

NLR Planning Commission
February 8, 2022
Agenda Meeting / Public Hearing 4:00 PM

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

- Approval of Minutes:**
- January 11, 2022

Planning Commission Items:

1. SD2022-9 Windsong Church Addition, Lot 1 (Preliminary plat & SPR for a church building addition at 3 Windsong Dr.)
2. SD2022-10 John L. Baldwin Addition, Lots 7R & 9R (Replat at the northeast corner of E. Broadway & Redwood)
3. Rezone #2022-6 To rezone from C3 to R2 to allow for a single family house at 1516 N. Poplar St.
4. Public Hearing #2022-26 River Rock Estates, Lots 1-26: To allow a hillside cut for a residential subdivision at the northwest corner of River Rd. and Paul Dukes Dr.
5. Rezone #2022-7 To amend the land use plan from open lands to single family and to rezone from R3 to RU to allow for a single family residential subdivision at the northwest corner of River Rd. and Paul Dukes Dr.
6. SD2022-3 River Rock Estates, Lots 1-26 (Preliminary Plat of a residential subdivision at the northwest corner of River Rd. and Paul Dukes Dr.)

Public Comment / Adjournment:

NLR PLANNING COMMISSION MEETING PROCEDURES

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

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

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

**North Little Rock Planning Commission
Regular Meeting
January 11, 2022**

Mr. Chambers, standing in for Chairman Clifton, called the regular meeting of the North Little Rock Planning Commission to order at 4:00 PM in the Council Chambers, City Hall.

Members Present:

Banks
Belasco
Chambers
Foster
Phillips
Wallace
White, Vice- Chairman

Members Absent:

Clifton, Chairman
Dietz

Staff Present:

Shawn Spencer, Director
Timothy Reavis, Assistant Director
Elaine Lee, City Attorney
Alyson Jones, Secretary

Approval of Minutes:

Motion was made and seconded to approve the December meeting minutes. The minutes were approved with (7) affirmative votes.

Administrative:

A motion was made and seconded to excuse members Chairman Clifton and Dietz.

Public Hearing:

1. SD2021-66 John S. Braddock's Subdivision. Lots 1R & 2R (Replat & SPR of an industrial development at 8013 & 8105 Hwy 70)

- 1. Engineering requirements before the plat will be signed:**
 - a. Option to pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces instead of providing detention.
 - b. Provide half of the required half of 80' right-of-way.
- 2. Planning requirements before the plat will be signed:**
 - a. Provide access easement on plat for the shared driveway access.
 - b. Provide 10' utility easements along front property line as shown.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - c. Provide copy of ARDOT driveway permit.
 - d. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - e. All parts of structure to meet current city and state building and safety codes.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - b. 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.
 - c. Dumpster to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. Provide concrete to front gate.
 - f. Parking and turn around area to be paved.
 - g. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - h. A variance allowing for smaller lot sizes and smaller lot widths was granted by the Board of Adjustment on 11/18/21.
 - i. A variance allowing for a reduced setback was granted by the Board of Adjustment on 11/18/21.
- 6. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (7) street trees 30' on center.
 - d. Provide (2) parking lot shade trees.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.

- f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - h. Provide 6 foot front yard landscape strip between property line and paving.
 - i. Provide 4 foot side yard landscape strip between property line and paving.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code.
- 10. Meet the requirements of CAW, including:**
- a. All CAW requirements in effect at the time of request for water service must be met.
 - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
 - c. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. Sewer service is not available to the site without a main extension.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements.

Mr. Chambers asked for any questions or comments.

SD2021-66 was approved with (6) affirmative votes. Mr. Chambers abstained from the vote.

2. SD2021-67 Redding Road Subdivision, Lot A (Preliminary Plat & SPR of apartments at 2300 Redding Ln)

- 1. Engineering requirements before the plat will be signed:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
 - b. Provide ½ street improvements from the centerline of ROW (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
- 2. Planning requirements before the plat will be signed:**
 - a. Pay for street trees or provide a bond.
 - b. Pay for street lights or provide a bond.

- c. Show the property line on the north side of Redding Lane.
 - d. Provide 10' utility easements around property perimeter.
 - e. Provide owner's certificate on the plat.
- 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.
 - 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.
- 4. Meet the requirements of the City Engineer, including:**
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. 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.
 - c. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ street improvements from centerline.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (6) street trees.
 - d. Provide (4) parking lot shade trees.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - h. Provide 6 foot front yard landscape strip between property line and paving.

