



North Little Rock Planning Commission
May 9, 2023 - Agenda / Public Hearing 4:00 PM
City Council Chambers – 300 Main Street, NLR, AR 72114

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

Administrative:

Approval of Minutes: ▪ April 11, 2023

Planning Commission Items:

- Item # 1** – SD2023-32 – Northshore Business Park Lot 2B (SPR for a new biomedical facility @ the 4900 Blk of Northshore Drive)
- Item # 2** – SD2023-33 – Indian Hills Lot 1A, Blk 100, (SPR for a new oil change building @ 6907 JFK Blvd)
- Item # 3** – Conditional Use 2023-04 - Indian Hills Lot 1A, Blk 100, Conditional Use for a new oil change building in a C3 zone @ 6907 JFK Blvd
- Item # 4** – SD2023-34 – RichJohn Industrial Park Lot 5, (Replat & SPR for a coffee shop @ 6600 Corporate Drive)
- Item # 5** – SD2023-36 Riverbend on the Arkansas Tract AR Replat @ 11530 Crystal Bay Circle
- Item # 6** – SD2023-37 – D&B Commercial Park Lot 22, (SPR for Fire Station # 11 @ HWY 165, Blaze Dr and Smitty Dr)
- Item # 7** – SD2023-38 Arrow Truck Sales Add Lot 1 (Pre Plat and SPR for a new bldg. for large implement vehicle sales located west of 12201 Diamond Drive)
- Item # 8** – Conditional Use 2023-05 Arrow Truck Sales Add Lot 1 Conditional Use to allow large implement vehicle sales in an I1 zone located west of 12201 Diamond Drive
- Item # 9** – SD2023-39 Booher’s Addition Lots 5AR, 9R & 10R (Replat and SPR for repurposing an existing building for retail/mixed use and reconfiguring the existing parking @ 3400 Camp Robinson Rd)
- Item # 10** – Special Use 2023-07 A Special Use to allow the sale of concession trailers within a C4 zone @ 3805 MacArthur Dr
- Item # 11** – Special Use 2023-05 A Special Use to allow an events center and the display for rental trucks/trailers @ 4117 E Broadway in a C3 zone
- Item # 12** – Special Use 2023-06 A Special Use to allow a tattoo parlor @ 5100 JFK Blvd in a C1 zone
- Item # 13** – Special Use 2023-08 A Special Use to allow an events center @ 216 W 4th St in a C6 zone
- Item # 14** – Special Use 2023-10 A Special Use to allow the blending of chemicals @ 7100 Colonel Maynard Rd



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

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

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

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

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

North Little Rock Planning Commission
Minute Summary
April 11, 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
Steve White, Vice-Chairman
Emanuel Banks
Don Chambers
Renee Pierce
Charlie Foster
Junior Phillips
Edward Wallace

Members Absent:

Vandy Belasco

Staff Present:

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

Administrative:

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

Election of Officers – Commissioner Chambers provided a motion the current slate of officers be reelected in their current positions. Commissioner Phillips provided a second. By voice vote, the Commission members voted unanimously in favor of the motion (8/0)

City Attorney Fields provided the Commission with an update on their role and the areas the Commission did and did not have discretion in approving applications before the Commission. The discussion centered around applications for Subdivision Site Plan Review and Subdivision Plat. City Attorney Fields informed the Commissioners if a plat or site plan fully complied with the minimum ordinance requirements the Commission had no discretion on approval. She stated on rezonings, special use and conditional use requests the Commission was a recommending body and did have discretion on a recommendation of approval or denial. She stated if there were waivers on an application request the final say was City Council. She stated variances were approved by the Board of Zoning Adjustment. She stated the Commission's role was very important in the process and one the City Council relied on when considering rezoning/special use/conditional use application requests. She thanked the Commission and excused herself from the hearing.

Chairman Clifton noted item 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 had been postponed to the May 9, 2023 hearing date.

Approval of Minutes:

Commissioner Chambers made a motion to approve the March 14, 2023, minute summary as submitted. Commissioner Phillips 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 -

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

Chairman Clifton called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. Danny Heminis addressed the Commission stating the request was to rezone the property to recognize two existing homes located on a single lot.

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

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

RZ2023-04 was approved with (7) affirmative votes, (1) abstention and (1) absent.

3. **SD2023-28 Giles Add, Lot 7R, Blk 10 (Replat and SPR for 5-townhomes @ 400 Division 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. **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 25' 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.
 - 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 25' 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.
- 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)
 - 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. 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?
- d. 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.

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

SD2023-28 was approved with (7) affirmative votes, (1) abstention and (1) absent.

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

Chairman Clifton called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. Thomas Pownall addressed the Commission stating the request was for site plan review for the placement of 5 townhomes on the lot located at 403 Parker Street.

Chairman Clifton questioned if the site plan met the minimum requirements of the ordinance. Staff stated the request was a rezoning so the Commission could vote either way. Staff stated the final decision was at City Council. Staff stated the development was allowed by right in the R4 zoning district. Staff stated they had recommended the rezoning to a PUD to allow the site to develop with the buildings at the street and the parking in the rear so the neighbors would not be looking at a parking lot. Staff stated in this case it was the perfect use of a PUD. Staff stated the use of the PUD was not to break any rules only to make the site look better.

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

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

RZ2023-07 was approved with (8) affirmative votes and (1) absent.

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

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. 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 25' 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.
 - 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 25' 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.
 - 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)
 - 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. 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. 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.

Commissioner Phillips provided a second to the motion. Chairman Clifton questioned if the site plan met the minimum requirements of the various ordinance. Staff stated with the approval of the PUD by City Council the site plan would comply with the zoning plan for the property. Chairman Clifton called for a role call vote.

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

SD2023-30 was approved with (8) affirmative votes and (1) absent.

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 Wallace, and by consent of all members present (8/0), the meeting was adjourned at 4:26 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, May 9, 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

SD2023-32 – Northshore Business Park Lot 2B (SPR for a new biomedical facility @ 4900 Bk of Northshore Drive)

1. Provide a site plan with the building and parking located along with the dimensioned setbacks, parking lot layout and dimensions (stall depth, drive aisle width) and distances from property lines.
2. Engineering requirements on detention:
 - a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
3. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 80' right-of-way along Northshore Dr.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
4. Permit requirements/approvals submitted before a building permit will be issued:
 - a. 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.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - e. Provide CNLR Floodplain Development Permit application to City Engineer.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
5. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - c. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - d. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - e. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - f. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - g. All driveways are to be concrete within the ROW.
6. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening on three sides with an opaque gate enclosure.
 - c. No fence is to be located in the front of the building.

-
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
7. Meet the requirements of the Master Street Plan.
 8. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Any new site development must comply with the City’s minimal landscape and buffer ordinance requirements. Existing site to come into 100% with compliance with Article 7: Screening and Landscaping of the Zoning Code.
 - b. Provide (3) additional street trees along Northshore Dr. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every (30’) to achieve the required number of trees; trees from Table C shall be spaced every (25’); or trees from Table D shall be used if beneath overhead power lines and spaced every (15’).
 - c. All disturbed areas are to be sodded, fertilized, watered and mulched. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - d. Provide a minimum of (4) trees in the rear (west) parking area. Trees shall be planted at the rate (1) tree per (6) parking spaces. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - e. Trees (10’) from the edge of parking area (paving) may serve as the parking lot shading requirement, but may not satisfy more than (50%) of the overall requirement for the parking lot or area.
 - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be (18”) in height at planting and be planted a maximum (3’) apart. Graphically indicate the proposed shrubs (3’) on center or note the minimum number of shrubs required for each planting strip. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission.
 - g. Provide (6’) front yard landscape strip between property line and street right of way.
 - h. Provide (4’) side yard landscape strip between property line and paving.
 - i. Provide automated underground irrigation to all required trees and shrubs.
 - j. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 9. Meet the following requirements concerning signage:
 - a. All signs require a separate permit review and are not a part of the Building Permit review.
 - b. All signs must comply with Article Fourteen – Sign Code – of the North Little Rock Zoning Ordinance.
 10. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. If closer than 20 feet to the building on the north side a 1 hour fire rated exterior wall is required on that side. (Volume 2 Table 705.5)
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iii. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
 11. Meet the requirements of CAW.
 12. Meet the requirements of NLR Wastewater, including:
 - a. White Oak Connection Fee applies. Payment of this fee is required prior to connection to NLRW’s collection system.
 - b. Please contact Mitch Foreman (mforeman@nlrwu.com) to ensure no pretreatment or industrial

Item # – 1

SD2023-32 – Northshore Business Park Lot 2B (SPR for a new biomedical facility @ 4900 Bk of Northshore Drive)

Page 3 of 3

permitting is required.

c. Submit Full set of plans to our office for review.

13. Meet the requirements of NLR Electric.

14. Meet the requirements of Rock Region Metro.

Item #2

SD2023-33 – Indian Hills Lot 1A, Blk 100, (SPR for a new oil change building @ 6907 JFK Blvd)

1. Provide a 8 ½ x 11 of the site development plan removing all easements, key notes and site legend items with the exception of the property lines.
2. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
 - b. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
2. Engineering requirements before the plat will be signed;
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 90' ROW along John F. Kennedy Blvd.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
 - d. Show and label boundary of detention area as a drainage easement.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
4. Meet the requirements of the City Engineer, including:

Item #2

SD2023-33 – Indian Hills Lot 1A, Blk 100, (SPR for a new oil change building @ 6907 JFK Blvd)

Page 2 of 3

-
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Provide a separation and clear distinction of driveway on the southern side of the site. A spacing waiver will need to be requested in order to waive the 40' requirement between driveways.
 - j. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - k. All driveways are to be concrete within the ROW.
5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide a minimum of (6) on-site parking spaces.
 - c. Provide the square footage of the office area and the square footage of the service area.
 - d. Dumpster to have masonry screening on three sides with an opaque gate enclosure.
 - 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.
 6. Meet the requirements of the Master Street Plan.
 7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - b. Differ between plant symbols to clarify the location, and species of the individual shrub and tree types. Provide height and/or caliper specifications that meet or exceed the minimum code requirements.
 - c. Provide screening shrubs between the vehicular use area and JFK Blvd ROW. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be (18") in height at planting and be planted a maximum (3') apart.
 - d. All disturbed areas are to be sodded, fertilized, watered and mulched. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets. Note the turf, groundcover, or mulch (species or type) on the development plan. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - e. Provide a minimum of (1) tree in the parking area. Trees shall be planted at the rate (1) tree per (6) parking spaces. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - f. Provide (3) street trees (30') on center along JFK Blvd. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every (30') to achieve the

Item #2

SD2023-33 – Indian Hills Lot 1A, Blk 100, (SPR for a new oil change building @ 6907 JFK Blvd)

Page 3 of 3

-
- required number of trees; trees from Table C shall be spaced every (25’); or trees from Table D shall be used if beneath overhead power lines and spaced every (15’).
- g. Provide (4’) side and rear yard landscape strip between property line and paving. The dumpster and the eastern parking space are encroaching into the required landscape strip.
 - h. Plant material shall be irrigated by an automatic underground irrigation system.
 - i. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
8. Meet the following requirements concerning signage:
 - a. All signs require a separate permit review and are not a part of the Building Permit review.
 - b. All signs must comply with Article Fourteen – Sign Code – of the North Little Rock Zoning Ordinance.
 - c. The site is located within the JFK Boulevard North Sign Overlay District (Section 14.113 of the NLR Sign Ordinance).
 9. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Emergency lighting. (Volume 1 Section 1008)
 - ii. Approved exit signs. (Volume 1 Section 1013)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
 10. Meet the requirements of CAW.
 11. Meet the requirements of NLR Wastewater, including:
 - a. Any existing private sewer facilities intended for reuse must be satisfactorily tested and meet modern material requirements prior to approval for service.
 - b. An oil/water separator is required.
 - c. Submit Full set of plans to our office for review.
 12. Meet the requirements of NLR Electric.
 13. Meet the requirements of Rock Region Metro.

