



North Little Rock Planning Commission
April 11, 2023 - Agenda / Public Hearing 4:00 PM
City Council Chambers – 300 Main Street, NLR, AR 72114

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

Administrative: Selection of Officers to take office @ May 9th Hearing

Approval of Minutes: ▪ **March 14, 2023**

Planning Commission Items:

1. **RZ2023-04** @ 1723 W 19th and 1906 Flora Streets, a rezoning from R3 to R4 to recognize 2 existing single family homes on one lot
2. **RZ2023-05** @ 7100 Colonel Maynard Road, a rezoning from I1 to I3 to recognize an existing manufacturing facility and to amend the Land Use Plan from Single Family to Light Industrial
3. **SD2023-28** Giles Add, Lot 7R, Blk 10 (Replat and SPR for 5-townhomes @ 400 Division St)
4. **RZ2023-07** @ 403 Parker, a rezone from R4 to PUD to allow development of 5-townhomes
5. **SD2023-30** Giles Addition, Lot AR, Blk 10 (Replat and SPR for 5-townhomes @ 403 Parker)

Public Comment / Adjournment:



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

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

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

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

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

North Little Rock Planning Commission
Minute Summary
March 14, 2023

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

Planning Commission Members Present:

Norman Clifton, Chair
Emanuel Banks
Vandy Belasco
Don Chambers
Renee Pierce
Charlie Foster
Junior Phillips
Edward Wallace

Members Absent:

Steve White, Vice-Chairman

Staff Present:

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

Administrative: A motion was made by Commissioner Chambers and Seconded by Commissioner Belasco to excuse those absent. By voice vote, the Commission members voted unanimously in favor of the motion, (8/0)

Approval of Minutes:

Commissioner Chambers made a motion to approve the February 14, 2023, minute summary as submitted. Commissioner Belasco provided a second to the motion. By voice vote, the Commission members voted unanimously in favor of the motion, (8/0).

Design Review Committee Administrative -

19. SD2023-29 Hwy 165 RV Park, Lot 1 (Prelim Plat and SPR for a RV park @ 10001 HWY 165)

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

- 1. Meet the requirements of Pulaski County.**
- 2. Engineering requirements on detention:**

- a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient.
- 3. Engineering requirements before the plat will be signed:**
 - a. Show and label boundary of detention area as a drainage easement if applicable.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. If applicable, stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide approved ARDOT driveway permit to the City Engineer.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - j. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 5. Meet the requirements of the City Engineer, including:**
 - a. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
 - b. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with

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

- d. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - e. Driveway must meet ARDOT requirements.
- 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 the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ROW dedication to meet the Master Street Plan.
- 8. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location(s).
 - c. Dumpster to have masonry screening on three sides along with an opaque gate.
 - d. No fence is to be located in front of the building.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - f. Front (approx. 130') vehicle accessible area to be paved to control gravel areas. All gravel areas to support fire apparatus vehicles.
 - g. Provide dedicated open areas for playgrounds, dog walks, etc – throughout the development.
- 9. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide 8 street trees.
 - c. Provide 2 parking lot shade trees.
 - d. Provide continuous row of shrubs around parking area.
 - e. Note underground automatic irrigation system on development plans.
- 10. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 11. Meet the requirements of the Fire Marshal, including:**
- a. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
 - b. Consult with the Fire Marshal's Office on location of hydrants.
- 12. Meet the requirements of CAW, including:**
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
 - c. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 13. Meet the requirements of NLR Wastewater, including:**
- a. NLRW Staff will locate the force main crossing the southern portion of the property, and

contact the engineer of record. At this time, it appears a proposed structure is encroaching on the existing force main.

- b. Explore gravity sewer service for the development. Private pump stations are not permitted to discharge to public sanitary sewer outside of the parcel on which it is installed. Therefore, at minimum public gravity sanitary sewer must be brought to the property.
- c. Submit full set of plans to our office for review.
- d. Wilcox Connection fee applies.

14. Meet the requirements of NLR Electric.

15. Meet the requirements of Rock Region Metro.

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

- 1. **SD2021-63** Poe’s Addition, Lot 5R Replat and SPR of a church @ 3901 Rogers St Time Extension Extending the expiration date of approval from June 2023 to June 2024

Chairman Clifton called the item. Commissioner Chambers stated the applicant was seeking a 1-year 1-time time extension for approval of a previously approved development plan.

Ms. Lavern Hampton addressed the Commission stating a Touch of Glory Ministry was seeking a 1-year time extension for approval of their site plan and building permit.

Chairman Clifton questioned if there were any comments from the audience or from the Commissioners. There being none Chairman Clifton called for a voice vote. All members voted unanimously for approval (8/0).

- 2. **SU2023-04** @ 7000 JFK Blvd, a Special Use to allow a columbarium on the grounds of Immaculate Conception Catholic Church in an R5 zone

Chairman Clifton called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. Greg Peckham of Peckham + Smith Architects addressed the Commission stating the request was to allow the placement of columbarium of the church property. Chairman Clifton questioned Mr. Peckham if he had seen and was agreeable to the conditions proposed by staff. Mr. Peckham answered in the affirmative.

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

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

SU2023-04 was approved with (8) affirmative votes and (1) absent.

3. **RZ2023-04 @ 1723 W 19th and 1906 Flora Streets**, a rezoning from R3 to R4 to recognize 2 existing single family homes on one lot

The applicant was not present. By voice vote, the Commission voted unanimously to postpone the request to the April 11, 2023 hearing.

4. **RZ2023-05 @ 7100 Colonel Maynard Road**, a rezoning from I1 to I3 to recognize an existing manufacturing facility

Chairman Clifton called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. Brian Dale of Joe White and Associates was present to represent the request. He stated he was available to answer any questions of the Commission.

Mr. Patrick Loggins addressed the Commission stating the concerns were the uses allowed within the I1 and I3 districts. He stated the chemicals could be hazardous, dangerous or the uses could have high levels of noise. He stated the potential uses could affect the residence of the neighborhood. He stated it was unclear what activities the company would be doing and he was concerned since his home was located so close to the manufacturing facility.

Mr. Larry Middleton addressed the Commission. He stated the residents would like to know the plans, to have a list of the chemicals and the processes so the residents would know what they were faced with. He stated he felt it was no more than fair for the residents to know the activities to take place at the site.

Ms. Betty Middleton said she lived right next door to the plant which was requesting to rezone. She stated the residents wanted to know if the chemicals were harmful, what would happen to the waste, would there be run-off from the processing. She questioned how harmful the processing plant would be to the residents in the area. She stated the certified letter did not give any information. She stated the concern was their health, the neighbor's health, their property value and the neighbor's property value.