- i. Provide 4 foot side yard landscape strip between property line and paving.
 - j. Provide a half screen between this development and the abutting R3 property. Half screen shall consist of trees every 20 feet and a 6' tall opaque screen. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - Shall be equipped with an NFPA type 13 or 13R automatic sprinkler system. (Volume 2 Section 903.2.8, 903.3.1.2)
- 10. Meet the requirements of CAW, including:**
- a. All CAW requirements in effect at the time of request for water service must be met.
 - b. A water main extension will be needed to provide water service to this property. That work would be done at the expense of the developer. Coordinate with Central Arkansas Water regarding the size and location of the water main. Show proposed main location on site plan.
 - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
 - d. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements.

Mr. Chambers asked for any other questions or concerns.

Mr. Wallace asked how many units were included on the plans.

The applicant stated there would be 12 units.

SD20221-67 was approved with (7) affirmative votes.

3. SD2022-1 Massie West Subdivision, Block 4, Lot 2R (Replat & SPR of a parking lot at 4900 Camp Robinson Rd.)

- 1. Engineering requirements before the plat will be signed:**
- a. Pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.

- b. Provide half of the required 80' foot right-of-way.
- 2. Planning requirements before the plat will be signed:**
 - 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 a copy of ARDOT driveway permit.
- 3. Meet the requirements of the City Engineer, including:**
 - a. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - b. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - c. All driveways are to be concrete within the ROW.
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Gravel not permitted as a parking surface.
 - c. If a dumpster is added to the site, it is to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
 - c. Provide half of 80' ROW dedication.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (8) street trees.
 - d. Provide (2) parking lot shade trees.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - h. Provide 6 foot front yard landscape strip between property line and paving.
 - i. Provide 4 foot side yard landscape strip between property line and paving.
- 7. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 9. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. Provide a 10' utility easement along Camp Robinson Rd.
- 10. Meet the requirements of NLR Wastewater.**

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements.

Mr. Chambers asked for any other questions or concerns.

SD2022-1 was approved with (7) affirmative votes.

4. SD2022-2 West Commercial, Lot 4A1 & 4A2 (Replat of commercial property at 4620 W. Commercial Dr.)

1. Engineering requirements on detention:

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

2. Planning requirements before the plat will be signed:

- a. Show existing 20' access easement on plat with abutting property.
- b. Show existing 10' utility easement abutting the rear of lot 4b.
- c. Provide an access easement on lot 4A-1 so that Lot 4A-2 can utilize the existing driveway onto West Commercial Dr.
- d. Provide 40' front building line as shown.
- e. Provide 20' rear yard building setback line as shown.
- f. Provide 10' utility and drainage easement along east property line as shown.
- g. Both Lot 4A-1 and Lot 4A-2 must each contain the minimum number of on-site parking spots per the zoning ordinance.

3. Meet the requirements of Community Planning, including:

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

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

- a. Sidewalks were previously waived for this property via ordinance number 9252.

5. Meet the following requirements concerning signage:

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

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

- a. Provide an approved fire protection plan.

7. Meet the requirements of CAW, including:

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

8. Meet the requirements of NLR Wastewater, including:

- a. Provide sanitary sewer easement to cover the manhole and sewer main north of manhole just inside the western property line of Lot 4A-1. The manhole is located at approximately N168790.184 E1245532.895.

Mr. Chambers stated the applicant met with the Development Review Committee and agreed to all the requirements.

Mr. Chambers asked for any other questions or concerns.

SD2022-2 was approved with (7) affirmative votes.

5. SD2022-4 North Little Rock Fire Station No 8, Lot 1 (Preliminary plat & SPR of a fire station at 401 W. Military Dr.)

- 1. Meet the requirements of the hillside cut ordinance, or provide a letter from the City Engineer stating that this project does not require a hillside cut.**
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
 - b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
- 3. Planning requirements before the plat will be signed:**
 - a. Provide 10' utility easement along front property line as shown.
 - b. Provide a 40' front yard building line as shown.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- 5. Meet the requirements of the City Engineer, including:**
 - a. Meet the requirements of the hillside cut ordinance.
- 6. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is added to the site, it is to have masonry screening.
 - c. Allow fencing as shown.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. Do not damage Burns Rock.
- 7. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (15) street trees as shown.
 - d. Provide (3) parking lot shade trees as shown.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.