Item #3
Conditional Use # 2023-04

Request: Conditional Use for a new oil change facility in a C3 zone

Location of the Request: 6907 JFK Blvd, NLR, AR

Applicant: JM Civil Engineering

Owner: Sophia Nguyenle

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

Site Characteristics: The site is the former Simmons Bank with the current user being a nail salon and spa. There are a number of out-parcels located along JFK Blvd. The Kroger Shopping Center along with a number of retail and office uses are located to the north including convenience stores, retail and office uses.

Master Street Plan: JFK, State HWY 107, is classified on the Master Street Plan as a principal arterial. There are no dedicated bikeways located in the immediate area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Kroger Shopping Center
South	R5	Church/School
East	C3	Wirt's Jewelers
West	C3	Kroger Fuel Center

Background:

1. **Compatible with previous actions?** The use of the property as an automobile/vehicle repair and/or service (minor) requires a Conditional Use in the C3 zone.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal impact on public utilities and service.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal impact on the surrounding properties with the redevelopment of the site as proposed.
6. **Is the site of adequate size for the development?** The site is adequate to meet the minimum requirements of the zoning, subdivision and master street plan.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, a Conditional Use is required for the use of a site within the C3 zoning district with auto repair, minor.

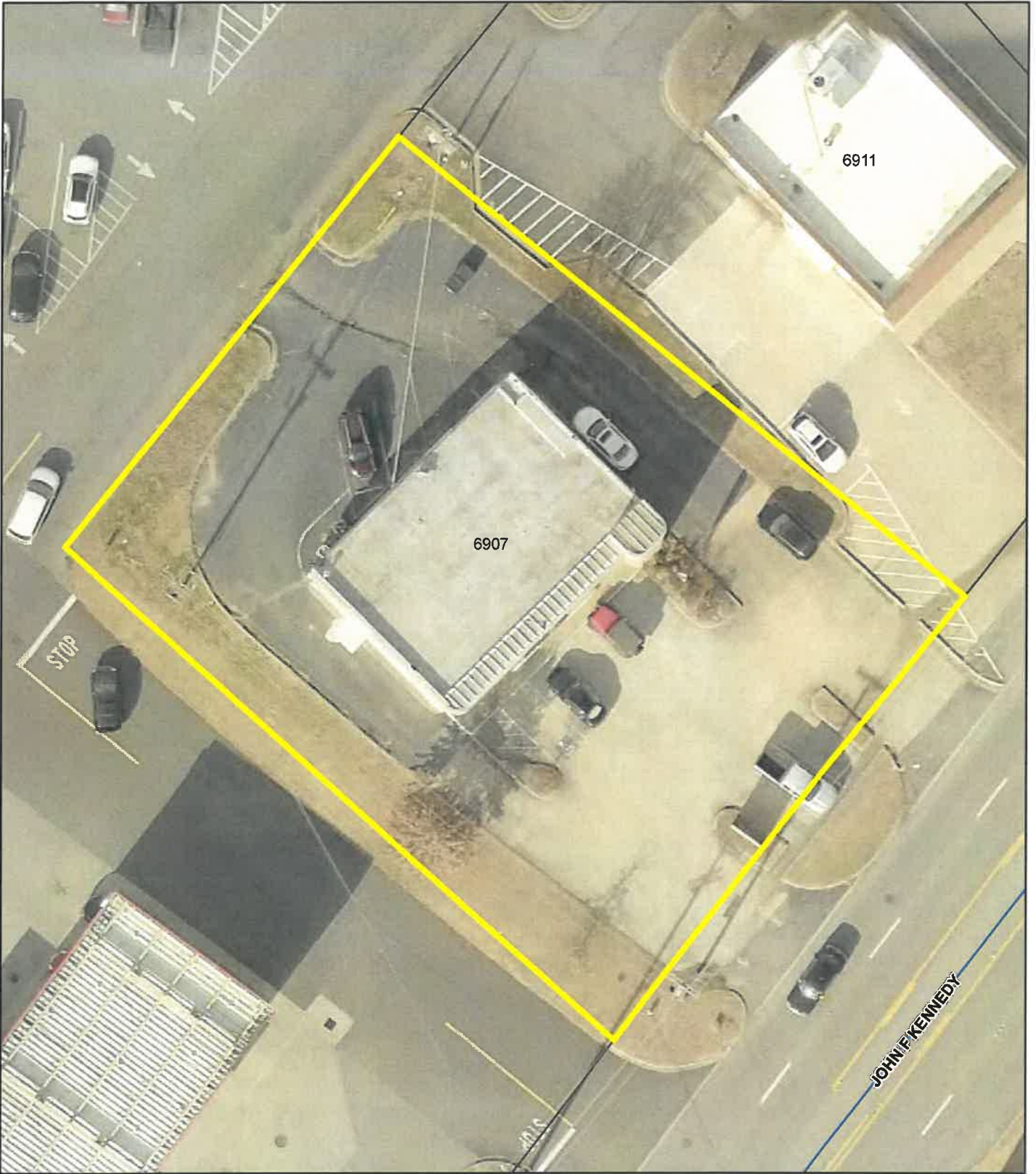
Summary: The applicant is seeking approval of a Conditional Use to allow the redevelopment of the site with an oil change business. As a separate item on the agenda, the applicant is seeking Site Plan Review for the new construction of a 1,040 square foot building with 2 service bays and allowing stacking for 6 vehicles waiting for service. The site plan also indicates the placement of 6 on-site parking spaces.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on April 19, 2023. The Committee recommended approval with conditions.

Conditions to Consider:

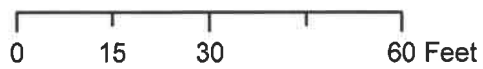
1. Meet the requirements of the Site Plan Review (SD2023-33 - SPR for a new oil change building @ 6907 JFK Blvd).
2. Permitted uses inside the structure may include oil changing, lubrication, tune-ups, brake repairs, flat tire repair, air conditioning service.
3. All work shall be completed inside the building - No outdoor repairs shall be permitted.
4. No outdoor displays of vehicles or merchandise.
5. No outdoor storage of vehicles, merchandise or repair parts.
6. Major auto repair is not permitted (Wrecked vehicle repair shall not be permitted).
7. Customer vehicles are not allowed to be left outside overnight.
8. No vehicle sales from the lot.
9. Hours of operation will be 6:00 a.m. - 8:00 p.m. daily.
10. Dumpster to have masonry screening on three sides with an opaque gate enclosure.
11. All signs must comply with Article Fourteen – Sign Code.
12. An oil/water separator is required. Submit plans to NLR Wastewater for review and approval.
13. Meet the requirements of ADEQ.
14. Applicant must meet all applicable Federal, State, County and City requirements.
15. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.
16. Business license to be issued after Planning Staff confirmation of requirements.

Conditional Use # 2023-04



Ortho Map

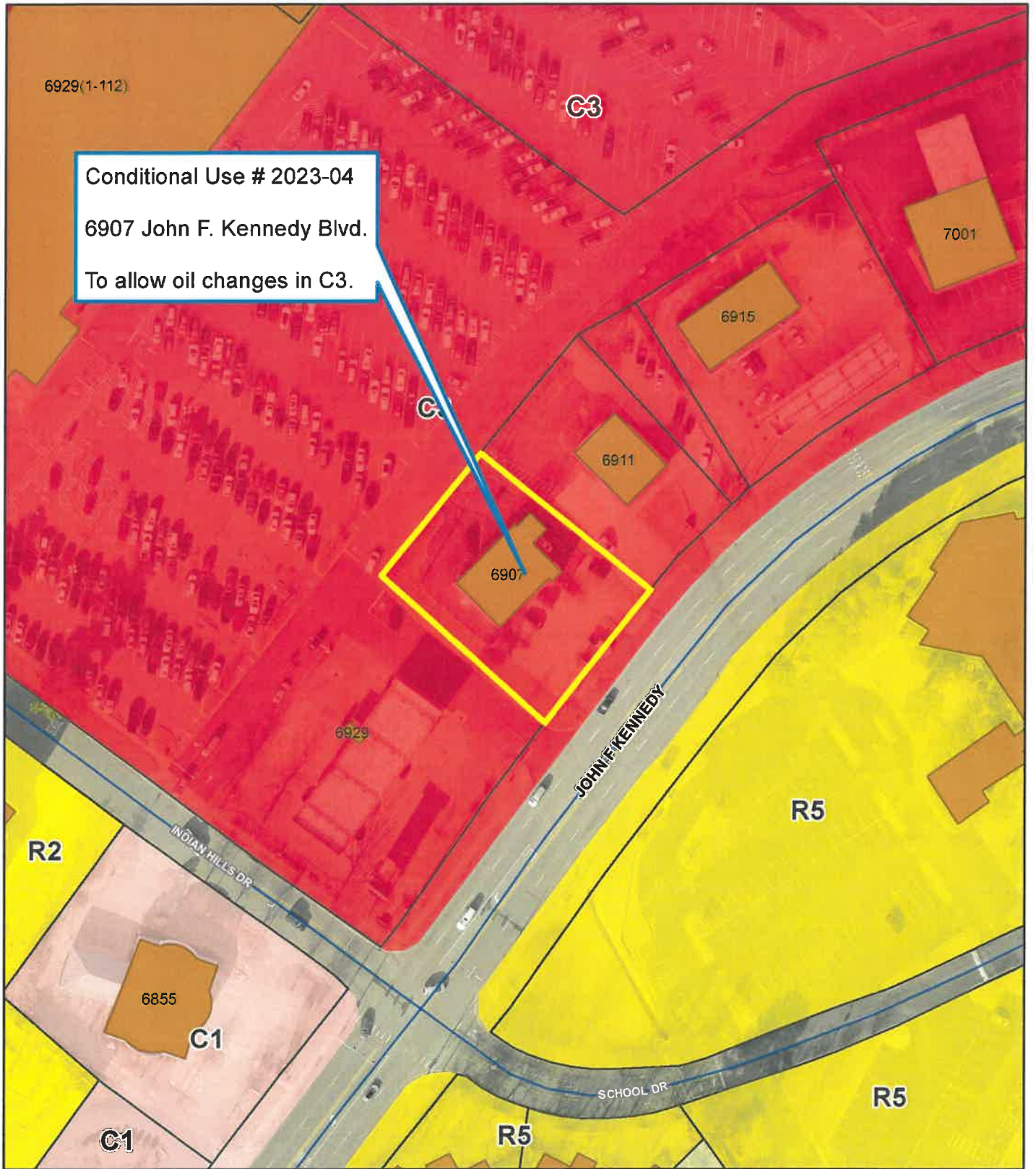
1 inch = 30 feet



Date: 4/14/2023

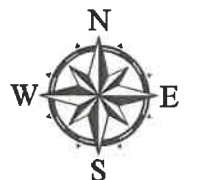
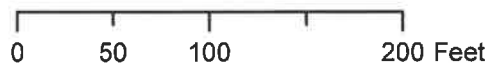
Map is not to survey accuracy

