in the Rockwater area.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal impact on the public utilities and services in the area.
4. **Legal Consideration/Reasonableness?** The request is reasonable due to the various housing types located in the area.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal impact on surrounding properties in the area.
6. **Is the site of adequate size for the development?** The site is adequate in size to allow the development of a duplex on the lot.

7. **Will this set a precedent for future rezoning?** No, the action will not set a precedent for future rezonings in the area.
8. **Should a different zoning classification be requested?** No, R3 will allow the development of a duplex as proposed by the applicant.

Summary:

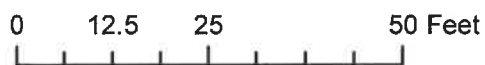
The lot is a part of a larger area which was zoned RU to allow development of a residential subdivision. The 3 lots to the west of this site have developed with single family homes but this lot has remained undeveloped. The applicant is seeking a rezoning of the lot to R3 to allow the construction of a duplex on the lot.

Staff is supportive of the request.

Rezone Case #2023-17



1 inch = 25 feet



Ortho Map

Date: 8/7/2023

Item #15

SD2023-57 Giles Addition Lot 11R, Block 12, Replat @ 1218 Rockwater Blvd

- 1. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention. (**OR**) Provide on-site storm water detention as well as clear calculations showing detention volume is sufficient, or demonstrate to City Engineer 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. If currently not in place, street improvements must be approved by City Engineer and accepted by City Council.
 - b. 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. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - c. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - 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.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Repair or replace existing sidewalk and curb to City Engineer's standards if necessary.
 - 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.
- 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.
- 6. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.

Item #15

SD2023-57 Giles Addition Lot 11R, Block 12, Replat

Page 2 of 2

- 7. Meet the requirements of the Master Street Plan, including:**
 - a. If currently not in place, provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- 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. Every sleeping room will have a wired smoke alarm inside and outside the room and one on every level. (Volume 2 Section 907.2.11.2)
 - ii. The alarms in a dwelling shall be interconnected. (Volume 2 Section 907.2.11.5)
 - iii. At least one alarm in each dwelling shall also function as a Carbon Monoxide alarm. (Volume 2 Section 915.1.5)
- 11. 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.
- 12. Meet the requirements of NLR Wastewater, including:**
 - a. No service connections will be permitted on the 18" sewer mains to the south or west of this parcel. (See attached map)
 - b. Please add a 15' exclusive sanitary sewer easement for the existing 8" public sanitary sewer main that crosses the northern portion of the property.
 - c. 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 (CATA).**

Item #16
Rezoning # 2023-16

Request: a rezoning from C6 to C5 to allow development of a convenience store with fuel pumps

Location of the Request: @ 425 W Broadway St, NLR, AR

Applicant: Olsson, Kason Schwalm, PE

Owner: Foul Ball Broadway LLC

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

Site Characteristics: The site is the Old World office development located on N Broadway, W Broadway and 4th Streets. There are townhouses to the north, the Dickey Stephens Ball Complex to the south, multi-family to the east and offices to the west.

Master Street Plan: W Broadway is classified as a Principal Arterial on the Master Street Plan. N Broadway is classified as a collector street classification. There are no dedicated bikeway adjacent to the site. There is however, a bikeway located to the south along the Arkansas River.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R5	Townhomes and Single Family
South	C6	Dickey Stephens Ball Complex
East	R4	Apartments
West	C6	Offices, Convenience Store, Food Truck Court

Background:

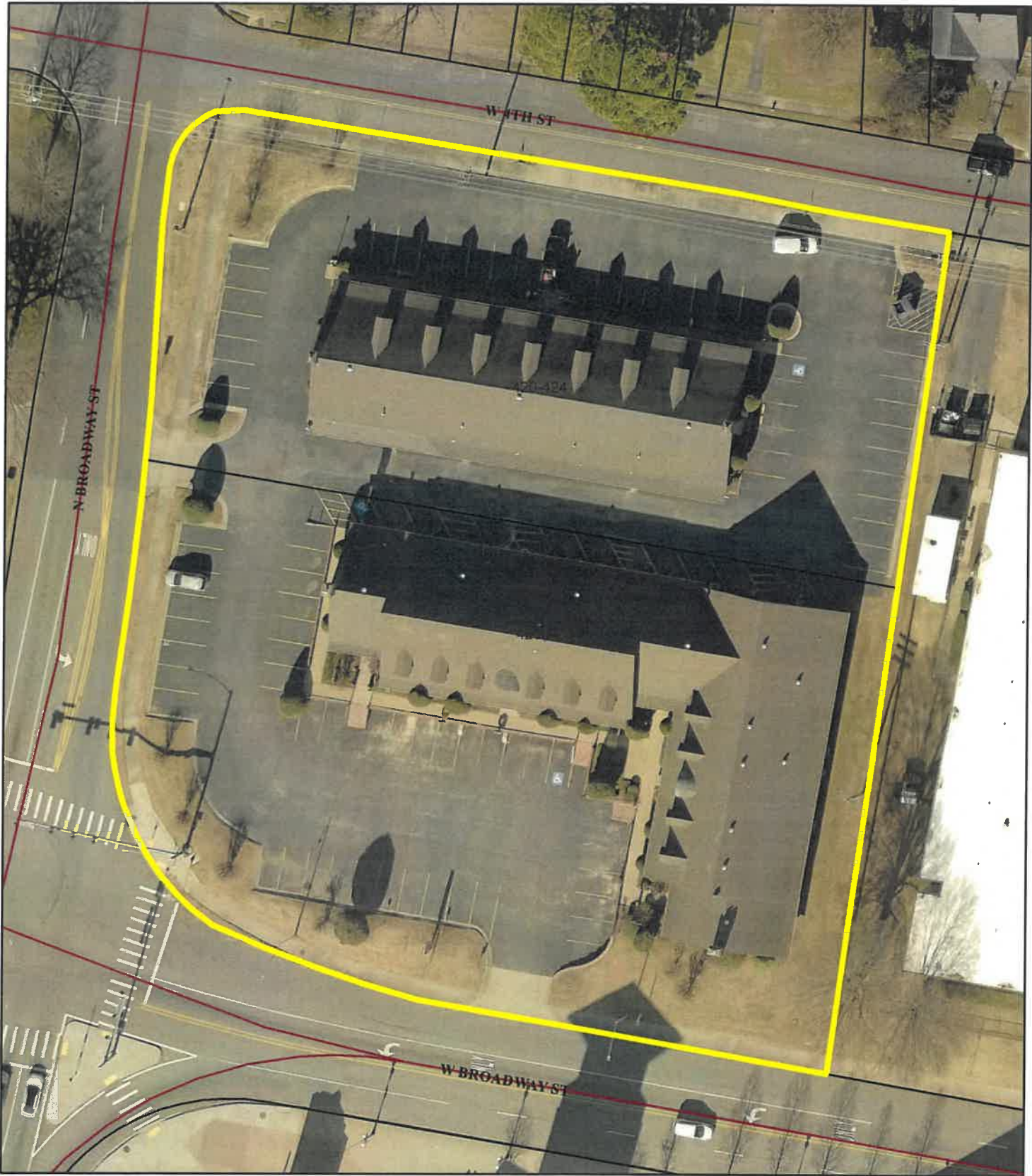
1. **Compatible with previous actions?** There have been few rezonings within the downtown area since the C6 zoning was put in place.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal impact on public services and utilities in the area.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** No, the C6 zoning designation was put in place to serve as the core for downtown development. The C6 zoning district allows the horizontal and vertical mixing of residential, commercial, and institutional uses to create a dense, walkable pedestrian-oriented built environment.
6. **Is the site of adequate size for the development?** The site appears to be adequate in size for development.

7. **Will this set a precedent for future rezoning?** Possibly, as other properties in the district desire to redevelop and not meet the C6 development criteria requests for rezonings may be sought.
8. **Should a different zoning classification be requested?** No, to allow the development of the site as a convenience store with fuel pumps requires a rezoning.