- g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
- h. Provide 6 foot front yard landscape strip between property line and paving.
- i. Provide 4 foot side yard landscape strip between property line and paving.

9. Meet the following requirements concerning signage:

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

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

- a. Provide an approved fire protection plan.
- b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - The minimum unobstructed width of the entry way (fire apparatus access road) shall be 20 feet. (Volume 1 Section 503.2.1)
 - Fire apparatus access shall extend to within 150 feet of all portions of the exterior walls of the building. (Volume 1 Section 503.1.1)
 - Fire apparatus access shall support 85,000 lbs. (NLR Ordinance 9267)

11. Meet the requirements of CAW, including:

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

12. Meet the requirements of NLR Wastewater, including:

- a. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
- b. A public sewer main extension will be required to serve this development. Please have owner's engineer submit plans to NLRW for the sewer main extension.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements.

Mr. Chambers asked for any other questions or concerns.

SD2022-4 was approved with (6) affirmative votes. Mr. Chambers abstained from the vote.

6. SD2022-6 Schear's Addition, Block 9, Lot 1R (Replat & SPR at 1922 Pike Ave)

1. Engineering requirements before the plat will be signed:

- a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond for W. 20th Street.
- b. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)

2. Planning requirements before the plat will be signed:

- a. Provide 10' utility easement along W. 20th St and Pike Ave.
- b. Provide a 40' front yard building line along Pike Ave.
- c. Provide a 20' rear yard building line.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - c. Provide CNLR driveway/curb cut permit application to City Engineer and copy of ARDOT driveway permit.
 - d. 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. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - b. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - c. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening.
 - d. Use of the proposed building is to support the existing permitted business.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (6) street trees along Pike Ave.
 - d. Provide (4) street trees along W. 20th St.
 - e. Provide (3) parking lot shade trees.
 - f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - g. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - h. 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.
 - i. Provide 6 foot front yard landscape strip between property line and paving.
 - j. Provide 4 foot side yard landscape strip between property line and paving.
 - k. Provide full screen between dissimilar uses or zoning. This includes an 8ft opaque screen and trees every 20 feet along the east property line between C3 and R3.
- 8. Meet the following requirements concerning signage:**

- a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - The unobstructed width of the entry way (fire apparatus access road) shall be 20 feet. (Volume 1 Section 503.2.1)
 - Fire apparatus access shall extend to within 150 feet of all portions of the exterior walls of the building. (Volume 1 Section 503.1.1)
 - Fire apparatus access shall support 85,000 lbs. (NLR Ordinance 9267)
- 10. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. Provide a 10' utility easement along Pike and W. 20th St.
 - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
 - d. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 11. Meet the requirements of NLR Wastewater, including:**
 - a. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

Mr. Chambers stated the applicant met with the Development Review Committee and agreed to all the requirements.

Mr. Chambers asked for any other questions or concerns.

SD2022-6 was approved with (7) affirmative votes.

7. Rezone 2022-1 and Conditional Use 2022-1 From R1 to C4 to allow for mini-storage with outdoor storage at 8701 Kim Dr.

Mark Redder, Holloway Engineering, stated the request is for outdoor storage. The concern is with the location of the outdoor storage, whether it be behind a boundary fence and a buffer.

Mr. Foster asked staff if the applicant was able to revise the siteplan to accommodate for the City's recommendations.

Mr. Redder stated that the buffer would be outside and the detention pond would be inside the boundary fence.

Mr. Chambers asked for any other questions or concerns.

Mr. Chambers asked for a roll call to vote.

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

Rezone 2022-1 and Conditional Use 2022-1 was approved with (7) affirmative votes.

8. SD2022-7 White Oak Crossing Commercial Park, Lots 1 & 2 (Preliminary Plat & SPR of a mini-storage business on Kim Dr.)