Chairman Clifton questioned if the business was operating currently. Staff stated the business was operational. Staff stated the current owners were in the process of selling the business. Staff stated the new owners wanted to ensure the zoning was correct. Staff stated the property was annexed and zoned at the time of annexation. Staff stated at the time of annexation it was not determined by staff the use of the property. Staff stated the use was observed as a warehouse. Staff stated no one checked to ensure the proper use of the property. Staff stated had the correct zoning been assigned in 2006 at the time of annexation the property would have been brought in as I3 because the use of the property had not changed. Staff stated nothing would change, just a change in ownership.

Commissioner Chambers questioned the company and the activities of the company. Mr. Dale stated by code definition the use was manufacturing. He stated the company brought in chemicals and blended the chemicals and shipped out the blended product. He stated the company did not manufacture or produce any new chemicals. The process was simply a blending operation. He

stated most of the blended chemical were shipped to water and wastewater facilities through out Arkansas. He stated the company provided blended chemicals to roughly 100 water treatment facilities in Arkansas. He stated by definition they were manufacturing because they took two raw chemicals and blended them together and shipped them out to water treatment facilities in Arkansas. He stated because of the AEDQ requirements the building was fully contained. There were curbs within the building which did not allow any chemical to leave the facility if there were a spill. He stated the loading and unloading of chemicals were within truck wells which were also contained. He stated the business was in full compliance with AEDQ.

There was a general discussion by the Commission concerning the process and if the chemicals were classified as hazardous. Mr. Dale stated he was not he was not familiar with the chemicals or the process. He stated the information was available on the Company's web site.

Staff stated the Fire Marshal visited the site on a yearly basis for inspections. Staff stated the Fire Department had not had an issues with the company in the past 20 years. Mr. Dale stated since 2006, the company had not had a spill or any issues noted by the Fire Department or AEDQ.

Chairman Clifton questioned the Middletons and Mr. Loggins of their length of residency. He also questioned if the responses had addressed their concerns. Both responded there was still concerns.

The Commission questioned if a new business coming into the City would have to list their chemicals. Staff stated if the property were properly zoned no. Staff stated the issue with this request was staff did not address the property with the proper zoning at the time of annexation. Staff stated there would not be a change in the business, just the ownership. Staff stated the owner had ran his business and was wanting to retire and sell the business.

The Commission questioned if there were uses that were allowed in I3 that would be more dangerous or explosive than currently allowed. Staff stated the answer was a yes and no answer. Staff stated the chemicals could potentially be stored separately in the I1 zoning district. Staff stated it was because they were blending the chemicals which created a manufacturing situation which was only allowed in I3. The Commission questioned if there was a classification which would allow the new owners to operate and not rezone the property to I3.

Commissioner Banks questioned the impact of the current owner if the Commission denied the request. Staff stated they felt due to the current financial environment it was believed the lending agency was requesting the property be zoned correctly prior to loaning any funds. Staff stated this was an assumption on their behalf but felt this was a possibility.

Commissioner Foster stated his understanding was the chemicals were allowed in the I1 zoning district but the mixing of two chemicals required the rezoning to I3. Staff stated the company was in the area before the homes were built. Staff stated the business license was for a warehouse and not a manufacturing facility. Staff stated the business was currently operating in violation. Staff stated the business was operating in this fashion before they were annexed. The mistake was made when the property was annexed and zoned, the zoning for the use at the time was not properly provided. Staff stated nothing had changed.

Commissioner Blasco questioned if a neighborhood meeting was in order. Mr. Dale questioned the time of the deferral and the location of the meeting. Chairman Clifton stated the deferral would be a 1-month deferral and the location of the meeting was up to the owner. Mr. Dale requested a 1-month deferral to meet with the neighbors. Chairman Clifton called for a vote on the request for a 1-month deferral. By voice vote, the Commission voted unanimously to postpone the request to the April 11, 2023 hearing (8/0).

5. RZ2023-09 @ 10524 Crystal Hill Rd, a rezone from R1 to R5 to allow development of townhomes

Mr. Roy Andrews was present representing the request. Mr. Andrews stated the property was undeveloped and the request was to rezone the property to allow future development of townhomes.

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

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

RZ2023-09 was approved with (8) affirmative votes and (1) absent.

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

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

- 1. Meet the requirements of Pulaski County.**
- 2. Provide approved City Council ordinance on rezoning property to R5 before applying for a building permit.**
- 3. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner’s Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.

- d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- e. Provide a copy of approved ARDOT driveway permit.
- f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- g. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
- i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- j. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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

- a. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- c. Driveways shall meet ARDOT requirements.
- d. Show the northerly existing ditch on the site plan in reference to proposed development.

6. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. The plan indicates one dumpster location at the rear of the site. Is this a correct representation of trash collection and dumpster placement?
- c. Dumpster to have masonry screening on three sides along with a solid opaque gate.
- d. Curb and gutter required on all parking lots.
- e. No fence is to be located in front of the building.
- f. All exterior lighting shall be shielded and not encroach onto neighboring properties.

- g. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. Show and label on drawing. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - h. Maintain a 14' no build buffer along west, north and east property borders.
- 7. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ of 80' ROW dedication to meet the Master Street Plan on Crystal Hill Rd.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide 10 street trees along Crystal Hill Rd.
 - c. Provide 8 parking lot shade trees.
 - d. Provide continuous row of shrubs around all parking areas.
 - e. Provide full screen along west, north and east property borders. Trees shall be spaced every 20' with an 8' tall, continuous opaque fence.
 - f. Note the species and minimum height requirement at installation on the development plans.
- 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. Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.
 - ii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
 - iii. If each dwelling unit extends from the foundation to the roof they will be separated by fire resistance rated walls in accordance with R302.2.
 - iv. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - v. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
- 11. Meet the requirements of CAW, including:**
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
 - d. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - e. Provide a 10' utility easement along Crystal Hill Road ROW frontage.
- 12. Meet the requirements of NLR Wastewater, including:**
- a. Provide 15' sanitary sewer easement on all public sanitary sewer mains.
 - b. Verify sewer main located north of property is within property boundaries.

- c. Provide flow projections for the proposed development.
- d. White Oak Connection Fee required to connect to public sanitary sewer.
- e. Submit a full set of plans to NLRW for review and approval prior to construction.

13. Meet the requirements of NLR Electric.

14. Meet the requirements of Rock Region Metro.

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

7. RZ2023-08 @ 9000 to 9200 Blks of White Oak Crossing (Lots 5, 6 & 7 Counts Massie Industrial Park Add), a rezone from I2 to C3 to allow development of retail

Mr. Roy Andrews was present representing the request. Mr. Andrews stated the property was undeveloped and the request was to rezone the property to allow future development of retail.

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

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

RZ2023-08 was approved with (8) affirmative votes and (1) absent.

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

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

1. Engineering requirements on detention:

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

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

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Prior to construction, Owner’s Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
- c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.

- d. Provide CNLR driveway/curb cut permit application to City Engineer.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 3. Meet the requirements of the City Engineer, including:**
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - e. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - f. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- 4. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps to ADA standards and City standards along White Oak Crossing and Commerce Cove – rezoning and the use will require sidewalks on both streets.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Curb and gutter required on all parking lots.
 - c. Dumpster to have masonry screening on three sides along with an opaque gate.
 - d. No fence is to be located in front of the building.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.