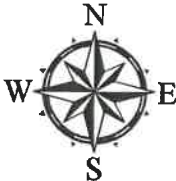
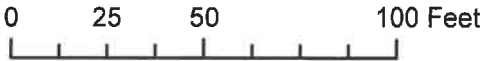
Summary:

The applicant is seeking a rezoning from C6 to C5 to allow future development of a convenience store with fuel pumps. The applicant has proposed a Site Plan Review in conjunction with the rezoning request. The property is located within the Argenta Quiet Commercial Overlay District which, has additional criteria with regard to hours of operation, noise limitations and exterior illumination. The Purpose of the Overlay states the Overlay is to impose certain land development and environmental controls to increase compatibility between the uses and buildings of the District and the bordering residential neighborhood. No business may operate between the hours of 10 pm and 6 am, the use of outdoor speaker systems or amplified sound is not permitted and all illumination is to be shielded and directed away from adjacent property.

Rezone Case #2023-16



1 inch = 50 feet

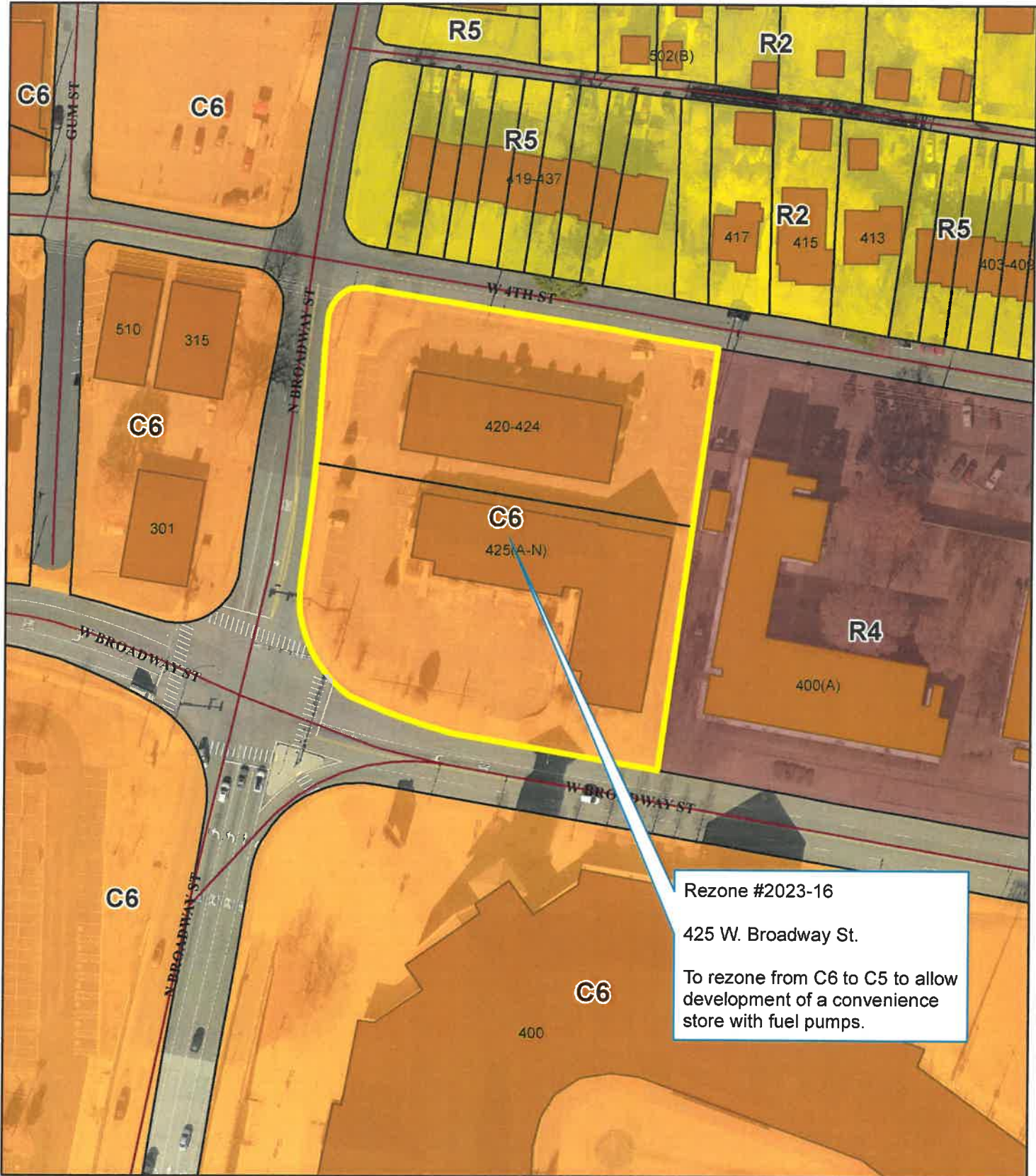


Date: 7/27/2023



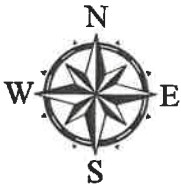
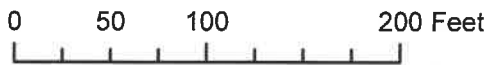
Ortho Map