- 1. Before the plat is signed, provide a City Council Ordinance rezoning the property to C4 with a conditional use for outdoor storage.**
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
 - b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
- 3. Planning requirements before the plat will be signed:**
 - a. Provide a 25' cross access easement on plat with lots 1 and 2 as shown.
 - b. Provide a 40' setback line off of Kim Dr. as shown.
 - c. Provide a 40' setback line off of White Oak Crossing as shown.
 - d. Provide a 15' drainage and utility easement off of White Oak Crossing and Kim Dr. as shown.
 - e. Where abutting residential to the south and to the west, provide a 40' platted buffer in addition to the 55' drainage easement.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.

- h. 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.
- 5. Meet the requirements of the City Engineer, including:**
- a. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - b. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - c. 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. Provide dumpster location.
 - c. Dumpster to have masonry screening.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. The gate along Kim Dr. to be 40' off the street so that moving trucks do not block Kim Dr.
- 7. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. On lot 2, provide (24) street trees along Kim Dr. as shown.
 - d. On lot 2, provide (25) parking lot shade trees as shown.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - h. Provide 6 foot front yard landscape strip between property line and paving.

- i. Provide 4 foot side yard landscape strip between property line and paving.
- j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- k. Meet the screening requirements between C4 and residential for the west and south property lines – an 8 foot opaque screen along the property line and trees every 20 feet.

9. Meet the following requirements concerning signage:

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

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

- a. Provide an approved fire protection plan.
- b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - Group S-1 storage facilities with fire areas exceeding 12,000 square feet shall have an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
 - Provide hydrants spaced as required by the 2012 Arkansas Fire Code Appendix B & C
 - Shall meet the fire flow requirements of Volume 1 Appendix B.
 - Fire apparatus access shall extend to within 150 feet of all portions of the exterior walls of each building. (Volume 1 Section 503.1.1)
 - The minimum unobstructed width of fire apparatus access roads shall be 20 feet. (Volume 1 Section 503.2.1)
 - Roads around hydrants must be 26' wide, 20' in either direction from the hydrant. (Volume 1 Appendix D103.1)
 - Minimum gate width shall be 20 feet. (Volume 1 Appendix D103.5)
 - Turning radius around the buildings will be sufficient to accommodate Fire Dept. apparatus (vehicle dimensions available).
 - Fire Apparatus roads shall be able to support the imposed load of fire apparatus weighing at least 85,000 pounds per NLR Ordinance 9267.

11. Meet the requirements of CAW, including:

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

12. Meet the requirements of NLR Wastewater, including:

- a. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
- b. No dump station permitted.
- c. Identify what equipment or vehicles will be cleaned at the wash bay. The drain shall be protected from unmetered water (rain, surface runoff, etc.) by adhering to the following design criteria:
 - 1. A four-inch, minimum height, berm shall be installed around the area designed to convey water to the drain to prevent surface runoff from entering the sanitary sewer.
 - 2. The surface outside of the berm/drain area shall have positive drainage away from the berm.

3. A permanent roof shall be installed over the entire area designed to convey water to the drain.
 4. Wash bay will require sand/oil separator. Please submit plans to NLRW for review and sizing requirements.
- d. Payment of the White Oak Connection fee will be required prior to connecting to NLRW's collection system.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements.

Mr. Chambers asked for any other questions or concerns.

SD2022-7 was approved with (7) affirmative votes.

9. Rezone 2022-2 To rezone from R1 to R0 & C3 to allow for a zero-lot line residential subdivision and a commercial lot in the Country Club of Arkansas Phase XXV-C subdivision.

Mark Redder, Holloway Engineering, stated that he revised the siteplan per the Subdivision meeting to add the park areas requested by DRC.

Mr. Chambers stated that in the past there has been issues with Fire department access to this area. He asked the applicant if this is still an unresolved issue.

Mr. Redder stated that Paul Eels Dr. will be extended to another access way.

Mr. Foster asked if he was referring to the street labeled "Future Paul Eels Dr. Extension".

Mr. Redder confirmed that Mr. Foster was correct and he would build half of the road on his side of the boundary line. He stated Mr. Burkhalter would extend the other side of the road. He stated that per his agreement with David Cook, City Engineer, he would lay rock for the entire road and pave half of it.

Mr. Spencer stated that Paul Eels would be the third access way but could take up to a year to complete.

Mr. Foster asked if the existing two accesses were on the north of the property.

Mr. Spencer stated that one access was White Oak Xing.

Mr. Chambers asked for any other questions or concerns.