- b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide 10 parking lot shade trees.
 - d. Provide 7 street trees along White Oak and 7 street trees along Commerce.
 - e. Provide continuous row of shrubs around all parking areas.
 - f. Note the shrub species and minimum height requirement at installation on the development plan.
 - g. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. Show and label on drawing. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
- 7. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:**
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. A 3' clear space shall be maintained around the circumference of fire hydrants. (Volume 1 Section 507.5.5)
 - ii. Where fire hydrants are subject to impact by a motor vehicle they will be protected by guard posts complying with Section 312 of the fire code. (Volume 1 Section 507.5.6)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 9. Meet the requirements of CAW, including:**
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - c. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
 - d. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - e. Provide a 10' utility easement along ROW frontage.
- 10. Meet the requirements of NLR Wastewater, including:**
- a. Please provide 15' sanitary sewer easement on all public sanitary sewer mains within boundary of property lines.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.
- 11. Meet the requirements of NLR Electric.**
- 12. Meet the requirements of Rock Region Metro.**

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

- 9. RZ2023-06 @ 400 Division St, a rezone from R4 to PUD to allow development of 5-townhomes**

Mr. Thomas Pownall was present representing the request. Mr. Pownall stated he was representing the applicant. He stated the property was currently zoned R4 and the request was to rezone to a

PUD to allow development of 5-townhomes and associated parking. He stated the townhomes were one bedroom townhomes. He stated the reason for the PUD was to allow the buildings to be placed at the street right of way and the parking in the rear which the thought was this would make the development more aesthetically pleasing to the neighbors.

Chairman Clifton questioned if anyone in the audience wanted to speak on the item. Mr. Cliff Hoffman addressed the Commission in opposition of the request. He stated he was a property owner in the Porches, a Rockwater Subdivision. He stated he had provided the Commission with a petition of the property owners within the Porches Subdivision, all in opposition of the rezoning request. He stated the petition was to serve for both this request and the adjacent request located to the east of this development, also being considered by the Commission at this hearing. He stated a concern of the neighbors was property values. He stated 4th Street was only 18-feet wide and the street dead-ended just to the west of this property. He stated the street was built for the former four homes. He stated with the construction of the Porches 9 of the homes used 4th Street to access the driveways to their homes. He stated at the end of 4th Street there had been 12 duplexes constructed. He stated the residents were concerned their ability to go and come from the area would be restricted.

Mr. Hoffman stated a Commission member requested he provide documentation stating there would be a decrease in property values by the development of the property as proposed. He stated he had provided the Commission with a letter from Ms. Burch a developer/realtor with 25-years experience in residential and commercial development in which she had list a number of reasons why this development would significantly and negatively impact the property values of the homes in the Porches.

Mr. Hoffman stated the Rockwater Development was originally proposed with less than 100 housing units. He stated with what had been approved and what had already developed and what was under construction there were over 700 housing units in the area all trying to come and go in this one inlet/outlet. He stated the concern of the residents on Parker and 4th Streets was the fear when the motorist reached the round-about they would turn onto the residential streets turning 4th, Parker and Division Streets into a thoroughfare. He stated the City should be thinking longer term for ingress and egress for the area. He stated he and Mr. Chambers discussed alternatives for ingress and egress for the Rockwater community. He stated for the residents of Rockwater to go anywhere they had to go thru the round-about. He stated the City should conduct a traffic analysis to determine how traffic would maneuver through the area.

Mr. Hoffman stated the neighbors opposed the development and the development proposed to the east for the development of the townhomes. He stated the property was zoned R4 which would allow more units but the setback requirements within the R4 zoning district this would not allow the development of the number of units proposed by the current developers.

Mr. Cope Gracy, the developer of the project, addressed the Commission. He stated his company owned the 11 units to the south of this site. He stated his company also owned the property to the east of Mr. Hoffman's home and the property to the north which would also be discussed at this hearing. He stated the current design was to bring the units to the street to create a unique walkable

development. He stated the development could be flipped with the buildings in the back and the parking along the street which would meet the parking requirements and setback requirements and not need to rezone the property. He stated they were trying to develop the site in a unique manner with building uniformity along 4th Street. He stated 4th Street would be widened to 27-feet at the developer's expense.

There was a general discussion by the Commission concerning the traffic, density, the round-about, limited general access to the area. Commissioner Foster questioned if the area had reached a saturation point on density based on the current infrastructure.

Commissioner Chambers stated the Design Review Committee of the Commission had reviewed a number of proposal for this lot. He stated the property was zoned R4 and could be developed at the current density proposed or even greater density based on the current zoning. He stated if the developer went back to the R4 zoning and developed the site with parking along 4th Street and the buildings pushed further back the development would not be as attractive as the current request. He stated the developers were rezoning the property to PUD, which was tied to this site plan.

Staff stated the current request was to allow the units next to the street and allow the parking in the rear. Staff stated if the request was turned down the parking would be along 4th Street and the buildings would be pushed to the rear but the development of 5-units could still occur. Staff stated the PUD was being used to allow the buildings along the street and the parking in the rear. Staff stated the parking requirements were the same for the PUD and R4. Staff stated with the site development parking would be allowed within the building setback. Staff stated the parking would start 6-feet from the edge of the sidewalk.

Mr. Pownall addressed the Commission stating the development utilized the alley, which would disburse traffic allowing traffic to go either way, up the alley to 7th Street or on 4th Street to Pike Avenue. He stated the street would be widened to 27-feet. He stated the issue concerning the round-about had been addressed by the City Engineer at the time the apartments on Rockwater and Pike were under consideration. He stated the City Engineer had stated Rockwater Boulevard and the round-about were designed to handle the development and future development in the area.

Chairman Clifton called for a role-call vote. The item failed (2/6). Voting for the application were Commissioners Belasco and Chambers. Voting no were Commissioners Bank, Foster, Phillips, Pierce, Wallace and Chairman Clifton.

Chairman Clifton informed the applicant the item did not pass. He stated there was an option to take the item to City Council for final approval with a non-favorable vote from the Planning Commission and suggested he contact staff for instruction.

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

Mr. Thomas Pownall representing the owner addressed the Commission stating he was requesting the item be postpone. Commissioner Chambers provided a motion for postponement of the item. Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted

unanimously to postpone the request to a future hearing date. (8/0)

11. RZ2023-07 @ 403 Parker, a rezone from R4 to PUD to allow development of 5-townhomes

Mr. Thomas Pownall representing the owner addressed the Commission stating in-lieu of the previous vote he requested the Commission postpone the request. Commissioner Chambers provided a motion for postponement of the item. Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously to postpone the request to a future hearing date. (8/0)

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

Mr. Thomas Pownall representing the owner addressed the Commission stating in-lieu of the previous item being postponed he would like this item to also be postponed so the PUD and the site plan could be considered at the same hearing. Commissioner Chambers provided a motion for postponement of the item. Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously to postpone the request to a future hearing date. (8/0)

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

The item was postponed at the applicant's request.