Conditional Use # 2023-04



Zoning Map

1 inch = 100 feet



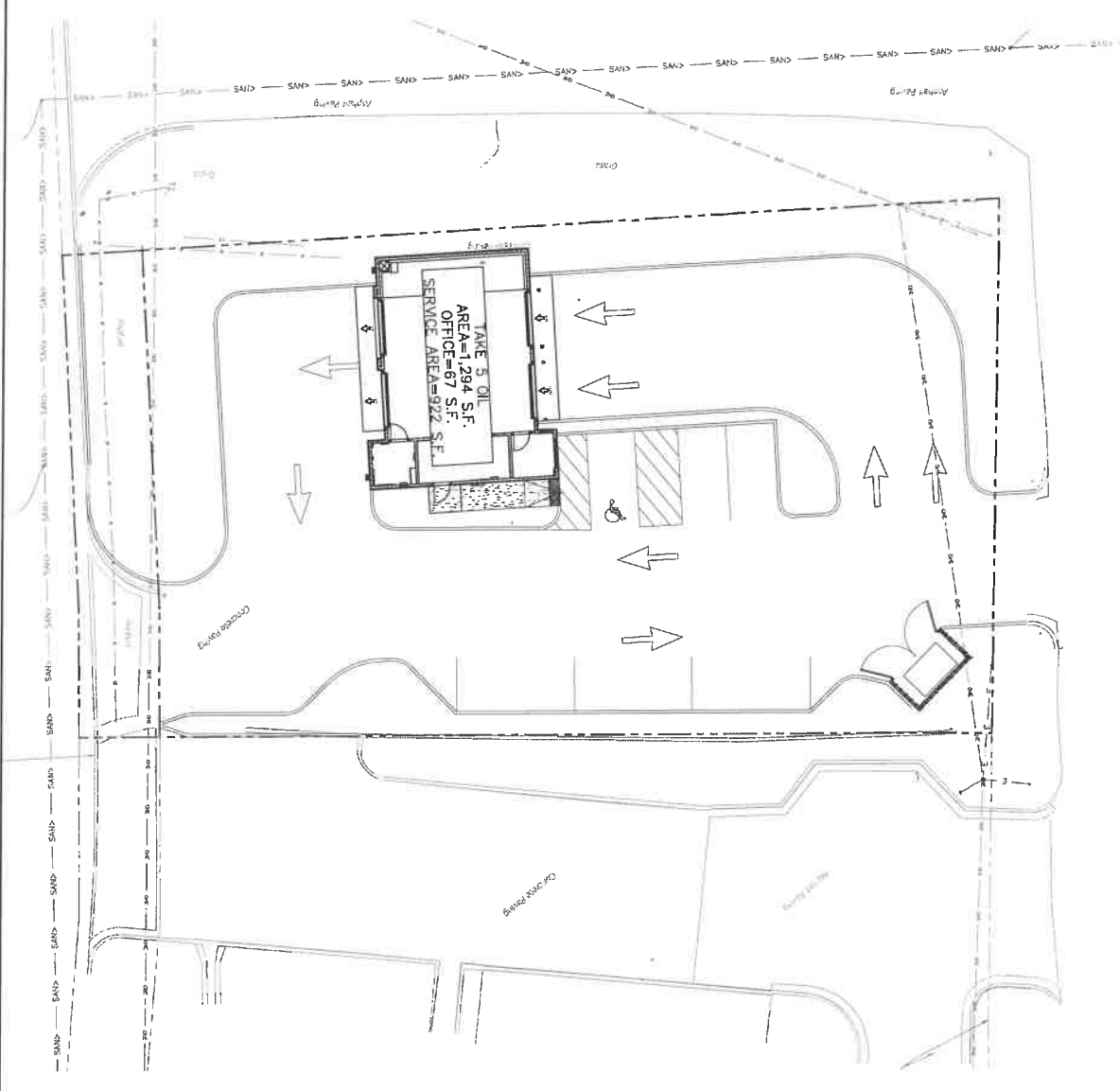
Date: 4/14/2023

Map is not to survey accuracy

CAUTION NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND ARE NOT TO BE RELIED ON AS BEING EXACT OR CORRECT. THE CONTRACTOR IS ADVISED THAT THE LOCATION OF UTILITIES IS NOT TO BE RELIED ON AS BEING EXACT OR CORRECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES THROUGH FIELD SURVEY AND TO REVEAL EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BEING MARKED
 MAG NAIL, PARKING LOT
 N=208707217 E=724032246
 MAG NAIL, JOHN F KENNEDY BLVD
 N=208707217 E=724032246
 MAG NAIL, JOHN F KENNEDY BLVD
 N=208707217 E=724032246

RECORDING
 ACCORDING TO THE FILED NO. 08191023 AND DOES NOT BE WITHIN A FLOOD PRONE HAZARDOUS AREA PER MAP REVISION DATED JULY 07th, 2016.



RECORD SEAL EXEMPTION
 Pursuant to Arkansas Code, Title 17, Chapter 10, Section 10-2, the State Engineer has determined that the information contained in this drawing is not required to be recorded in the public records of the State of Arkansas.



REV	DATE	DESCRIPTION	MADE BY
01	03/17/23	CIP SUBMITTAL	PCW
02	03/21/23	SITE PLAN REVIEW	PCW
03	04/19/23	SITE PLAN REVIEW	PCW

PROJECT NO: M-7022043
 DESIGNER: PCW
 CHECKED BY: PCW
 DATE: 04/19/23
 SHEET NO: C 100
 SITE PLAN

TAKE FIVE OIL CHANGE
 6907 JOHN F KENNEDY BLVD
 NORTH LITTLE ROCK, AR 72116
SITE DEVELOPMENT PLAN



PHIL WRIGHT
 LICENSED PROFESSIONAL ENGINEER
 No. 11084
 CIVIL ENGINEER
 04/19/2023

JM CIVIL
 110 Central Expressway South
 North Little Rock, AR 72116
 P.O. Box 11000
 John Marshall, PE
 CIVIL ENGINEER

Item #4

SD2023-34 – RichJohn Industrial Park Lot 5, (Replat & SPR for a coffee shop @ 6600 Corporate Drive)

1. Provide a 70' platted building line adjacent to Maumelle Blvd. (Regulations to Control Development and Subdivision of Land - Section 12.5 Building Setback Lines, Building lines and setback lines shall be a minimum of 50-feet from all collector streets and a minimum of 70-feet from all arterial and expressway streets.)
2. Engineering requirements on detention:
 - a. Provide verification of underlying shale throughout site. Tests should be conducted by a licensed geotechnical engineer. If verified, a stormwater detention plan is 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) or a performance bond.
 - b. Provide half of the required 60' right-of-way along Corporate Drive.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
4. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - e. Provide CNLR Floodplain Development Permit application 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.
5. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. 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. 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.
 - d. 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.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. All driveways are to be concrete within the ROW.

Item #4

SD2023-34 – RichJohn Industrial Park Lot 5, (Replat & SPR for a coffee shop @ 6600 Corporate Drive)

Page 2 of 3

6. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide street trees or provide a bond.
 - c. If required, install streetlights or provide a bond.
 - d. Meet the requirements of the Maumelle Blvd access management plan.
7. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
8. Meet the requirements of the Master Street Plan.
9. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - b. All disturbed areas are to be sodded, fertilized, watered and mulched. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - c. Provide Street trees as per Section 7.5 of the North Little Rock zoning code. Trees are to be no less than 30' on center. A minimum of (12) trees will be required adjacent to both the Corporate Dr and Maumelle Blvd rights-of-way. Trees from Table B shall be spaced every (30') to achieve the required number of trees; trees from Table C shall be spaced every (25') feet; or trees from Table D shall be used if beneath overhead power lines and spaced every (15').
 - d. Provide a minimum of (1) tree in the parking area. Trees shall be planted at the rate (1) tree per (6) parking spaces. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines. Trees (10') from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than (50%) of the overall requirement for the parking lot or area.
 - e. Provide (6') front yard landscape strip between property line and street right of way.
 - f. Provide (4') side yard landscape strip between property line and paving.
 - g. Provide shrubs in the landscape strips as per Section 7.2.2 North Little Rock zoning code. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be (18") inches in height at planting and be planted a maximum (3') feet apart.
 - h. Differ between plant symbols to clarify the location, and species of the individual shrub and tree types. Provide height and/or caliper specifications that meet or exceed the minimum code requirements.
 - i. Provide automated underground irrigation to all required trees and shrubs.
 - j. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
10. Meet the following requirements concerning signage:
 - a. All signs require a separate permit review and are not a part of the Building Permit review.
 - b. Pole signs are not allowed on Maumelle Blvd.
 - c. All signs must comply with Article Fourteen – Sign Code – of the North Little Rock Zoning Ordinance.

Item #4

SD2023-34 – RichJohn Industrial Park Lot 5, (Replat & SPR for a coffee shop @ 6600 Corporate Drive)

Page 3 of 3

-
- d. The site is located within the Maumelle Boulevard Sign Overlay District (Section 14.103 of the NLR Sign Ordinance).
 11. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Emergency lighting. (Volume 1 Section 1008)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
 12. Meet the requirements of CAW.
 13. Meet the requirements of NLR Wastewater, including:
 - a. White Oak Connection Fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
 - b. Grease interceptor required if food will be prepared and sold.
 - c. Connection point will be at manhole located on the northwest corner of property. Please see provided map.
 - d. Manholes are required at any horizontal or vertical change of alignment for lines greater than 4" in diameter.
 - e. Submit Full set of plans to our office for review.
 14. Meet the requirements of NLR Electric.
 15. Meet the requirements of Rock Region Metro.

Item #5

SD2023-36 Riverbend on the Arkansas Tract AR Replat @ 11530 Crystal Bay Circle

1. What is the purpose of Common Property Tract A? Provide on the plat the location of the pool and pool house. It appears the pool house is located within a portion of Common Tract A.
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) or a performance bond.
 - b. Provide half of the required 40 foot right-of-way along Crystal Bay Circle.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
4. Meet the requirements of the City Engineer.
5. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
6. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
7. Meet the requirements of the Master Street Plan.
8. Meet the requirements of the Screening and Landscaping ordinance.
9. Meet the requirements of the Fire Marshal.
10. Meet the requirements of CAW.
11. Meet the requirements of NLR Wastewater, including:
 - a. Verify sewer main highlighted on provided map is outside of property boundary. If sewer main is within property boundary, please provide exclusive 15' sanitary sewer easement.
12. Meet the requirements of NLR Electric.
13. Meet the requirements of Rock Region Metro.

Item #6

SD2023-37 – D&B Commercial Park Lot 22, (SPR for Fire Station # 11 @ HWY 165, Blaze Dr and Smitty Dr)

1. Engineering requirements on detention:
 - a. Stormwater detention plan previously approved by City Engineer.
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 80' right-of-way along both Blaze Drive and Smitty Drive.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
4. Meet the requirements of the City Engineer, including:
 - a. Meet the requirements of the hillside cut ordinance.
 - b. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - c. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - d. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
 - e. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - f. 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.
 - g. 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.
 - h. 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.
 - i. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - j. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - k. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - l. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.

Item #6

SD2023-37 – D&B Commercial Park Lot 22, (SPR for Fire Station # 11 @ HWY 165, Blaze Dr and Smitty Dr)

Page 2 of 3

-
- m. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - n. All driveways are to be concrete within the ROW.
 5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening on three sides and an opaque gate opening.
 - c. No fence is to be located in front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 6. Meet the requirements of the Master Street Plan.
 7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - b. All disturbed areas are to be sodded, fertilized, watered and mulched. Note the turf, groundcover, or mulch (species or type) on the development plan. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - c. Provide a minimum of (2) parking lot shade trees within the parking area. Trees shall be planted at the rate (1) tree per (6) parking spaces. Trees (10') from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than (50%) of the overall requirement for the parking lot or area.
 - d. Provide a minimum of (3) additional street trees adjacent to the Blaze Dr right-of-way. Trees are to be no less than 30-feet on center. Trees from Table B shall be spaced every (30') to achieve the required number of trees; trees from Table C shall be spaced every (25'); or trees from Table D shall be used if beneath overhead power lines and spaced every (15').
 - e. Graphically indicate shrubs (3') on center or note the minimum number of shrubs required for each planting strip. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be (18") in height at planting and be planted a maximum (3') apart.
 - f. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 8. Meet the following requirements concerning signage:
 - a. All signs require a separate permit review and are not a part of the Building Permit review.
 9. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Buildings used for the storage of commercial motor vehicles where the fire area exceeds 5000 square feet shall be provided with an automatic fire sprinkler system. (Volume 2 Section 903.2.10.1)
 - ii. If the building is not fully sprinklered the engine bay will be separated from the residential area by a three hour fire barrier. If the engine bay fire area exceeds 5000 square feet it shall be equipped with a fire sprinkler system. (Volume 2 Table 707.3.10)
 - iii. If the building is sprinklered throughout a one hour fire barrier is required to separate the engine bay from the residential area. (Volume 2 Table 508.4)
 - iv. An automatic sprinkler system shall be provided in the residential area if there are more than five sleeping rooms. (Volume 1 Section 903.2.8 Exception)
 - b. (If the vehicle storage area is less than 5000 square feet, separated from the residential portion of the building by a three-hour fire barrier and there are no more than five bedrooms, the building does not

Item #6

SD2023-37 – D&B Commercial Park Lot 22, (SPR for Fire Station # 11 @ HWY 165, Blaze Dr and Smitty Dr)

Page 3 of 3

require a fire sprinkler system. The fire hydrant across the street is adequate, an additional hydrant is not required. If there are questions call 501-297-9428.)