Mr. Chambers asked for a roll call to vote.

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

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

10. SD2022-8 Country Club of Arkansas Phase XXV-C (Preliminary plat of a residential subdivision on Paul Eells Dr.)

- 1. Before the plat is signed, provide an approved City Council Ordinance rezoning the property to R0 and Lot 173 to C3.**
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide full street improvements for all streets in subdivision including Paul Eells Drive (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
 - b. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
- 3. Planning requirements before the plat will be signed:**
 - a. Pay for street signs.
 - b. Pay for 1 tree per residential lot or provide a bond.
 - c. Pay for street lights or provide a bond.
 - d. Street names to be approved by Planning Staff.
 - e. Provide a 25' front yard setback.
 - f. Provide 50' ROW dedication for Debbie Drive, Marilyn Drive, Kim Drive, and Donna Drive.
 - g. Provide half of 80' ROW dedication for Paul Eells Drive.
 - h. Show 10' setback on one side of each lot.
 - i. Clearly label which lots are proposed as open space, parks, detention, and alleys.
 - j. Provide a note to the plat that states no lot except Lot 173 shall have vehicular access from Paul Eells Dr.
 - k. Provide a letter from the Fire Marshall stating the subdivision meets his requirements for access.
 - l. Designate 5 lots as "parks".
 - m. Allow the plat to be completed in two phases as shown.
- 4. Permit requirements/approvals submitted before construction can begin:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
 - c. 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.
 - d. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Prior to construction, Owner's Architect/Engineer shall submit 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.
 - h. Schedule preconstruction meeting with City Engineer. The contractor's on-site superintendent must be present.
- 5. Meet the requirements of the City Engineer, including:**
- a. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- 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, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide full street improvements.
 - c. Provide 50' ROW dedication for Debbie Drive, Marilyn Drive, Kim Drive, and Donna Drive.
 - d. Provide half of 80' ROW dedication for Paul Eells Drive.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide 1 tree per lot.
 - c. Screening between residential and commercial for lot 175 will be required at the time of development.
- 9. Meet the following requirements concerning signage:**

a. All signs require a permit and separate review.

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

- a. Provide an approved fire protection plan.
- b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - Where there are houses, fire hydrants shall have an average spacing of 500 feet along the road. The maximum distance from any point on a street frontage to a hydrant shall be 250 feet. (Volume 1 Appendix C Table C105.1)
 - Where hydrants are not needed for the protection of structures they shall be provided at spacing not to exceed 1000 feet. (Volume 1 Appendix C Table C105.1c)
 - Roads will support 85,000 lbs. (NLR Ordinance 9267)

11. Meet the requirements of CAW, including:

- a. All CAW requirements in effect at the time of request for water service must be met.
- b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
- c. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
- d. Approval of plans by AR Department of Health Engineering Division is required.

12. Meet the requirements of NLR Wastewater, including:

- a. Payment of the White Oak Connection fee will be required prior to connecting to NLRW's collection system.

Mr. Chambers asked for any other questions or concerns.

SD2022-8 was approved with (7) affirmative votes.

11. Rezone 2022-5 To rezone from R4 to C6 to allow for mixed use development at 715 N Olive St.

Mr. Chambers stated that the applicant could not be present at the meeting and has asked staff to represent him.

Mr. Spencer stated that the applicant had purchased properties in this area 6-7 months ago and is wanting to rezone this property to match the use of the other surrounding properties.

Mr. Chambers asked for any other questions or concerns.

Mr. Chambers asked for a roll call to vote.

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

Rezone 2022-5 was approved with (7) affirmative votes.

Public Comments/Adjournment:

Mr. Chambers asked for any public comments.

Mr. White asked how one would go about getting an ordinance passed. He stated that the Federal government and Arkansas State government have ordinances put in place to keep people from depositing leaves and waste in the waterways but North Little Rock does not.

Mr. Spencer stated that one would start with contacting the city's elected officials. Also, he said one should contact the City Attorney's office.

Ms. Lee agreed with Mr. Spencer that one would need to contact the City Attorney's office.

Mr. White asked if the correct officials would be the alderman or the mayor.

Mr. Spencer confirmed it can be any alderperson from any ward to start the process.

There were no additional comments or questions.

Mr. Chambers adjourned the meeting at 4:23pm.