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

The item was withdrawn at the applicant's request.

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

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

- 1. Engineering requirements on detention**
 - a. Detention to be determined during SPR.
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide the required 70' ROW along I-40.
 - b. Provide street improvements along full length of property to City Engineers standards and/or ADOT standards.
- 3. Meet the requirements of the City Engineer.**
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location along interstate.
 - b. Provide street improvements along full length of property to City Engineer standards and/or ADOT standards.
 - c. Provide the required 70' ROW along I-40.
- 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 10' utility easements around property perimeter.
 - c. Show ROW dedication as separate from Lot 1 and 2.
 - d. Provide 70' bldg. setback along frontage road and 30' setback along all other property line.
 - e. Correct the graphic scale.
- 6. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
- 7. Meet the requirements of the Screening and Landscaping ordinance.**
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal.**
- 10. Meet the requirements of CAW, including:**
- a. Central Arkansas Water has a 16-inch water transmission line in an easement on the southern property line of Lot 1. Show existing easement on plat and plans.
 - b. A water main extension is required to provide water service to Lot 2. That work would be done at the expense of the developer.
 - c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - d. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
 - e. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. NLRW has a pump station that is in the northeast corner of this property. The pump station, access drive, and force main are critical components of the sanitary sewer service to the Galloway area. NLRW will work with the owner to establish the location of the buried force main so that a 20' exclusive sanitary sewer easement can be centered over the pipe on the plat.
 - b. NLRW will work with the owner to establish the limits of the vehicle access road so that an appropriately sized access easement can be placed on the drawing.
 - c. NLRW will work with the owner to establish the limits of the pump station site (including any sloped areas outside of the fence) so that the boundary of the pump station property can be described.
 - d. NLRW requests dedication of the pump station property, including slopes, to the City of North Little Rock for the beneficial use of NLRW.
 - e. Submit full set of plans to our office for review.
 - f. Galloway Connection Fee applies.
- 12. Meet the requirements of NLR Electric.**
- 13. Meet the requirements of Rock Region Metro.**

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

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

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

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

Chairman Clifton called for a role-call vote. The item was approved (6/2). Voting for the application were Commissioners Banks, Phillips Pierce, Wallace, Belasco and Chambers. Voting no were Commissioner Foster and Chairman Clifton.

SD2023-23 was approved with (6) affirmative votes, (2) no votes and (1) absent.

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

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

- 1. The property is zoned C6 which requires a front setback of zero. Revise the plan to “pull the buildings up to the ROW” on W 4th, W 7th and Parker Streets.**
- 2. Driveway radii shall be labeled and shall have 25’ minimum radii and be built according to CNLR standard details (available at NLR Engineering Department). The current design shows driveway radii of less than 25’.**
- 3. Engineering requirements on detention:**
 - a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient.
- 4. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide ROW dedication on W 4th St of 5’ as shown on the plat.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
 - d. Provide 25’ property line corner radius.
 - e. Show and label boundary of detention area as a drainage easement, if applicable.
- 5. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner’s Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer if applicable.
 - e. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - f. Prior to construction, Owner’s Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - g. Prior to construction, Owner’s Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983,

units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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

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

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

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- b. Repair or replace any curb and gutter or sidewalk damaged in the public right-of-way with the issuance of a building permit.
- c. Provide ½ street improvements to all abutting streets as required by the City Engineer.
- d. Provide ROW dedication on W 4th St of 5' as shown on the plat.
- e. A 25' radial dedication of ROW is required at the intersection of W 4th & Parker Streets & W 7th & Parker Streets.

8. Planning requirements before the plat will be signed:

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.

9. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Dumpster(s) to have masonry screening on three sides and an opaque gate.
- c. No fence is to be located in front of the buildings.
- d. Curb and gutter required on all parking lots. Show or label on drawing.
- e. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. Show or label on drawing.
- f. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- g. Alley gates shall be setback 20' from property line.

h. Alley gates and structure shall not be located on abutting properties.

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

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
- c. Provide 23 street trees as shown.
- d. Provide 8 parking lot shade trees. Trees 10' feet from the edge of parking area may serve for the parking lot shading requirements.
- e. Provide a continuous row of shrubs around parking areas.
- f. Note turf, groundcover, or mulch (species or type) on the development plan.

11. Meet the following requirements concerning signage:

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

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

- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.
 - ii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
 - iii. If each dwelling unit extends from the foundation to the roof they will be separated by fire resistance rated walls in accordance with R302.2.
 - iv. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - v. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
- b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)

13. Meet the requirements of CAW, including:

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

14. Meet the requirements of NLR Wastewater, including:

- a. Provide flow projections for the proposed development.
- b. Will the Townhomes have separate owners?
 - i. If so, will an entity such as a HOA be solely responsible for maintaining the private sewer service lines?
- c. Submit a full set of plans to NLRW for review and approval prior to construction.

15. Meet the requirements of NLR Electric.

16. Meet the requirements of Rock Region Metro.

Chairman Clifton questioned if anyone in the audience wanted to speak on the item. Mr. Cliff Houffman addressed the Commission in opposition of the request. He stated the comments were

the same as before. He stated this project was the back side of the previous request. He stated these 28 townhomes would be using the same round-about, coming up Parker Street and would have the same impact on the Porches Subdivision as the previous request for 10 units or the 5 units the Commission considered and did not support. He stated all the information provided on the previously item would continue to apply to this development (petition, letter from realtor and information previously stated). He stated the City should do something about the traffic before the quality of life was destroyed the residents sought when looking for their homes and saw the green space on the Master Plan for Rockwater. He stated when residents considered purchasing their homes this was a quiet little community, a quiet little neighborhood that had exploded without any consideration for how traffic would move folks in and out of the area. He stated the Porches were designed and the City approved the design of the Porches to back out into the street. He stated this was a nice design until you put a large number of cars on the street then the residents of the Porches would not be able to get out of their house. He stated these 28 homes would come down Parker Street to the round-about to go downtown or to Little Rock or to the freeway. He stated the neighborhood opposed the request for the reasons stated.

Commissioner Chambers questioned the underlying zoning of the property. Staff stated the zoning was C6. Commissioner Chambers questioned if there were any variances associated with the request. Staff stated there were no variances associated with the request. Commissioner Chambers stated he was not an attorney but when he moved to North Little Rock he was told of a court case, Richardson vs. the City of Little Rock a case involving a subdivision request. He stated the basis of the case was the Little Rock Planning Commission denied a subdivision development that met all of the City of Little Rock’s requirements with regard to the subdivision, zoning and master street plan ordinances. Mr. Chambers stated the developer sued the City of Little Rock and the City lost the court case based on the fact all the ordinance requirements were met and the Commission denied the request. Commissioner Chambers stated once again he was not an attorney or defending the request just providing information to the Commission. He stated if the applicant takes the case to Court and tells the Court I have complied with all the ordinance requirements and they still turned down the request, he stated he did not feel the request could be denied. Mr. Chambers stated this proposed development was meeting all of the City’s requirements and should be approved. He stated the Commissioners could vote no.