Rezone Case #2023-16

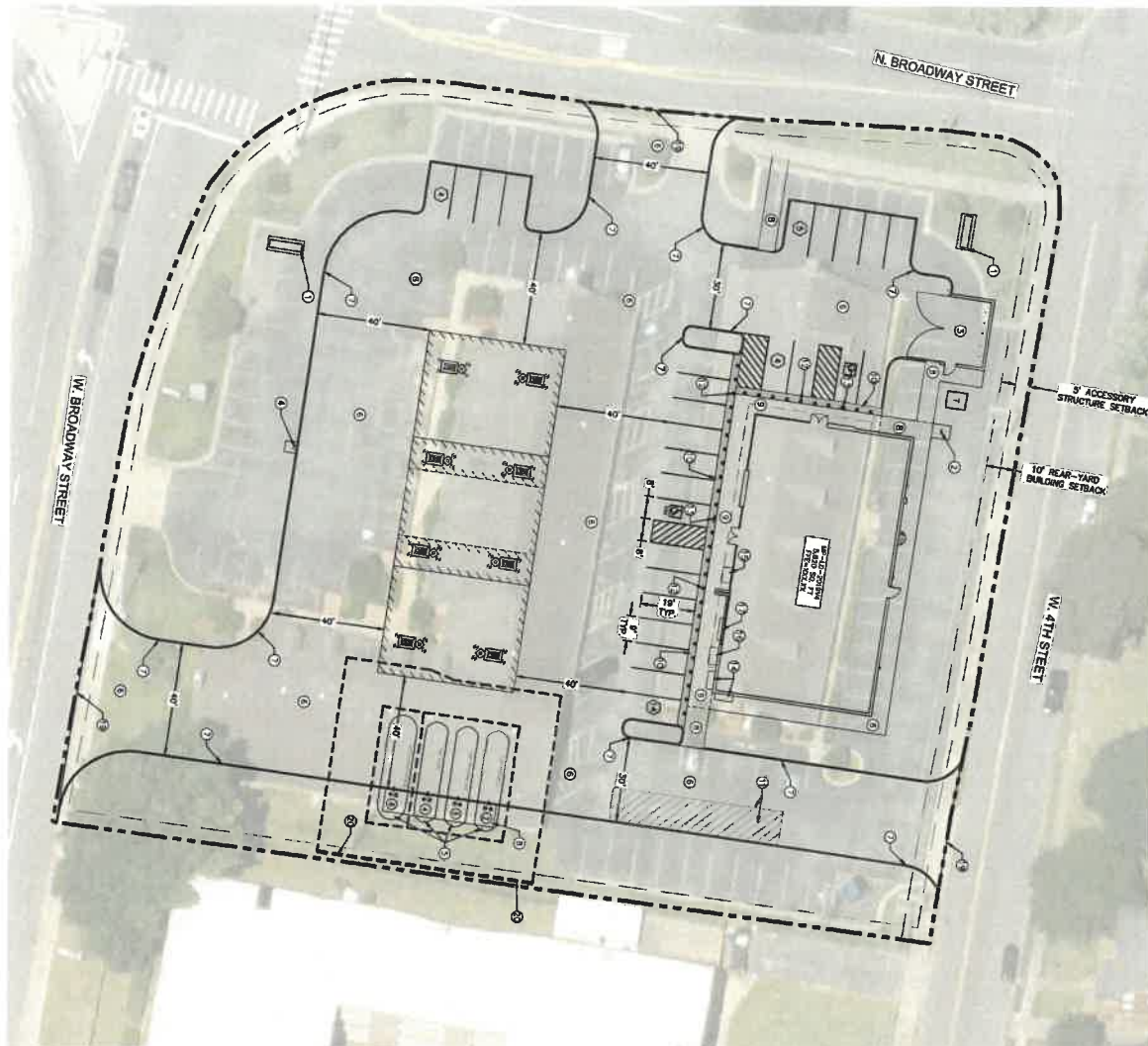


Rezone #2023-16
425 W. Broadway St.
To rezone from C6 to C5 to allow development of a convenience store with fuel pumps.

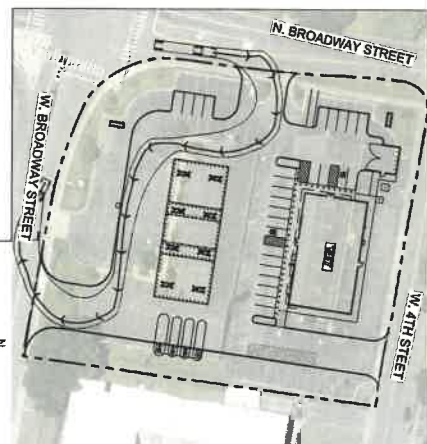
1 inch = 100 feet



Date: 7/27/2023



- LEGEND**
- PROPOSED BOUNDARY
 - PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED INTERIOR CONCRETE CURB
 - PROPOSED DEPRESSIVE SIDEWALK TREATMENT
 - PARKING STALL CURB PER BAY
- FLAG NOTES:**
- 1 PROPOSED 25' WORKLIGHT SIGN
 - 2 PROPOSED BOLLARD SIGN RACK
 - 3 PROPOSED TRASH ENCLOSURE
 - 4 PROPOSED AIR MACHINE ON 4' X 4' PAD
 - 5 PROPOSED UNDERGROUND FUEL STORAGE TANKS
 - 6 PROPOSED CONCRETE PAVEMENT
 - 7 PROPOSED INTERIOR CURB
 - 8 PROPOSED SIDEWALK
 - 9 PROPOSED BUILDING SIDEWALK
 - 10 PROPOSED 25' BRUSHED PAVEMENT TREATMENT
 - 11 PROPOSED 12' X 6' DELIVERY VEHICLE LOADING ZONE