SD2022-9 Windsong Church of Christ, Lot 1 (Preliminary plat & SPR of a building addition at 3 Windsong Dr.)

- 1. Engineering requirements before the plat will be signed:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
- 2. Planning requirements before the plat will be signed:**
 - a. Provide a 15' rear yard undisturbed buffer on the plat.
 - b. Provide a 10' utility easement around the property.
 - c. Provide a 15' sanitary sewer easement. Provide letter of approval from NLR wastewater on the location.
- 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. 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 Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If any additional dumpsters are utilized they are 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.
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location along interstate.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide 2 additional street trees along Windsong Dr.
 - d. Provide (7) parking lot shade trees.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - h. Provide 6 foot front yard landscape strip between property line and paving.
 - i. Provide 4 foot side yard landscape strip between property line and paving.
 - j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 7. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - c. Type A-3 assembly occupancies with an occupant load of 300 or more shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.3)
 - d. Type A-2 assembly occupancies with an occupant load of 100 or more shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.2)
 - e. Type E occupancies with a fire area exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.3)
 - f. Shall be within the building area limitations of Volume 2 Section 503.

- g. If required in order to meet the building area limitations it shall be separated from the existing building by a two hour fire barrier. (Volume 2 Section 707.3.10)
- h. Any cook top will require a Type 1 hood with an approved automatic fire-extinguishing system. (Volume 1 Section 609 & 904.11)
- i. Shall be equipped where required by Volume 1 Section 907 with a fire alarm and detection system.
- j. Shall have 20' wide Fire Apparatus access road that will support 85,000 lbs. to within 150' of any portion of the building. (Volume 1 Appendix D, NLR Ordinance 9267)

9. Meet the requirements of CAW.

10. Meet the requirements of NLR Wastewater, including:

- a. A 15' exclusive sanitary sewer easement is required to cover the sewer facilities shown on the attached map. Please note that the map shows the approximate location of the sewer facilities and that the easements will need to be plotted from the surveyed location.
- b. The planned parking improvements in the northeast portion of this project will require an adjustment to the height of manholes within the parking area. Please have the engineer submit a set of plans to our office for review.
- c. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
- d. If the planned addition will include food preparation a grease interceptor will be required.
- e. If the planned addition will include a laboratory an acid neutralization tank will be required.

SD2022-10 John L Baldwin Addition, Lots 7R & 9R (Replat at the northeast corner of E. Broadway & Redwood)

- 1. Engineering requirements on detention:**
 - a. Storm water detention plan will be required during Site Plan Review process.
- 2. Engineering requirements before the plat will be signed:**
 - a. Half street improvements (street, drainage, curb and gutter, sidewalk, street lights) will be required during the Site Plan Review process.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Provide 25' property line corner radius for E. 4th and N. Redwood St.
- 3. Planning requirements before the plat will be signed:**
 - a. Provide 10' utility easements along E. Broadway, N. Redwood, and E. 4th St.
 - b. For lot 7R, provide the minimum 40 foot front yard setback along E. 4th St. and the minimum 20 foot rear yard setback for C4 zoning. Label on drawing.
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 5. Meet the requirements of the Master Street Plan.**
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 7. Meet the requirements of CAW.**
- 8. Meet the requirements of NLR Wastewater.**

CASE: Rezoning #2022-6

REQUEST: To amend the land use plan from duplex to single family and to rezone from C3 to R2 to allow for a single family house.

LOCATION OF REQUEST: 1516 N. Poplar St.

APPLICANT: Staci Medlock

OWNER: Chris Baker

P.C. BACKGROUND: First time on the agenda.

SITE CHARACTERISTICS: The house that was previously on this lot was demolished in 2016.

MASTER STREET PLAN: local street

ZONING: C3

LAND USE PLAN: Duplex

SURROUNDING USES:

- NORTH: C3 – single family house
- SOUTH: C3 – single family house
- EAST: C3 – vacant lot
- WEST: C3 – single family house

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Yes. Property has been rezoned in this area in the past to allow for new single family construction.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: As a house previously existed on the lot, none.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable. There are other single family houses on this block.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? Yes.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No, R2 is appropriate for single family.

SUMMARY: The applicant is requesting to rezone property from C3 to R2 to allow for the construction of a single family house. A house previously existed on the lot. Since the property is zoned C3, the property must be rezoned before a new one can be rebuilt.