10. Meet the requirements of CAW.

11. Meet the requirements of NLR Wastewater, including:

- a. Wilcox connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
- b. Sanitary sewer main extension is required to service property.
- c. Please provide 15' exclusive sanitary sewer easement for Force Main crossing the southern portion of the property, which NLRW Staff will locate. Engineer of record will be contacted once fieldwork is complete.
- d. Submit full set of plans to NLRW's office for review.

12. Meet the requirements of NLR Electric.

13. Meet the requirements of Rock Region Metro.

Item #7

SD2023-38 Arrow Truck Sales Add Lot 1 (Preliminary Plat and SPR for a new bldg. for large implement vehicle sales located west of 12201 Diamond Drive)

1. Provide a 8 ½ x 11 of the site development plan removing all easements, key notes and site legend items with the exception of the property lines.
2. All areas subject to wheeled traffic are to be constructed of a hard surface material such as concrete or asphalt. Note on the site plan the proposed paving materials.
3. Relocate the front gate into the property to allow sufficient space from the property line for a tractor and trailer to pull off the street and not block traffic flow on Diamond Dr.
4. Engineering requirements on detention:
 - a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
5. 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 60' right-of-way along Diamond Dr the south.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
6. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion

Item #7

SD2023-38 Harris Industrial Park Add Part of Lots B-R2 (Pre Plat and SPR for a new bldg. for large implement vehicle sales @ 12201 Diamond Drive)

Page 2 of 3

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.

7. 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.
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.
 - b. Provide street trees or provide a bond.
 - c. Provide streetlights or provide a bond.
 - d. Provide 10' utility easements around property perimeter.
9. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening enclosure and an opaque gate.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
10. Meet the requirements of the Master Street Plan.
11. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be (18") in height at planting and be planted a maximum (3') apart.
 - d. Provide (6') front yard landscape strip between property line and paving.
 - e. Provide (4') side yard landscape strip between property line and paving.
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched. Note the turf, groundcover, or mulch (species or type) on the development plan. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - c. Provide a minimum of (13) street trees 30' on center along Diamond Dr. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every (30') to achieve the required number of trees; trees from Table C shall be spaced every (25'); or trees from Table D shall be used if beneath overhead power lines and spaced every (15').
 - d. Provide a minimum of (8) parking lot shade trees within the parking areas. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines. Parking Lot Shade Trees (10') from the edge of the parking area may serve for the parking lot shading requirements, but may not satisfy more than (50%) of the overall requirement for the parking lot or area.

Item #7

SD2023-38 Harris Industrial Park Add Part of Lots B-R2 (Pre Plat and SPR for a new bldg. for large implement vehicle sales @ 12201 Diamond Drive)

Page 3 of 3

-
- e. Provide height and/or caliper specifications that meet or exceed the minimum code requirements. Shrubs are to be a minimum (18") in height and trees are to be a minimum of (2.5") in caliper at installation.
 - f. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
12. Meet the following requirements concerning signage:
 - a. All signs require a separate permit review and are not a part of the Building Permit review.
 13. Meet the requirements of the Fire Marshal, including:
 - a. An additional fire hydrant may be required along Diamond Dr.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - ii. Buildings used for the storage or repair of commercial motor vehicles where the fire area exceeds 5000 square feet shall be provided with an automatic fire sprinkler system. (Volume 2 Section 903.2.9.1, 903.2.10.1)
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iv. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - v. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
 - c. Consult with the Fire Marshal's Office regarding fire lane marking.
 - d. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
 14. Meet the requirements of CAW.
 15. Meet the requirements of NLR Wastewater, including:
 - a. No public sanitary sewer is available to the property. A public sewer main extension is required to connect to public sanitary sewer.
 - b. Hill Lake connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
 16. Meet the requirements of NLR Electric.
 17. Meet the requirements of Rock Region Metro.

Item #8
Conditional Use #2023-05

Request: Conditional Use to allow large implement vehicle sales in an I1 zone

Location of the Request: located west of 12201 Diamond Drive, NLR, AR

Applicant: Holloway Engineering Surveying and Civil Design

Owner: SBD Investments

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

Site Characteristics: The site is undeveloped located on the north side of I-40 near the Galloway Exit. There are a number of large users in the area including convenience stores/truck stops, Camping World, Amazon and Maverick Transportation.

Master Street Plan: Diamond Drive is classified as a commercial street on the Master Street Plan. There are no dedicated bikeways located in the immediate area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I1	Undeveloped
South	NA	I-40
East	I1	Muller Supply
West	I1 and CONS	Harris Lake

Background:

1. **Compatible with previous actions?** The sale of large implements and vehicles requires a Conditional Use within the I1 zoning district.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal impact on the public utilities with the development of the site.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be limited impact on the adjoining properties with the approval of the Conditional Use.
6. **Is the site of adequate size for the development?** Yes, the site is adequate to meet the minimum requirements of the zoning district to allow the display and sales of large implements and vehicles.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, the Conditional Use approval will allow the sale of large implement vehicle sales as proposed by the applicant.

Summary: The applicant is seeking a Conditional Use to allow the sale of large implements within an I1 zone. As a separate item on the agenda, the applicant is seeking site plan approval for the construction of a new facility with a 2,000 square foot sales building and a 3,000 square foot “Get

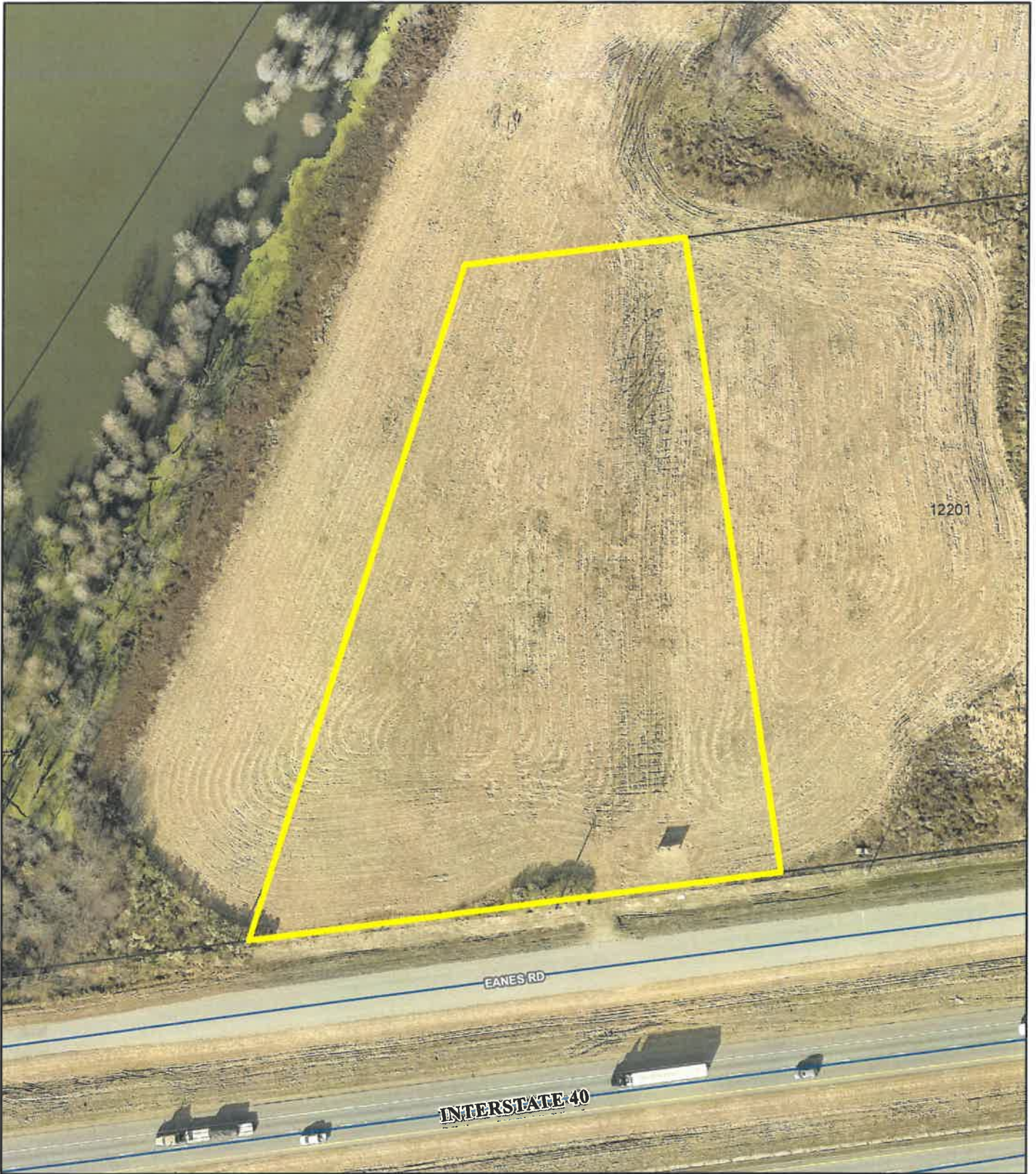
Ready Building”. The applicant indicates the primary use of the property will be the sale of semi-truck tractors with the occasional semi-trailer being sold from the site. The “Get Ready Building” will be used to clean and prep the vehicles for display on the lot. The applicant indicates no mechanical work will be preformed on the site.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on April 19, 2023. The Committee recommended approval with conditions.

Conditions to Consider:

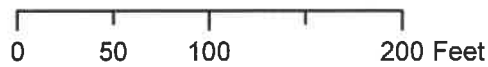
1. Meet the requirements of Site Plan Review - SD2023-38 Preliminary Plat located west of 12201 Diamond Dr.
2. All work shall be completed inside the building. No outdoor conditioning, repair or service shall be permitted.
3. All signs must comply with Article Fourteen- Sign Code- of the North Little Rock Zoning Ordinance.
4. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
5. Applicant must meet all applicable Federal, State, County and City requirements.
6. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.
7. Business license to be issued after Planning Staff confirmation of requirements.

Conditional Use # 2023-05



Ortho Map

1 inch = 100 feet



Date: 4/14/2023

Map is not to survey accuracy

Conditional Use # 2023-05

Conditional Use # 2023-05

Eanes Rd.

To allow large implement sales within I1.