 - 12 PROPOSED BOLLARD, TYPICAL
 - 13 PROPOSED BOLLARD MOUNTED ADA PARKING SIGN
 - 14 PROPOSED PROPANE CAGES, PLACED PER NFPA 58 REQUIREMENTS
 - 15 PROPOSED MISCELLANEOUS MERCHANDISE
 - 16 PROPOSED ICE MERCHANTS
 - 17 PROPOSED TRAMPOLINE
 - 18 LANTS OF PROPOSED PAVEMENT



SITE DATA

LOT AREA (PER PLAN)	468,724 SF
ROAD & CO. BUILDING	1,198,000 ACRES
MANUFACTURE	3,800 SF
CANOPY / STORAGE ARRANGEMENT	FULL, 4 DISPENSING DOCKS (S)
STANDARDS	34
ADN	2
REQUIRED PARKING	2
PARKING SPOTS - 1 CAR / 1.250 SF PLUS 1 CAR / 500 SF PLUS 1 CAR / 100 SF PLUS 1 CAR / 100 SF (REQUIREMENT)	25
STANDARD	2
ADA	2
FLAP BOARD	4
PROPOSED PARKING	43
PARKING SPOTS - 150' CAR / 1,250 SF	43

CONCEPTUAL CONSTRUCTION INFORMATION CONTAINED IN THIS DOCUMENT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

North arrow pointing North (N) and South (S).
 Scale bar: 1" = 20'.