There was a general discussion concerning traffic in the area and the need for a traffic analysis. Staff stated when the City reviewed the request for the 320 apartments within the last 6 months the City Engineer determined the round-about had capacity for the additional units as well as a substantial future growth for the area.

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

Chairman Clifton called for a role-call vote. The item was approved (4/4). Voting for the application were Commissioners Pierce, Wallace, Belasco and Chambers. Voting no were Commissioners Banks, Phillips, Foster and Chairman Clifton.

SD2023-24 was not approved with (4) affirmative votes, (4) no votes and (1) absent.

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

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

1. Engineering requirements on detention:

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

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

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

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

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
- c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- e. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
- f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- g. Are culverts needed at the proposed driveways to handle SW drainage?
- h. Will the proposed northern driveway have 40' clearance from the adjacent development's driveway to the north?
- i. Coordinate proposed design location with Holloway Engineering's proposed building design location at Lot 7, 9251 Commerce Cv. Holloway Engineering contact information - (501) 851 - 3366

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

- a. Sidewalks not required due to location in industrial subdivision.

5. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. No dumpster is permitted in the front of the building.
- c. No fence is to be located in front of the building.
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.

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

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- b. Provide 6 street trees as shown.
- c. Provide 6 parking lot shade trees as shown.
- d. Islands provided for trees in paved areas are to be a minimum of 8'x 18'.
- e. Provide a continuous row of shrubs around all parking areas.
- f. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. Show and label on drawings. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.

7. Meet the following requirements concerning signage:

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

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

- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:

- i. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - ii. Fire Apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. (Volume 1 Section 503.4) The fire apparatus road shown on the north side shall be in place when the future expansion is added.
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 9. Meet the requirements of CAW, including:**
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
 - c. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 10. Meet the requirements of NLR Wastewater, including:**
- a. Sanitary Sewer mains not in public Right of Way need exclusive sanitary sewer easement.
 - b. Bedding Detail Notes
 - i. Remove "Grit" replace with #67 Stone for all bedding.
 - c. Hair trap required on drains to prevent animal hair from entering the sanitary sewer.
 - d. Please submit a full set of revised plans to NLRW for review and approval prior to construction.
- 11. Meet the requirements of NLR Electric.**
- 12. Meet the requirements of Rock Region Metro.**

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

Public Comments/Adjournment:

Chairman Clifton called for public comment. There being no further business before the Commission, and on a motion by Commissioner Foster and seconded by Commissioner Phillips, and by consent of all members present (8/0), the meeting was adjourned at 5:35 pm. The next regularly scheduled Commission meeting is to be held on Tuesday, April 11, 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
Rezoning # 2023-04

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

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

Applicant/Owner: TBC Investments LLC – Brian Teeter

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

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

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

Surrounding Zoning & Uses

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

Background:

1. **Compatible with previous actions?** To recognize existing homes located on a single lot requires a rezoning from R3 to R4. The City has granted similar rezoning requests in the past.
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-1930's and mid-1940's.
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 2 homes on a single lot.

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

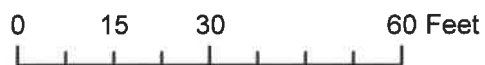
Staff is supportive of the request.

Staff Update: This item was postponed from the Commission's March 14, 2023.

Rezone Case #2023-04



1 inch = 30 feet

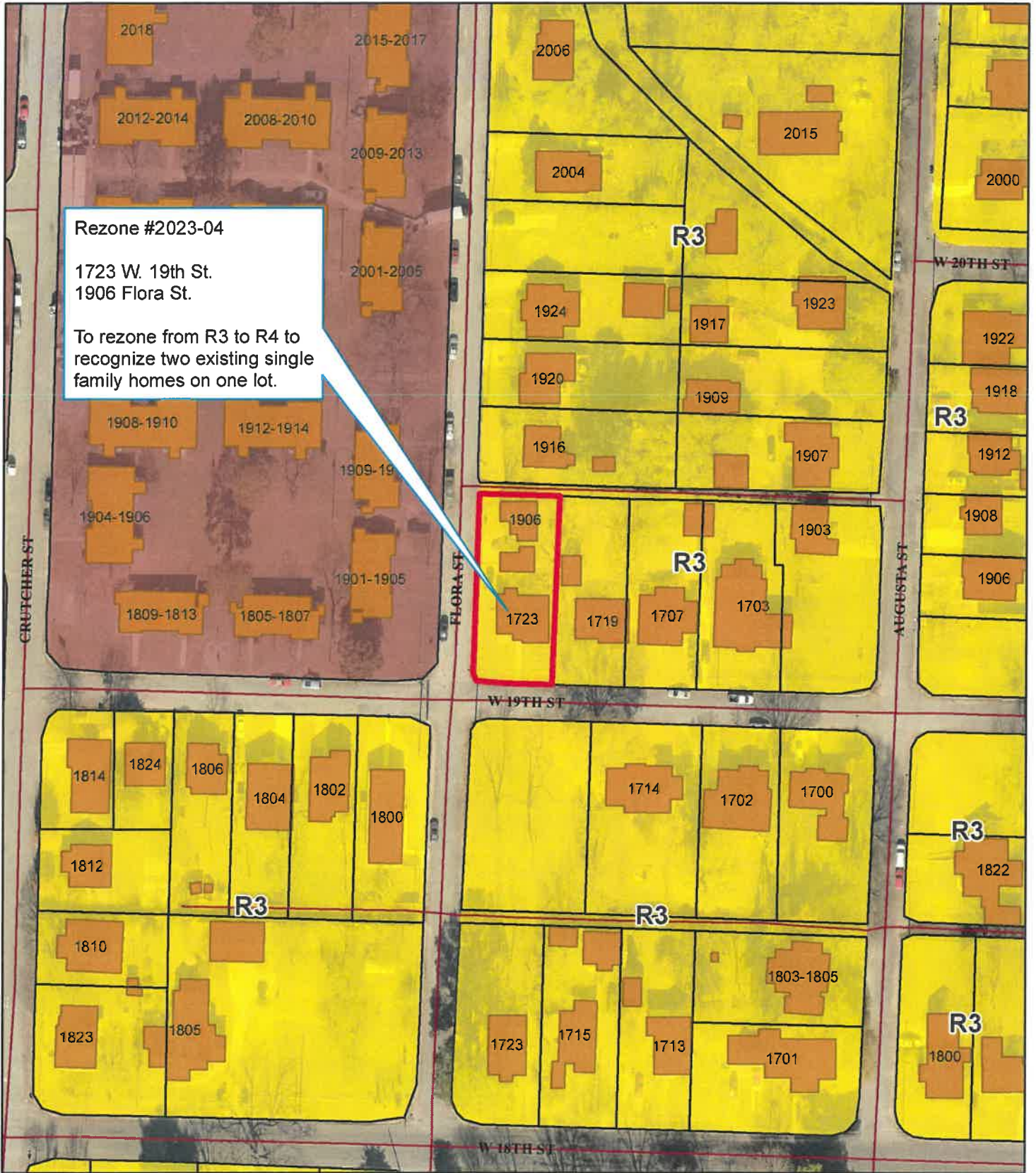


Date: 2/22/2023

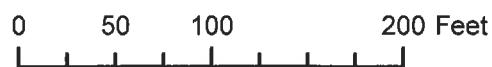


Ortho Map

Rezone Case #2023-04



1 inch = 100 feet



Zoning Map

Date: 2/22/2023

Item # 2
Rezoning # RZ2023-05

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

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

Applicant: Brian Dale, Joe White and Associates

Owner: Luzzi Living Trust

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

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

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

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

Surrounding Zoning & Uses

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

Background:

1. **Compatible with previous actions?** Zoning to I3 to allow manufacturing has been approved by the City in the past.

2. **Neighborhood Position/Comment?** There were concerned neighbors at the March 14, 2023, hearing. The item was postponed to allow the applicant to meet with the area residents.
3. **Effect on public service and utilities?** There should be minimal impact on public services and/or utilities.
4. **Legal Consideration/Reasonableness?** The request to rezone to I3 to recognize the existing manufacturing business is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no impact of the rezoning to the surrounding area.
6. **Is the site of adequate size for the development?** Yes, the business is existing.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, to allow manufacturing as currently existing requires a rezoning to I3.

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

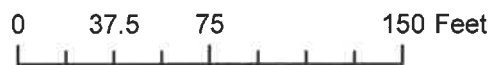
Staff is supportive of the request.

Staff Update: This item was postponed from the Commission's March 14, 2023.

Rezone Case #2023-05



1 inch = 75 feet



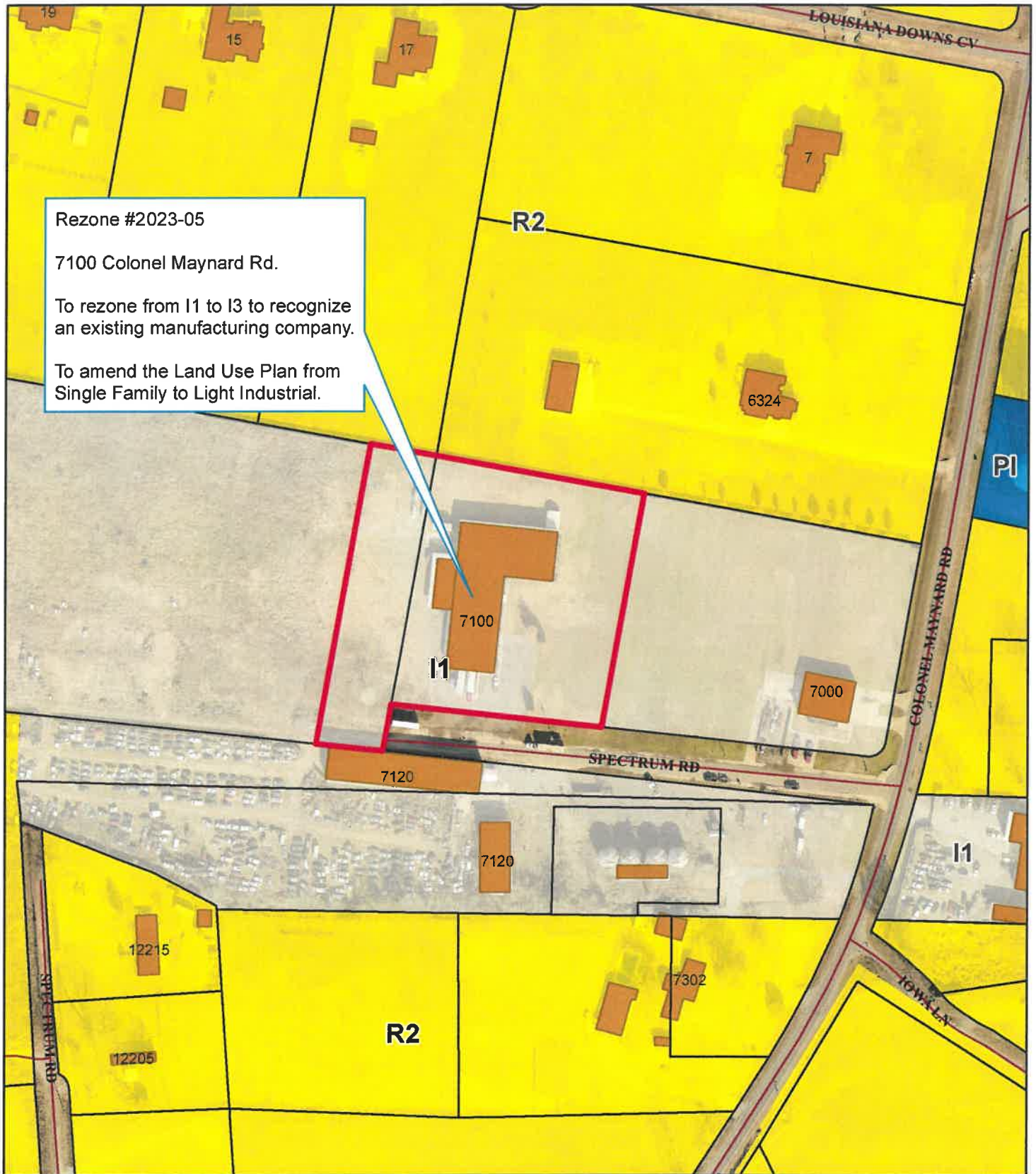
Date: 3/14/2023



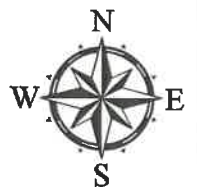
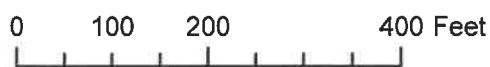
Ortho Map

Rezone Case #2023-05

Rezone #2023-05
7100 Colonel Maynard Rd.
To rezone from I1 to I3 to recognize
an existing manufacturing company.
To amend the Land Use Plan from
Single Family to Light Industrial.