CONS

I1

12201

I2

EANES RD

INTERSTATE 40

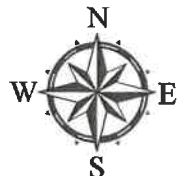
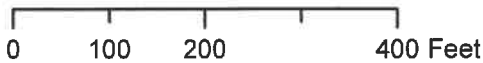
INTERSTATE 40

INTERSTATE 440



Zoning Map

1 inch = 200 feet

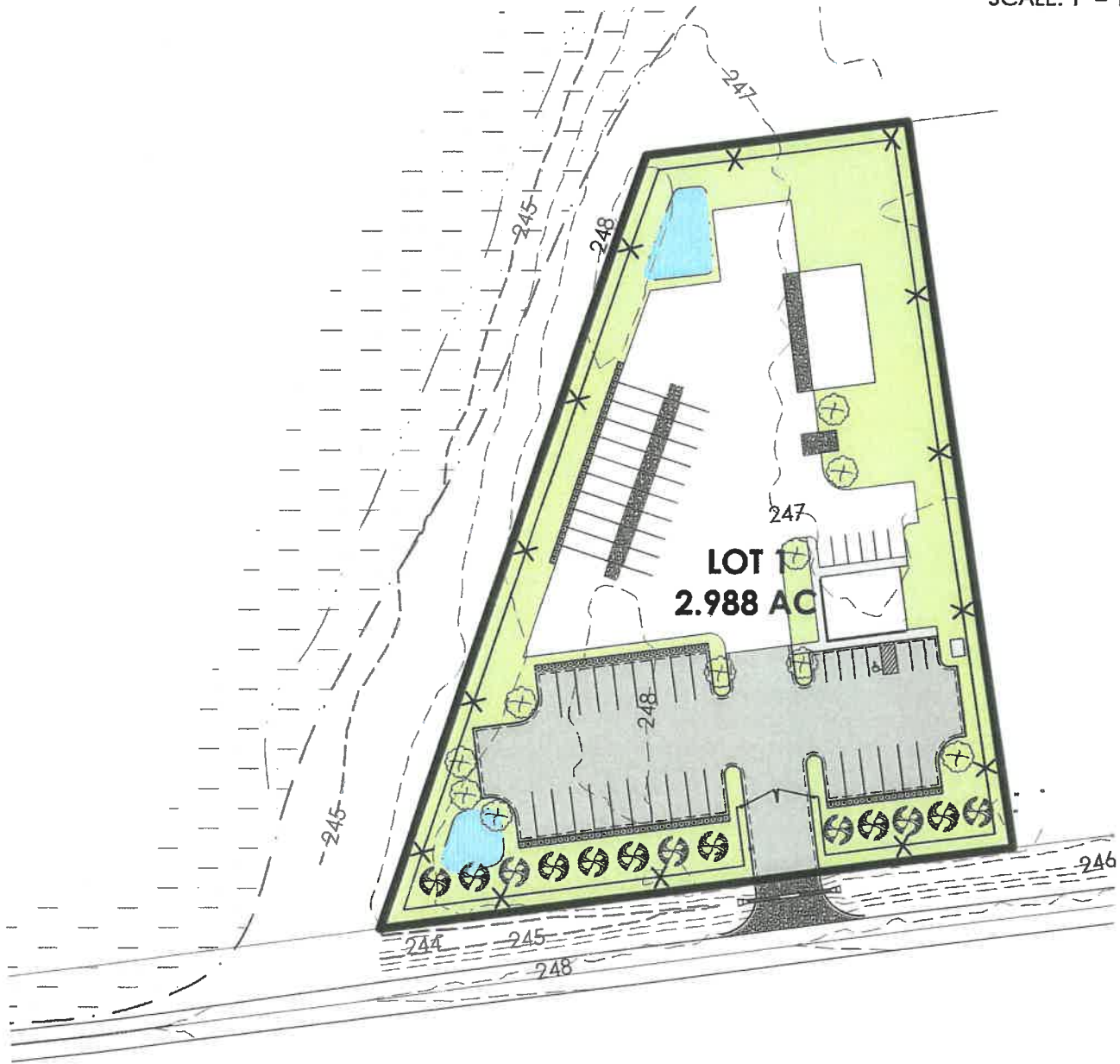


Date: 4/14/2023

Map is not to survey accuracy



SCALE: 1" = 100'



HOLLOWAY ENGINEERING
Surveying, & Civil Design, PLLC

200 Casey Drive
Moumelle, Arkansas 72113

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

ARROW TRUCK SALES
NORTH LITTLE ROCK, PULASKI COUNTY, AR

PRELIMINARY SITE PLAN

Item #9

SD2023-39 Booher's Addition Lots 5AR, 9R & 10R (Replat and SPR for repurposing an existing building for retail/mixed use and reconfiguring the existing parking)

1. Provide on the drawing the existing improvements located on Lot 10R, Blk 26.
2. Label Schaer St and indicate the existing ROW.
3. Sidewalks along W 34th St and Schaer St are required.
4. Engineering requirements on detention:
 - a. Stormwater detention plan not required as there is no increase of or a reduction of impervious surface.
5. 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 60' right-of-way along W 34th St and 80' right-of-way along Camp Robinson.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
 - d. Provide 25' property line corner radius.
6. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
7. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - e. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - f. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - g. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - h. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - i. All driveways are to be concrete within the ROW.
8. Planning requirements before the plat will be signed:

Item #9

SD2023-39 Booher's Addition Lots 5AR, 9R & 10R (Replat and SPR for repurposing an existing building for retail/mixed use and reconfiguring the existing parking)

Page 2 of 2

-
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide street trees or provide a bond.
 - c. Provide cross access easement on plat with abutting lot/property.
9. Meet the requirements of Community Planning, including:
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
10. Meet the requirements of the Master Street Plan.
11. Meet the requirements of the Screening and Landscaping ordinance, including:
- a. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - b. All disturbed areas are to be sodded, fertilized, watered and mulched. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets. Note the turf, groundcover, or mulch (species or type) on the development plan. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - c. Provide (9) street trees spaced a minimum of 30' on center along W 34th St and provide (5) street trees similarly spaced along Schaer St. Street trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - d. Provide a minimum of (2) trees in the parking area. Trees shall be planted at the rate (1) tree per (6) parking spaces. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - e. Provide 6' front yard landscape strip between property line and paving.
 - f. Provide 4' side yard landscape strip between property line and paving.
 - g. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be (18") in height at planting and be planted a maximum (3') apart.
 - h. Graphically indicate shrubs (3') on center or note the minimum number of shrubs required for each planting strip.
 - i. Provide automated underground irrigation to all required trees and shrubs.
 - j. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
12. Meet the following requirements concerning signage:
- a. All signs require a separate permit review and are not a part of the Building Permit review.
13. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code.
 - i. Emergency lighting. (Volume 1 Section 1008)
 - ii. Approved exit signs. (Volume 1 Section 1013)
 - iii. Number and configuration of emergency exits. (Volume 1 Section 1006, 1007)
14. Meet the requirements of CAW.
15. Meet the requirements of NLR Wastewater, including:
- a. Grease interceptor required if food will be prepared and sold.
16. Meet the requirements of NLR Electric.
17. Meet the requirements of Rock Region Metro.

Item #10
Special Use # 2023-07

Request: A Special Use to allow the sale of concession trailers within a C4 zone

Location of the Request: 3805 MacArthur Dr, NLR, AR

Applicant: Patricia Garcia, TheFudTrailer

Owner: AR Filter Properties

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

Site Characteristics: The site is a commercial building previously used as office space. TheFudTrailer has rented the space and is currently displaying concession trailers on the site. There is a restaurant located to the south of the site and office/warehouse to the north.

Master Street Plan: MacArthur Drive is classified on the Master Street Plan as a principal arterial. There are no dedicated bikeways located in the immediate area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4	Office/Warehouse
South	C4 & R3	Restaurant
East	NA	MacArthur Dr and Railroad
West	C4 & R3	Office & Single Family

Background:

1. **Compatible with previous actions?** The allowance of outdoor display of concession trailers requires a Special Use in the C4 zone.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal impact on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The outdoor display of concession trailers will potentially have a negative effect on the nearby businesses and residential homes.
6. **Is the site of adequate size for the development?** Based on the site plan provided the site appears to be adequate to provide the required number of parking spaces, the display area and the landscape strips along the street sides.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, a Special Use is required for the allowance of the outdoor display of concession trailers as proposed by the applicant.

Summary: The applicant is seeking approval of a Special Use to allow the sale of concession trailers from the site. The plan indicates the placement of 15 spaces for display, 6 parking spaces along with an additional space to serve has ADA compliant parking. The applicant indicates there will be no outdoor activity and all concession trailers will be “sold as” is with no modifications performed on the trailers at this location.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on April 19, 2023. The Committee recommended approval with conditions.

Conditions to Consider:

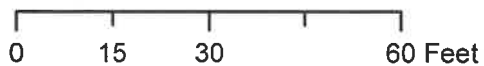
1. Sales or lease display area shall be (1) of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the standards of Article 6 and the City Engineer. Sales or lease display shall not be on grass or gravel surfaces.
2. No display of concession trailers past the front property line.
3. Provide 6 dedicated parking spaces including 1 dedicated ADA parking space. Parking of and/or display of concession trailers is not permitted in the dedicated parking spaces.
4. All work shall be completed inside the building. No outdoor conditioning, repair or service shall be permitted.
5. Dumpster shall have masonry screening on three sides with an opaque gate enclosure.
6. Provide (1) hardwood shade tree in the front parking area.
7. Provide perimeter shrubs between the adjoining street and the parking areas.
8. Fences shall not be allowed in the front yard of any outdoor sales or leasing lot, except as otherwise required by separate regulation.
9. The days and hours of operation are from 8 am to 8 pm daily.
10. All signs must comply with Article Fourteen – Sign Code.
11. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
12. Applicant must meet all applicable Federal, State, County and City requirements.
13. Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
14. Business license to be issued after Planning Staff confirmation of requirements.

Special Use #2023-07



Ortho Map

1 inch = 30 feet



Date: 4/14/2023

Not an actual survey

Special Use #2023-07

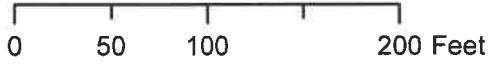


Special Use 2023-07
3805 MacArthur Dr.
To allow the sale of concession trailers in C4.



Zoning Map

1 inch = 100 feet







Date: 4/14/2023

Not an actual survey

"NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 11" X 17"

NOTES:

1. **Property lines**
 PROPERTY LINE (15' SPACES)
Conditioning space won't be longer required.
2. **ADA Compliant Parking**

3. **Vehicle Parking (6-Spaces)**

4. **Showroom/Display Area**

5. Display area surface is asphalt paving.
6. **No outdoor activities will be performed (service, maintenance or repairs). Units will be sold "AS IT IS".**
7. Dumpster
8. (1) hardwood shade tree in the front parking area.
9. Perimeter shrubs between the adjoining street and the parking areas.
10. **No fence required.**

SITE PLAN

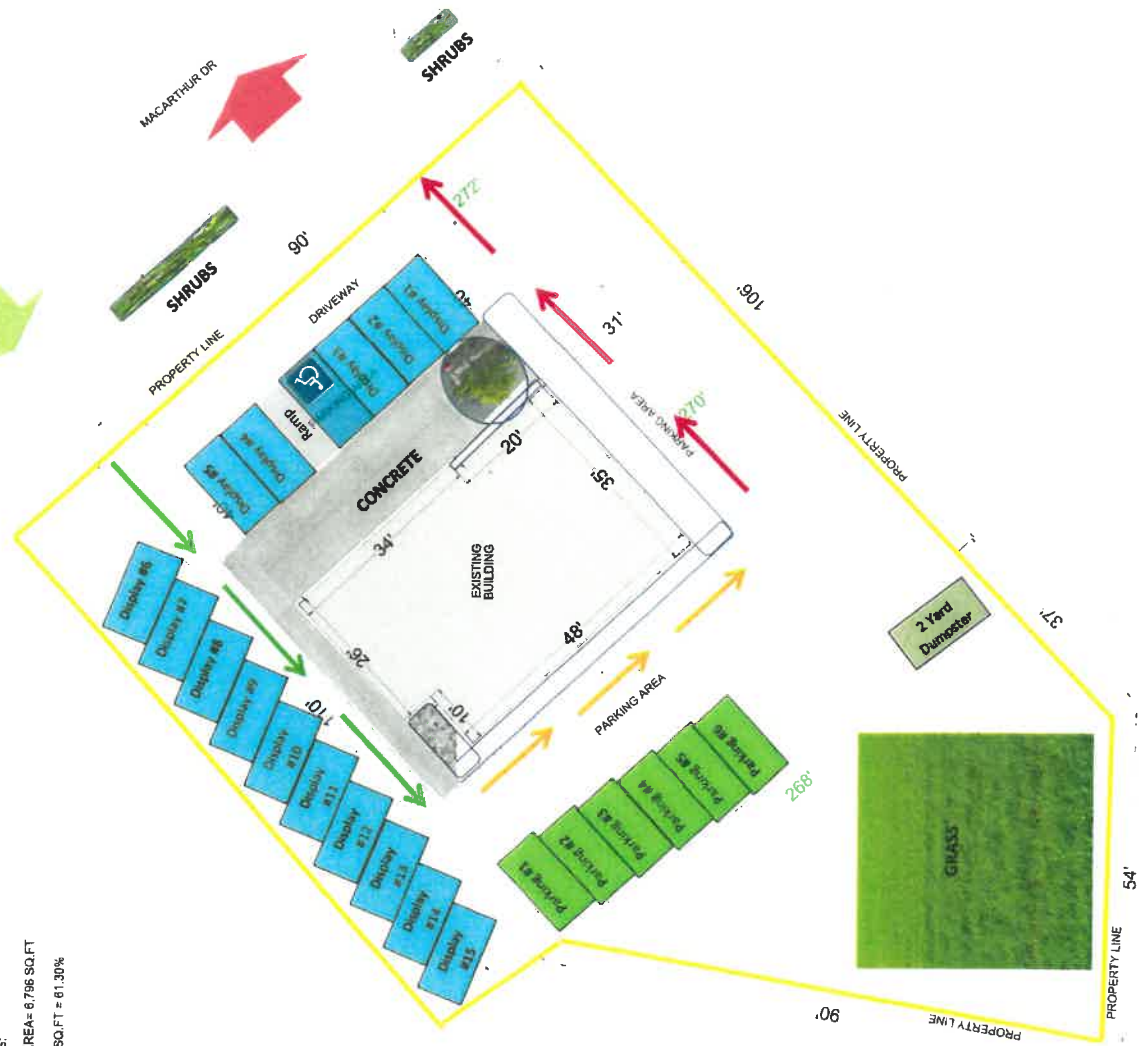
ADDRESS:
 3805 MACARTHUR DR
 NORTH LITTLE ROCK, AR 72118