811
 Know what's below. Call before you dig.
 1-800-4-A-SHIELD

NO.	DATE	REVISION DESCRIPTION

STORE #2453 - N. LITTLE ROCK, AR
 BROADWAY ST. & HWY. 30
CONCEPT PLAN

1480 Central Avenue
 Oak Grove, Iowa
 P: 515-206-0128
 F: 515-272-8173

olsson

Olsson, Inc. Engineering & Architecture
 Olsson, Inc. Landscape Architecture
 Olsson, Inc. Surveying & Mapping
 600 N. Lake St., Suite 200
 Chicago, IL 60611
 TEL: 417.861.8000
 FAX: 417.861.8000
 www.olsson.com

Item #17

SD2023-58 Westgate Manor Addition Lots 1A & 1B Replat and SPR to allow a convenience store with fuel pumps @ 425 W Broadway

- 1. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention. **(OR)** 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. If currently not in place, 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. Provide a property line corner radius at the intersection of W 4th and N Broadway Streets.
 - d. 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. 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. If there is an increase in impervious surface, 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 for each individual drive.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.

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- b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. All driveways are to be concrete within the ROW.
 - k. The driveway on the west side of the site along N Broadway will be required to be limited to a right turn in and right turn out only with a physical barrier preventing cars from attempting to make left turns. A detail will be need to be approved by NLR Engineering before installation.
- 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. Other Boards approvals required before applying for a building permit.**
- a. Provide approved City Council ordinance abandoning the easement within the property boundaries.
- 7. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening on (3) sides and an opaque gate enclosure.
 - c. No fence is to be located in front of the building.
 - d. All exterior lighting shall be directed downward and shielded to not encroach onto neighboring properties.
- 8. Meet the requirements of the Master Street Plan, including:**
- a. If currently not in place, provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 9. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - c. With building permit provide street trees or provide a bond.
 - c. Landscape plan as submitted is acceptable.
- 10. Meet the following requirements concerning signage:**
- a. The ground signs may not be located within the sight triangle.
 - b. All signs require a permit and separate review.
 - c. All signs must comply with Article Fourteen – Sign Code.
- 11. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Place signs with the information required by Volume 1 Section 2305.6 is sight of each fuel dispenser.

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- ii. Emergency fuel shutoff switches shall be properly identified by signs meeting the requirements of Volume 1 Section 2303.2.

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. NLRW staff has determined the sewer main parallel to eastern property line can/should be abandoned during building construction. A 15' exclusive sanitary sewer easements for all public sanitary sewer mains within property boundaries is required. (See attached map)
- b. The sign on the south side of the project needs to be relocated for a minimum distance of 7.5 ft. from the sanitary sewer main and outside of the easement.
- c. Grease interceptor required.
- d. Please submit a full set of plans to NLRW for review and approval prior to construction.

14. Meet the requirements of NLR Electric.

15. Meet the requirements of Rock Region Metro.

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SD2023-59 Argenta Addition Lots 1 – 6, Blk 22, SPR to allow a solar carport structure @ 204 E 4th St

- 1. Prior to the issuance of a building permit a replat of the existing lots must be recorded creating a single lot for the property.**
- 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. If not existing, 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. Provide property line corner radius.
- 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 Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 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. Repair or replace existing sidewalk and curb to City Engineer's standards.
- 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 Master Street Plan, including:**
 - a. If not existing, provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 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**
 - 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. The drawing does not correctly depict the existing sanitary sewer facilities in N. Poplar Street and should be corrected to avoid confusion in the future. (See attached map)
- 14. Meet the requirements of NLR Electric.**
- 15. Meet the requirements of Rock Region Metro.**