1 inch = 200 feet



Date: 3/14/2023



Zoning Map

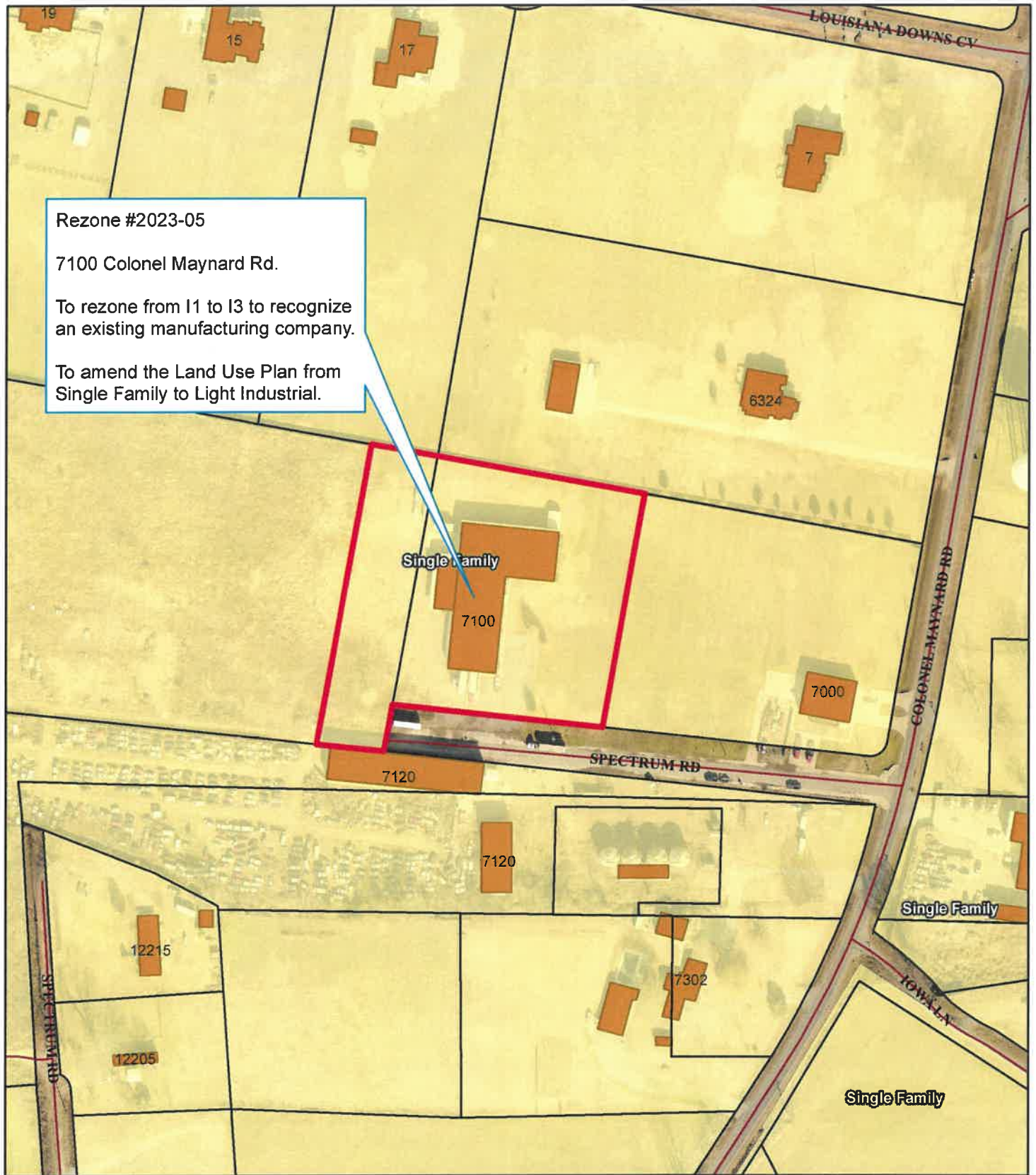
Rezone Case #2023-05

Rezone #2023-05

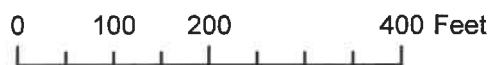
7100 Colonel Maynard Rd.

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

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



1 inch = 200 feet



Date: 3/14/2023



Land Use Map

Item # 3

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

- 1. Provide approved City Council ordinance on rezoning property to PUD.**
- 2. The alley must be improved to provide access to the proposed parking area. Alley improvements are to be to City Engineer requirements.**
- 3. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
- 4. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 50' right-of-way along 4th and Division Streets.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
 - d. Provide 20' property line corner radius.
- 5. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - c. Provide CNLR driveway/curb cut permit application to City.
 - d. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - e. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - f. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 6. Meet the requirements of the City Engineer, including:**
 - a. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

Item # 3

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

Page 2 of 3

- c. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- 7. Planning requirements before the plat will be signed:**
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide ROW dedication along W 4th St and Division as required by the Master Street Plan.
- 8. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Relocate dumpster to access from the alley with pick-up and not extend the dumpster into the site as shown on the plan.
 - c. Dumpster to have masonry screening on three sides along with an opaque gate.
 - d. No fence is to be located in front of the building.
 - e. Curb and gutter required on all parking lots.
 - f. Wheel stops or other vehicle barriers shall be placed within the parking spaces to limit the overhang of vehicles over the sidewalks and pedestrian paths. Show or label on drawing.
 - g. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - h. Any fence along north property line to stop 15' from Division Street ROW and stop 15' from alley ROW.
- 9. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards along W 4th and Division Streets.
 - b. Provide ½ street improvements along W 4th and Division Streets as required by the City Engineer.
 - c. Provide ROW dedication on W 4th and Division Streets.
 - d. Provide a 20' radial dedication at the intersection of W 4th and Division Streets.
- 10. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide (3) street trees along Division and (4) street trees along 4th St.
 - c. Provide (2) parking lot shade trees.
 - d. Provide continuous row of shrubs around all parking areas.
 - e. Allow 6' wood privacy fence to serve as "thin screen" along north property border.
 - f. Note turf, groundcover, or mulch (species or type) on the development plan.
- 11. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 12. Meet the requirements of the Fire Marshal, including:**
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.
 - ii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)

Item # 3

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

Page 3 of 3

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

13. Meet the requirements of CAW, including:

- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- b. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
- c. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
- d. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

14. Meet the requirements of NLR Wastewater, including:

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

15. Meet the requirements of NLR Electric.

16. Meet the requirements of Rock Region Metro.

Item # 4
Rezoning # 2023-07

Request: Rezone from R4 to PUD for 5 townhomes

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

Applicant: Thomas Engineering, Thomas Pownall

Owner: Rockwater Holdings, LLC

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

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

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

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

Surrounding Zoning & Uses

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

Background:

1. **Compatible with previous actions?** Yes, PUD zonings are located in the immediate area developed as single-family and multi-family.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request to rezone the property to PUD is a reasonable request.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal impact on the surrounding properties.

6. **Is the site of adequate size for the development?** Yes, the site is adequate for the development of a 5-unit townhome development
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, the PUD zoning allows flexibility and innovation in design while minimizing any potential harm to the adjacent property.

Summary:

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

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

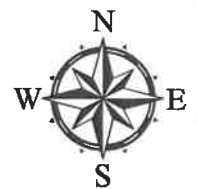
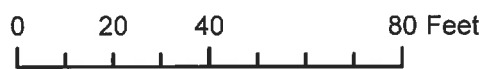
The maximum building coverage, the percentage of the lot area occupied by the principal and accessory structure shall not be greater than 80-percent. The building coverage is 1,980 square feet or 15.1-percent.