PARCEL ID: 33N-141.00-086.00
 LOT AREA: 14,126 SQ.FT.
 PLOT SIZE: 11" X 17"
 DRAWING SCALE: 1"=20'



APPLICANT'S INFORMATION: TRENDING GROUP, INC. DBA THE FUD TRAILER COMPANY

IMPERVIOUS AREA CALCULATIONS:
 EXISTING BUILDING = 8,680 SQ.FT.
 EXISTING DRIVEWAY & PARKING AREA = 6,796 SQ.FT.
 TOTAL LOT AREA = 14,126 SQ.FT.
 TOTAL IMPERVIOUS AREA = 8,680 SQ.FT. = 61.30%
 TOTAL FLOOR AREA = 1,864 SQ.FT.
 FLOOR AREA RATIO (FAR): 13.19%



Item #11
Special Use # 2023-05

Request: A Special Use to allow an events center and the display of rental trucks/trailers in a C3 zone

Location of the Request: 4117 E Broadway, NLR, AR

Applicant: TATHISHA HOLLOWAY

Owner: FREY KATHLEEN E LIVING TRUST ET AL

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

Site Characteristics: The site is a shopping center containing a number of uses including grocery, office and retails uses. There are a number of out-parcels which include restaurant and a bank.

Master Street Plan: E Broadway is classified on the Master Street Plan as a principal arterial. There are no dedicated bikeways located in the immediate area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Retail
South	I2	Restaurant
East	I2	Retail & Office
West	C3	Office/Warehouse

Background:

1. **Compatible with previous actions?** The applicant is seeking approval to allow the use of a lease space within the existing shopping center as an events center and to allow the use of a portion of the lease space as an office for truck and trailer rental such as U-Haul.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal impact on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The outdoor display of rental trucks and trailers will possibly have a negative effect on the surrounding businesses and the nearby residential homes.
6. **Is the site of adequate size for the development?** The site is adequate for the use as proposed.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No. A Special Use is required within the C3 zoning district to allow an events center. The outdoor display of rental units (trucks & trailers) also requires a Special Use within the C3 zoning district.

Summary: The applicant is seeking approval of a Special Use to allow the use of a retail bay within an existing shopping center. The applicant is proposing to lease 6,600 square feet of space for the use as an events center (6,400 sq ft) and an office and display of packing supplies for a truck/trailer rental business (200 sq ft). The applicant has indicated inventory will include typical moving supplies such as boxes, furniture moving devices and pads.

The shopping center contains a total of 110,000 square feet of lease space. The site has a total of 324 parking spaces. Parking for an events center is typically based on 1 space per 5 occupants. The events center portion of the center is proposed containing 6,400 square feet of area with an occupancy load, if setup with tables and chairs, would be 197 people. This would result in a minimum parking requirement for the events center of 40 parking spaces. The applicant has indicated a maximum of 8 rental trucks and/or trailers. The location of the parking is proposed within the parking area along the Phillips Road portion of the site.

The days and hours of operation are proposed 7 days per week from 9 am to 1 am. The applicant indicates the daytime hours are proposed to host corporate events, repast meals and possible senior bingo. The center will also host banquets, birthday parties, weddings and receptions.

NLR Fire Marshall – Chief Almond Comments –

Regarding the proposed Event Center at 4117 E. Broadway. Without a fire sprinkler system the space could only be used as an event center if it remains set up with tables and chairs. The space may not be used *for food and drink consumption*.

The fire code gives a maximum floor space for each occupant based on how the space is used. The floor space per occupant in the assembly area would be 15 square feet per person if it was set up with tables and chairs. If setup with tables and chairs the occupant load of the whole occupancy would be 197 people.

The fire code requires a fire sprinkler system in an occupancy *intended for food and drink consumption* if the occupant load for the *fire area* is 100 or more. If this space is used as an event center a alcohol license cannot be obtained by the business owner at this location without a fire sprinkler system first being installed. This requirement applies to new buildings or change of use.

The Fire Marshal's Office recommends the Special Use only be granted on 2 conditions: First the space is not used as *intended for food and drink consumption*. Second, it shall remain set up with tables and chairs. A violation of these conditions will be grounds for revoking the Special Use. Indications the conditions have been violated include, but not be limited to:

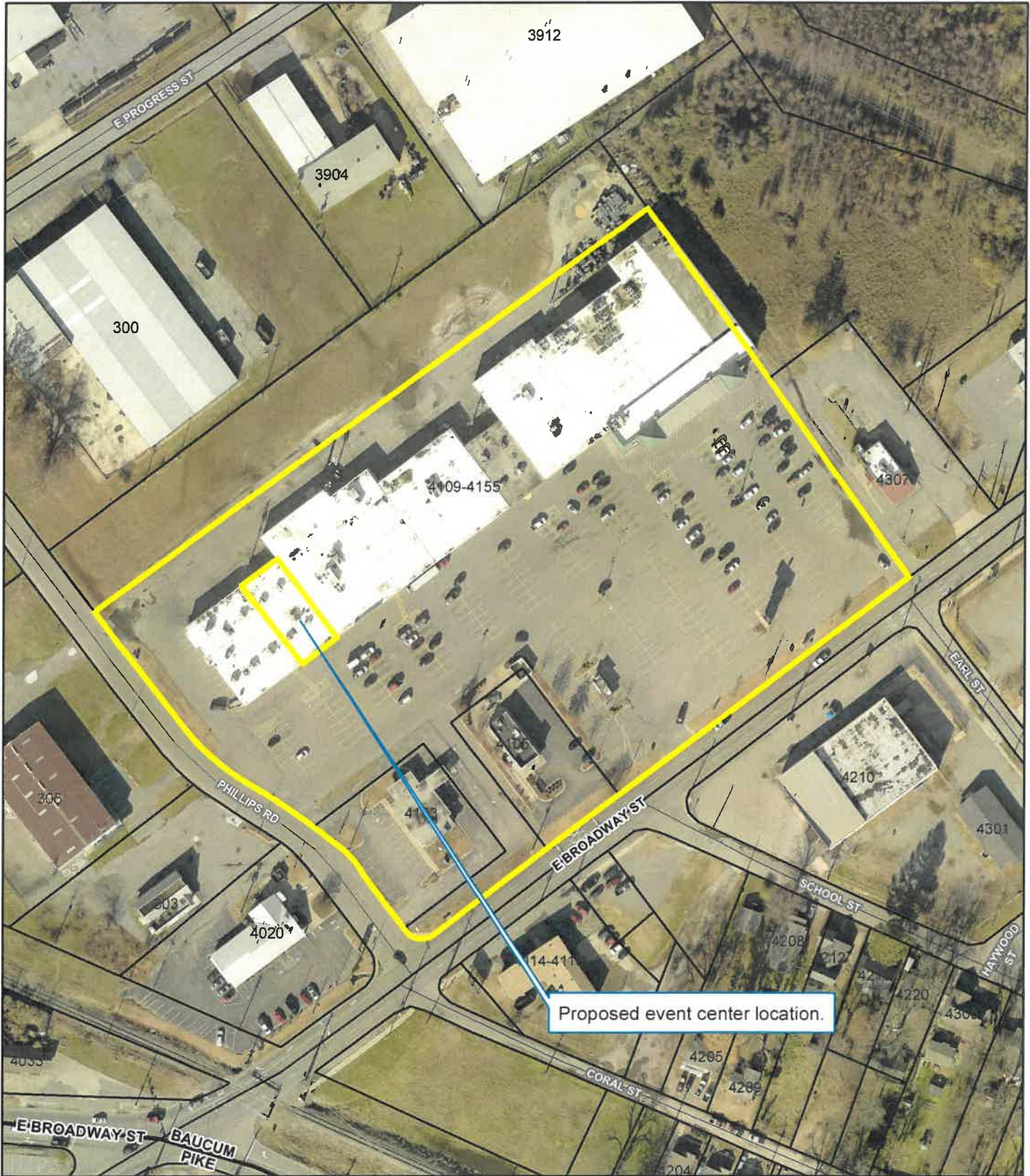
- Application for a liquor license
- The space is advertised for uses involving alcohol including BYOB advertising
- During an event a wet bar is set up
- The assembly space is not set up with tables and chairs
- The posted occupant load is exceeded

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on April 19, 2023. The Committee recommended approval with conditions.

Conditions to Consider:

1. The Special Use will be voided if any of the following violations occur:
 - a. Application for a liquor license
 - b. The space is advertised for uses involving alcohol including BYOB advertising
 - c. During an event a wet bar is set up
 - d. The assembly space is not set up in a table and chair configuration
 - e. The posted occupant load is exceeded
2. A maximum occupancy load of 197 persons is permitted.
3. The days and hours of operation for the events center are from 9 am to 1 am 7 days per week.
4. The days and hours of operation for the truck and trailer rental are from 9 am to 6 pm Monday through Saturday and from 8 am to 12 pm Sunday.
5. The space shall not be allowed with food and drink consumption.
6. There is to be no alcohol sales or alcohol permitted on the site during any event.
7. No food is to be prepared on-site.
8. Truck & trailer rentals are limited to 8 units on the site at any one time.
9. All signs must comply with Article Fourteen – Sign Code.
10. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
11. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
12. Business license to be issued after Planning Staff confirmation of requirements.

Special Use #2023-05

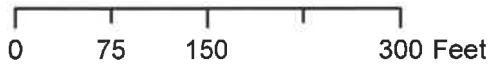


Proposed event center location.



Ortho Map

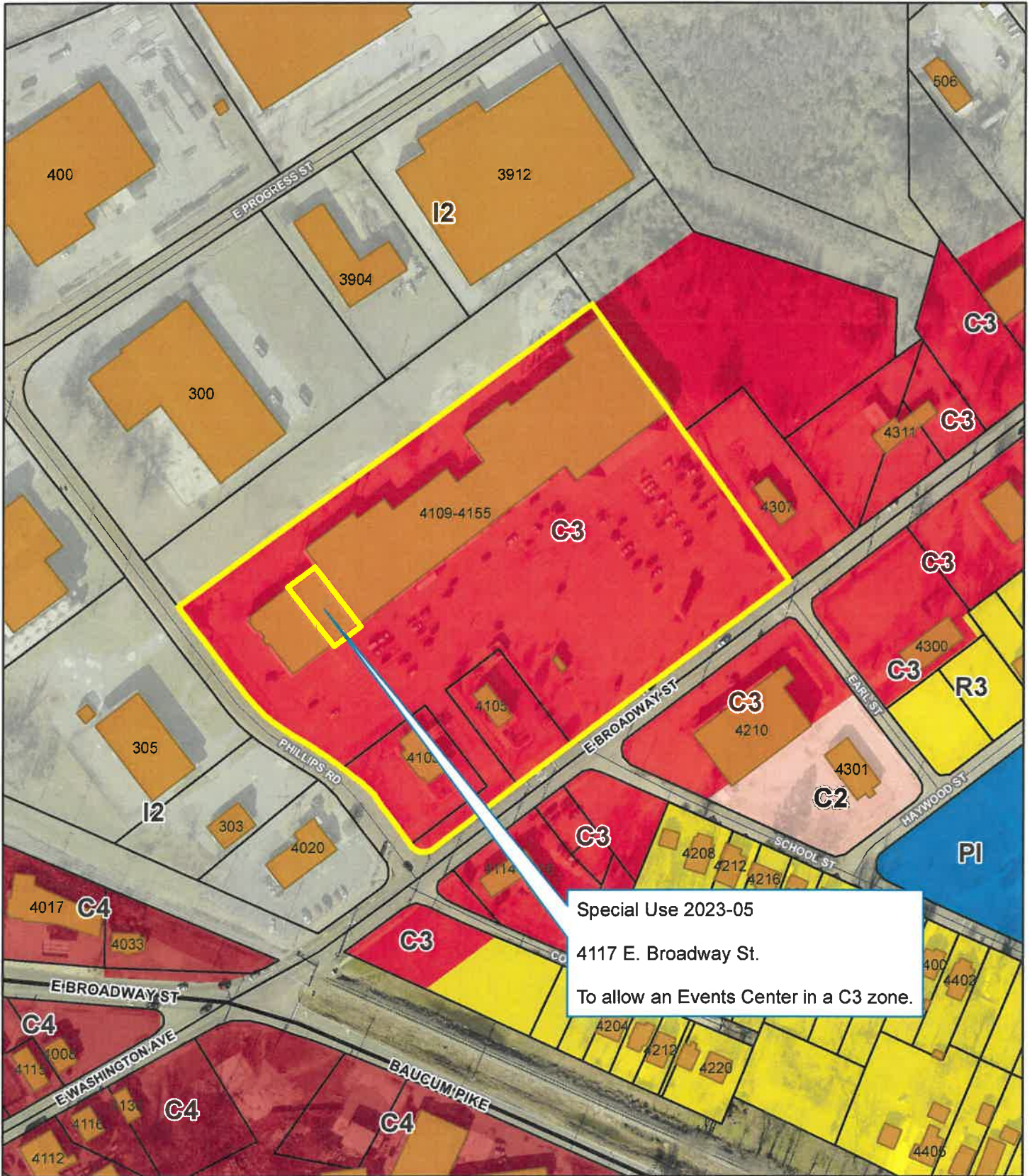
1 inch = 150 feet



Date: 4/14/2023

Not an actual survey

Special Use #2023-05



Zoning Map

1 inch = 200 feet



Date: 4/14/2023

Not an actual survey

Item #12
Special Use # 2023-06

Request: A Special Use to allow a tattoo parlor in a C1 zone

Location of the Request: 5100 JFK Blvd, Suite 5, NLR, AR

Applicant: John Hall

Owner: JFK Blvd Investments

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

Site Characteristics: The building is a two-story building with a mix of uses including office, beauty salon and retail. This section of JFK is commercial uses with a carwash to the north, office to the south and office and retail to the west. There are residential uses to the east both single family and multi family.

Master Street Plan: JFK Blvd, HWY 107, is classified on the Master Street Plan as a principal arterial. There are no dedicated bikeways located in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C1	Strip Retail
South	C1	Strip Retail
East	R4	Multi Family
West	C1	Retail

Background:

1. **Compatible with previous actions?** The allowance of a tattoo parlor within a C1 zone requires approval of a Special Use.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** The use of the property as a tattoo parlor will have minimal impact on public services or utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal impact on surrounding properties.
6. **Is the site of adequate size for the development?** The site is adequate for the proposed use as a tattoo parlor.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, a Special Use is the avenue to allow a tattoo parlor within a C1 zoning district.

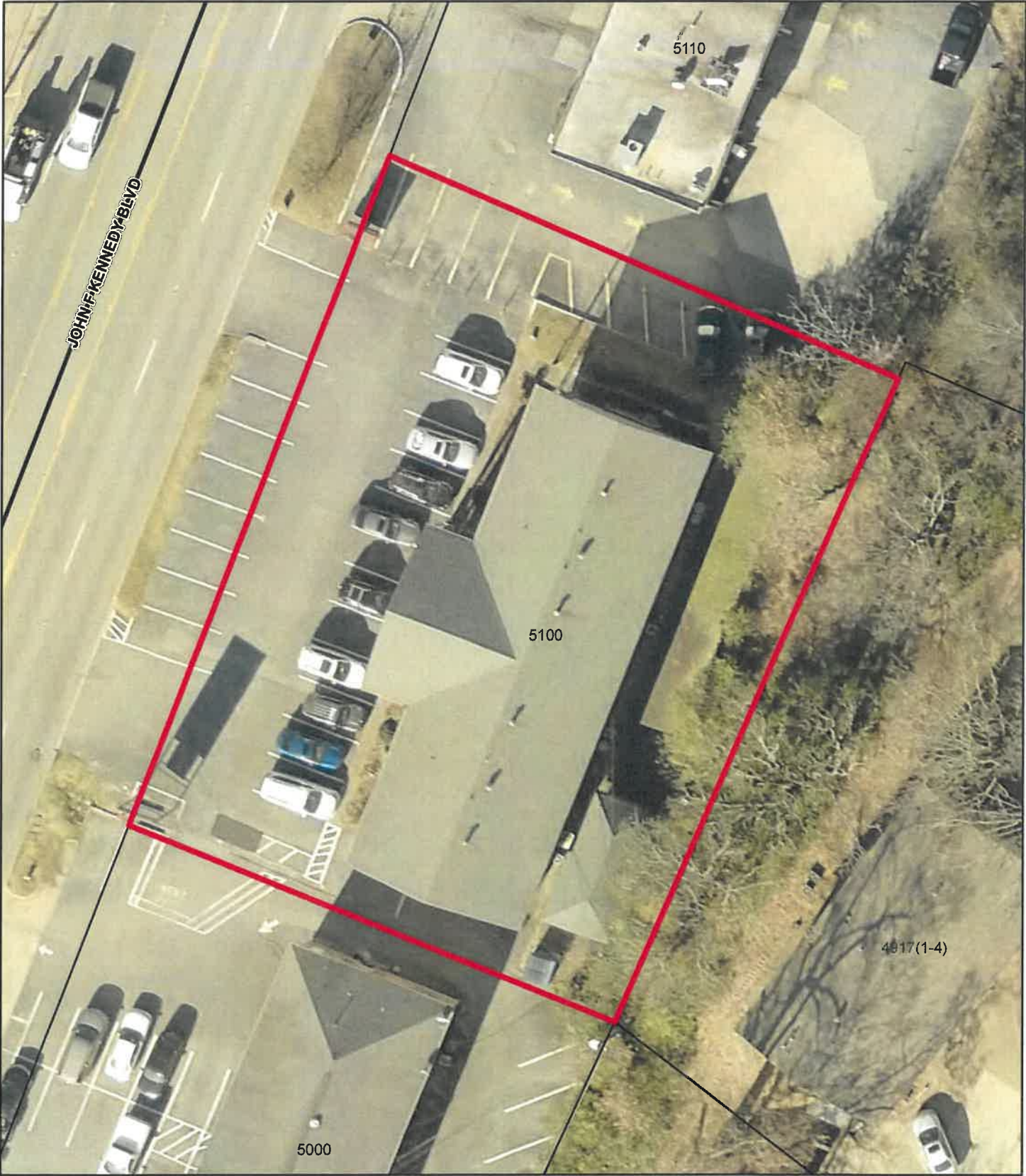
Summary: The applicant is seeking approval of a Special Use to allow a tattoo parlor within a C1 zoning district. The allowance of a tattoo parlor requires approval of a Special Use within the C1 zoning district. The City has reviewed requests for tattoo parlors in the past via the Conditional and Special Use process. A few of the requests were denied. However, some were approved with similar conditions as indicated below.

Design Review Committee. The applicant did not meet with the design review committee concerning the placement of a tattoo parlor on this property.

Conditions to Consider:

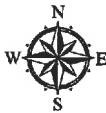
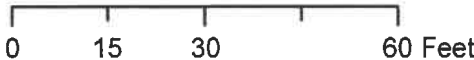
1. The hours of operation are from 8 am to midnight seven days per week.
2. All signs must comply with Article Fourteen – Sign Code.
3. Meet the requirements of the Arkansas Department of Health for Body Art Establishments.
4. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
5. Applicant must meet all applicable Federal, State, County and City requirements.
6. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
7. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Special Use and/or removal of electric power meter.

Special Use #2023-06



Ortho Map

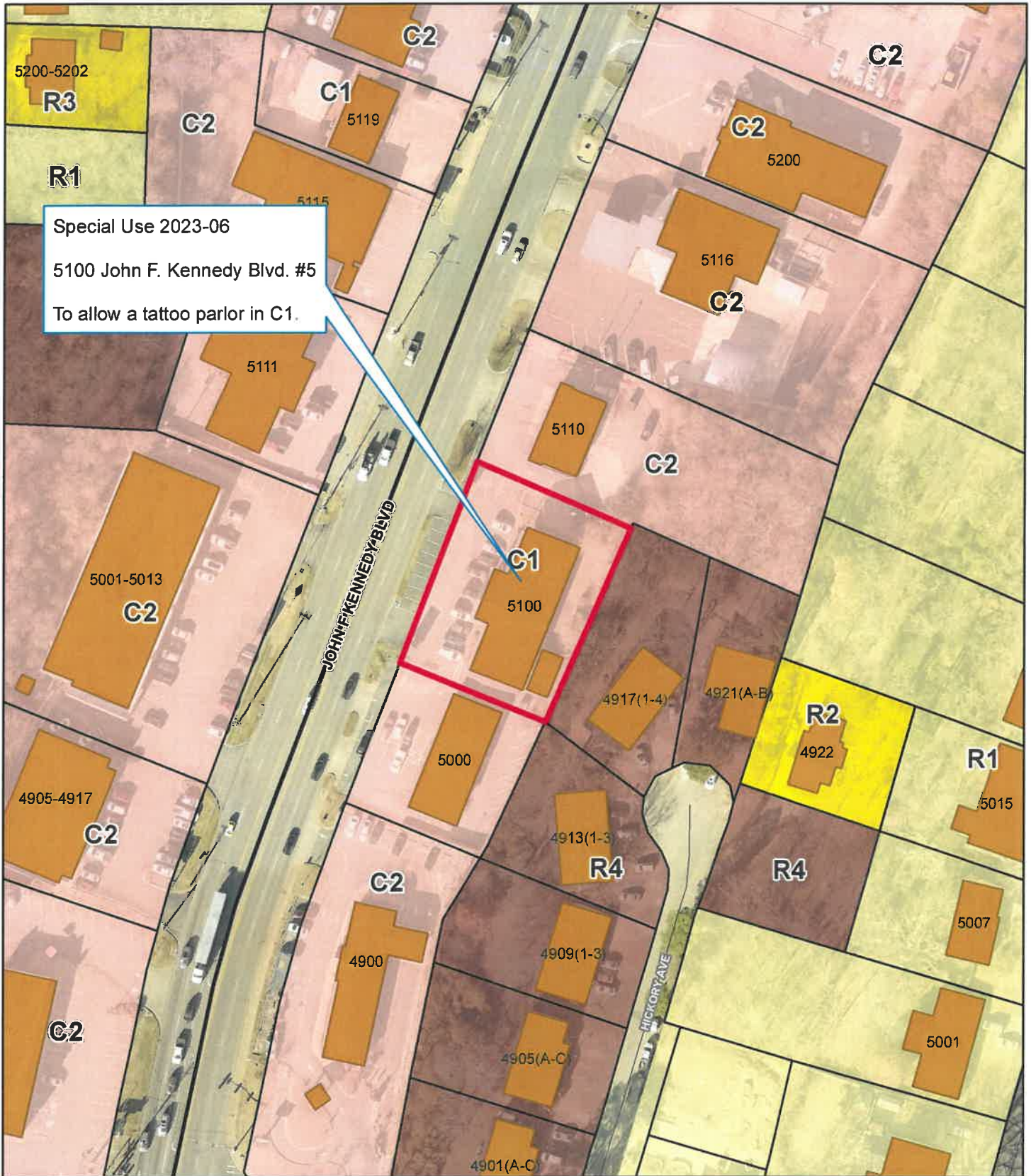
1 inch = 30 feet



Date: 4/14/2023

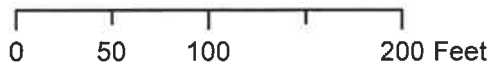
Not an actual survey

Special Use #2023-06



Zoning Map

1 inch = 100 feet



Date: 4/14/2023

Not an actual survey

Item #13
Special Use # 2023-08

Request: A Special Use to allow an events center in a C6 zone

Location of the Request: 216 W 4th St, NLR, AR

Applicant/Owner: EO Manes House, LLC

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

Site Characteristics: The site is the EO Manees House which was constructed in 1895 and renovated by EO Manees in 1920, a prominent local businessman and politician. The house was listed on the National Register of Historic Places in 1975.