Staff Update: This item was postponed from the Commission's March 14, 2023.

Rezone Case #2023-07



1 inch = 40 feet

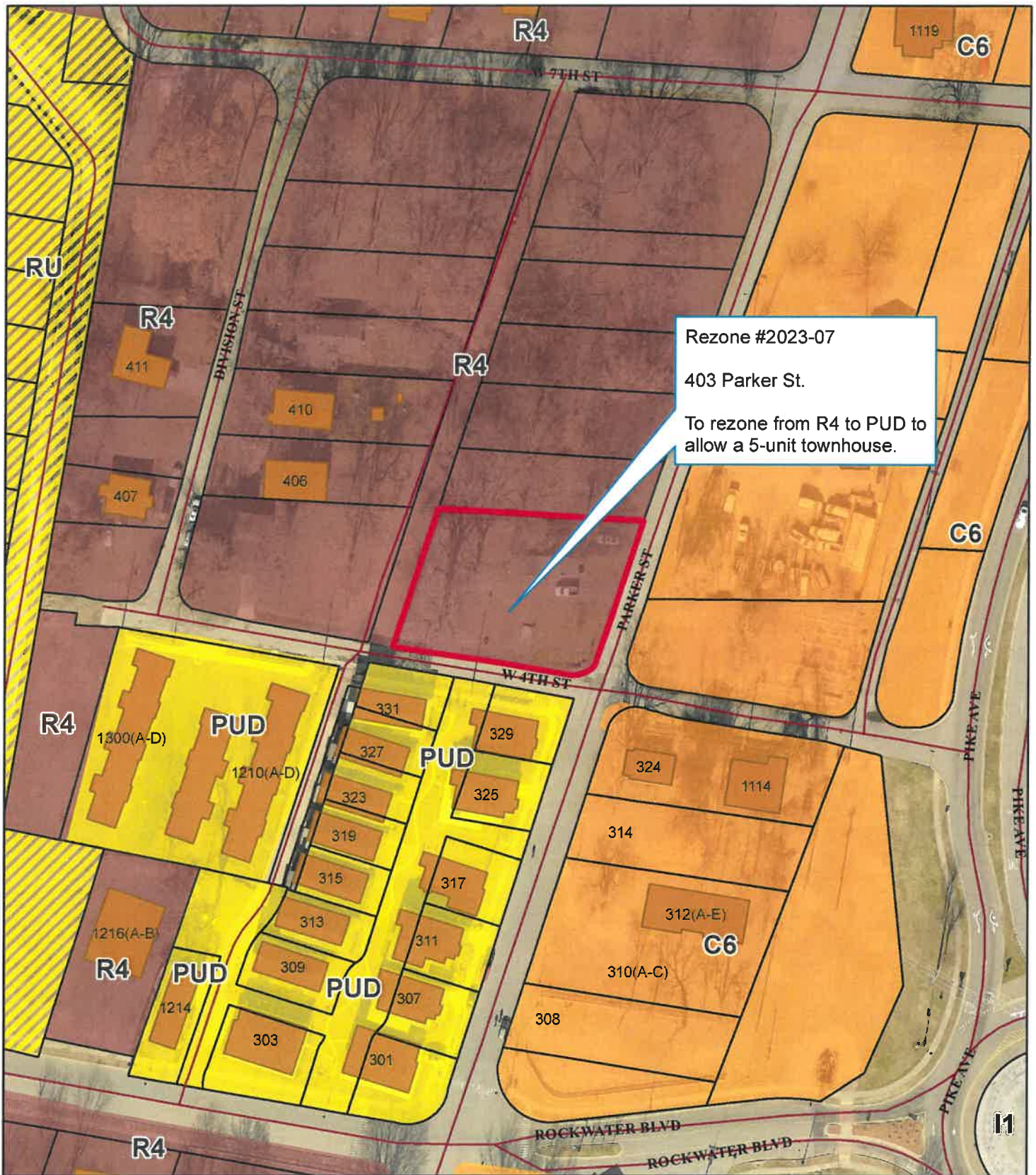


Date: 2/9/2023



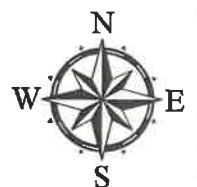
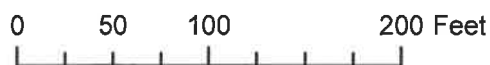
Ortho Map

Rezone Case #2023-07



Rezone #2023-07
403 Parker St.
To rezone from R4 to PUD to allow a 5-unit townhouse.

1 inch = 100 feet



Date: 2/9/2023



Zoning Map

Item #5

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

- 1. Provide approved City Council ordinance on rezoning property to PUD.**
- 2. The alley must be improved to provide access to the proposed parking area. Alley improvements are to be to City Engineer requirements.**
- 3. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
- 4. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 50' right-of-way along 4th and Parker Streets.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
 - d. Provide 20' property line corner radius.
- 5. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - c. Provide CNLR driveway/curb cut permit application to City.
 - d. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - e. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - f. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 6. Meet the requirements of the City Engineer, including:**
 - a. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

Item #5

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

Page 2 of 3

- c. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- 7. Planning requirements before the plat will be signed:**
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide ROW dedication along W 4th St as required by the Master Street Plan.
- 8. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Relocate dumpster to access from the alley with pick-up and not extend the dumpster into the site as shown on the plan.
 - c. Dumpster to have masonry screening on three sides along with an opaque gate.
 - d. No fence is to be located in front of the building.
 - e. Curb and gutter required on all parking lots.
 - f. Wheel stops or other vehicle barriers shall be placed within the parking spaces to limit the overhang of vehicles over the sidewalks and pedestrian paths. Show or label on drawing.
 - g. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - h. Any fence along north property line to stop 15' from Parker Street ROW and stop 15' from alley ROW.
- 9. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards along W 4th and Parker Streets.
 - b. Provide ½ street improvements along W 4th and Parker Streets as required by the City Engineer.
 - c. Provide ROW dedication on W 4th and Parker Streets.
 - d. Provide a 20' radial dedication at the intersection of W 4th and Parker Streets.
- 10. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide (3) street trees along Parker and (4) street trees along 4th St.
 - c. Provide (2) parking lot shade trees.
 - d. Provide continuous row of shrubs around all parking areas.
 - e. Allow 6' wood privacy fence to serve as 'thin screen' along north property border.
 - f. Note turf, groundcover, or mulch (species or type) on the development plan.
- 11. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 12. Meet the requirements of the Fire Marshal, including:**
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.
 - ii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)

Item #5

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

Page 3 of 3

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

13. Meet the requirements of CAW, including:

- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- b. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
- c. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
- d. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

14. Meet the requirements of NLR Wastewater, including:

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

15. Meet the requirements of NLR Electric.

16. Meet the requirements of Rock Region Metro.