Master Street Plan: W 4th Street is classified on the Master Street Plan as a local street.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R5 & C6	Church & Community Garden
South	C6	Strip Center (Office & Retail)
East	C6	Office
West	R2 & C6	Single Family & MEMS Office

Background:

1. **Compatible with previous actions?** An events center requires a Special Use in the C6 zoning district.
2. **Neighborhood Position/Comment?** None at the time of printing
3. **Effect on public service and utilities?** There should be minimal impact on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal impact on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is adequate for the use of the existing building as an events center. Parking is not required within the C6 zoning district for non-residential uses.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, a Special Use is the appropriate request for an events center in the C6 zoning district.

Summary: The property is located in the Argenta Historic and Quiet Commercial Overlay Districts. Within the Argenta Quiet Commercial Overlay District there are limits on the hours of operation, noise limitations and exterior illumination. Section 4.6.2: Argenta Quiet Commercial Overlay District Subsection D lists the specific development criteria as follows:

D. Design Standards and Regulations:

1. Hours of Operation: No business may operate between the hours of 10 p.m. and 6 a.m.
2. Noise Limitations: Businesses shall limit outdoor noise to promote a quiet setting. Use of outdoor speaker systems or amplified sound is not permitted in the district.
3. Exterior Illumination: All illumination shall be shielded and directed away from adjacent property.

The property is located within the C6 zoning district, which does not have a parking requirement except for residential uses.

Conditions to Consider:

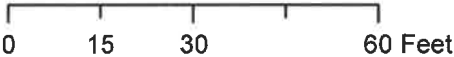
1. The hours of operation are limited to 6 am to 10 pm daily.
2. Licensed security for events serving alcohol shall be provided.
3. Meet all the requirements of the Fire Marshal.
4. Meet the requirements of the Argenta Historic District and the Quiet Commercial Overlay District.
5. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
6. Business license to be issued after Planning Staff confirmation of requirements.
7. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Special Use #2023-08



Ortho Map

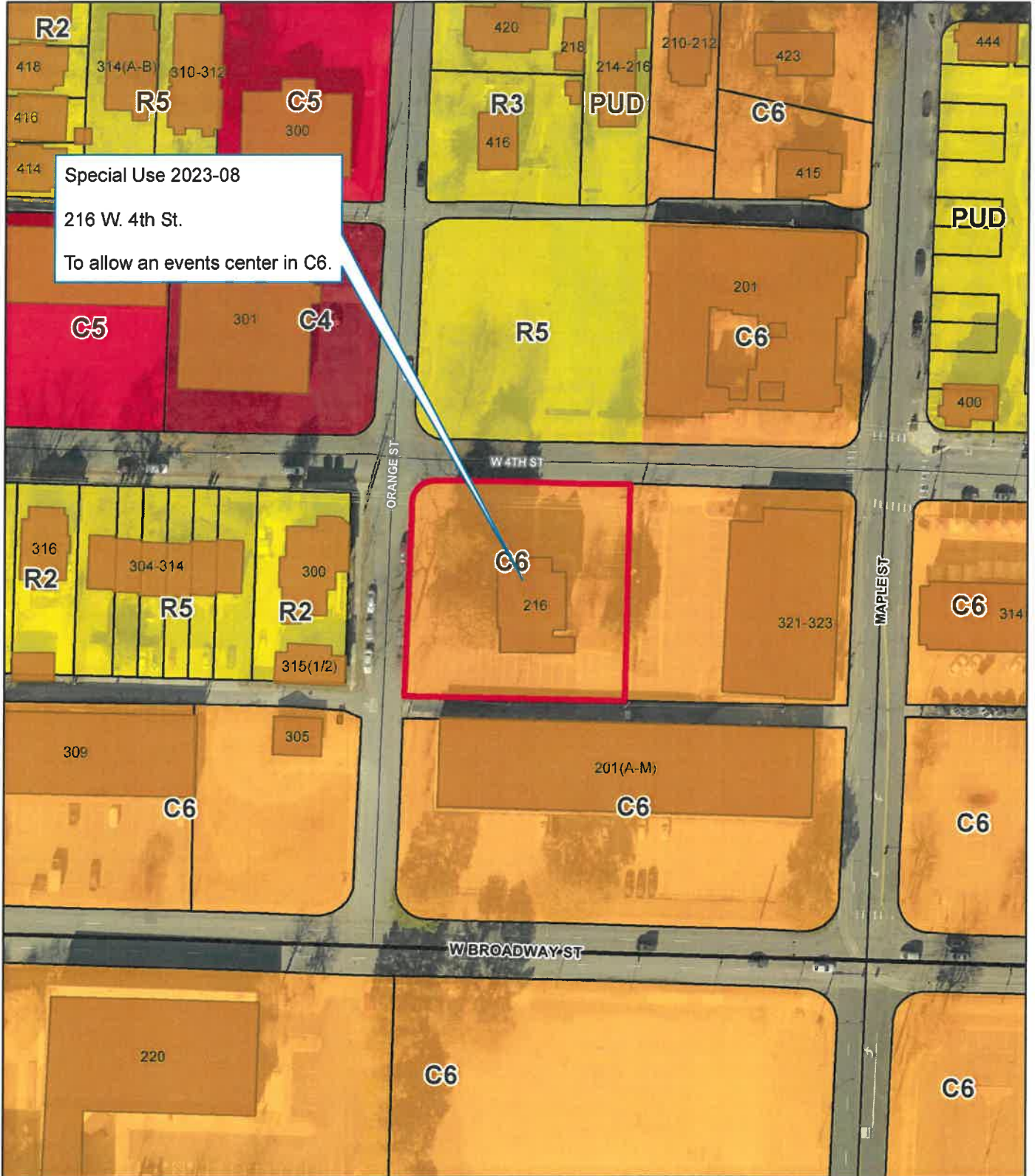
1 inch = 30 feet



Date: 4/28/2023

Not an actual survey

Special Use #2023-08



Zoning Map

Date: 4/28/2023

1 inch = 100 feet



Not an actual survey

Item # 14
Special Use #2023-10

Request: a Special Use to allow the blending of chemicals within an I1 zone

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.

The item was previously filed by the applicant as a rezoning from I1 to I3 to recognize an existing chemical manufacturing facility. The facility blends chemicals which requires an I3 zoning to be considered a by-right use. The applicant has met with neighbors and has determined with the approval of a Special Use to allow the blending of chemicals the rezoning to I3 is not required.

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?** The blending of chemicals requires a Special Use within the I1 zoning district.

2. **Neighborhood Position/Comment?** The applicant has met with the area residents concerning the previous request for rezoning from I1 to I3. The rezoning application has since been withdrawn.
3. **Effect on public service and utilities?** There should be minimal impact on public services and/or utilities.
4. **Legal Consideration/Reasonableness?** The request for a Special Use 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 Special Use in an I1 zoning district.

Summary: The applicant is seeking a Special Use to recognize an existing manufacturing company located at this address. To allow the manufacturing and the blending of chemicals requires a Special Use within the I1 zoning districts.

Design Review Committee. The applicant did not meet with the Design Review Committee on this request.

Conditions to Consider:

1. The approval of the Special Use allows the blending of chemicals.
2. Meet all the requirements of the Fire Marshal.
3. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
4. Business license to be issued after Planning Staff confirmation of requirements.
5. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Special Use #2023-10



Ortho Map

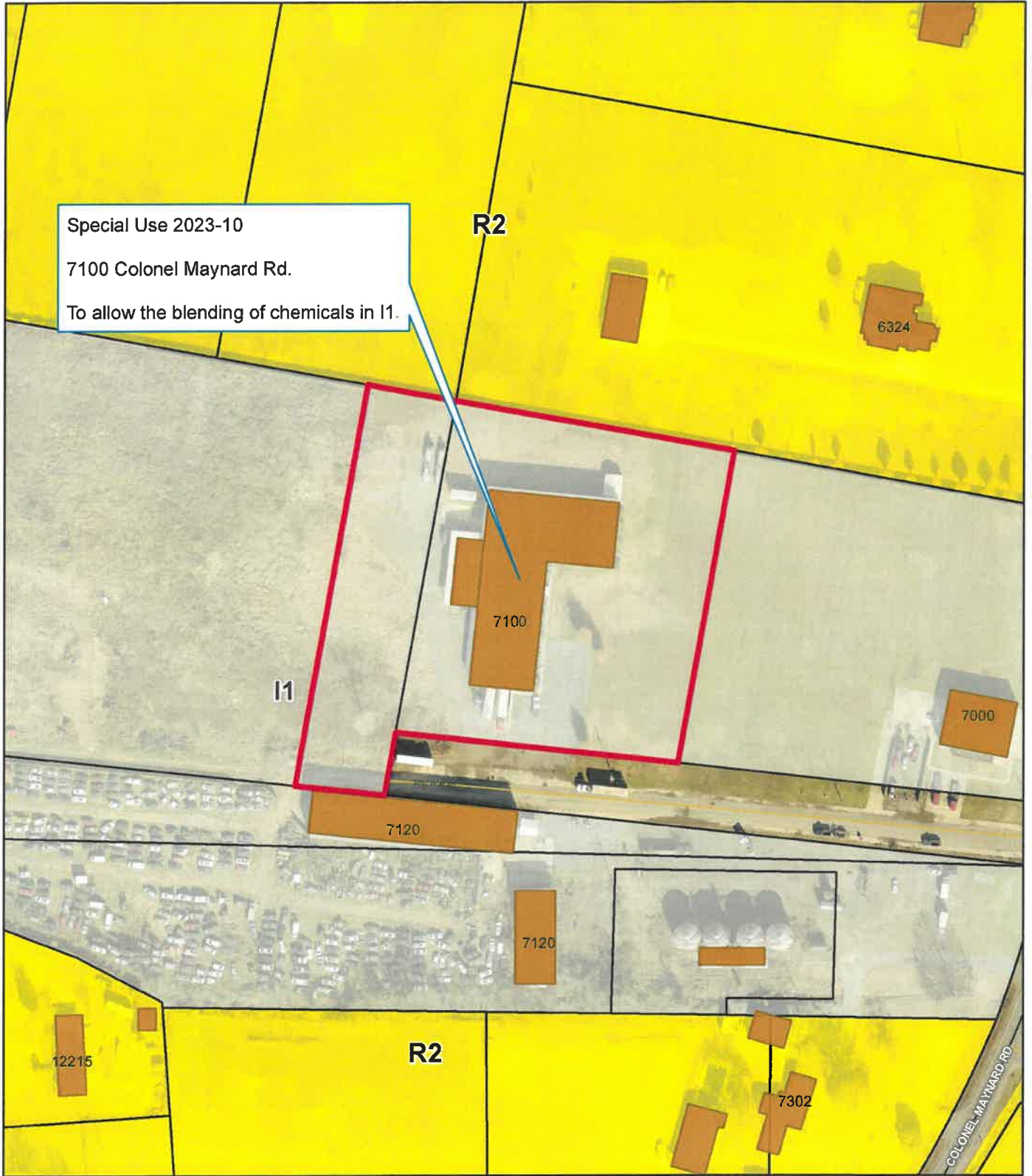
Date: 4/28/2023

1 inch = 70 feet



Not an actual survey

Special Use #2023-10

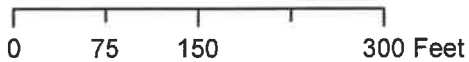


Special Use 2023-10
7100 Colonel Maynard Rd.
To allow the blending of chemicals in I1.



Zoning Map

1 inch = 150 feet



Date: 4/28/2023

Not an actual survey