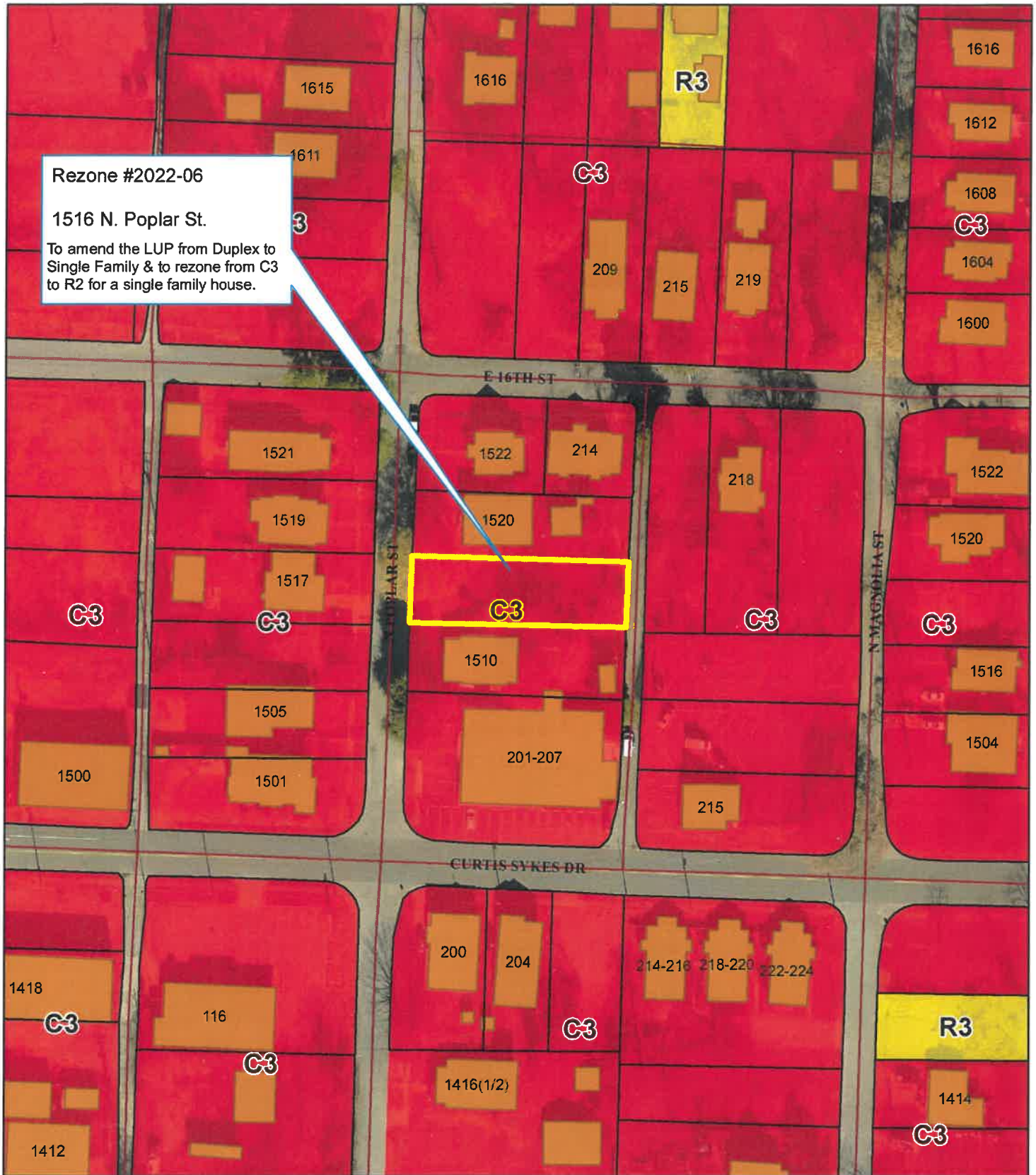
STAFF RECOMMENDATION: Approval

Rezone Case #2022-06

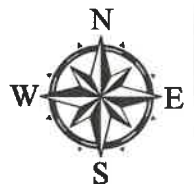
Rezone #2022-06

1516 N. Poplar St.

To amend the LUP from Duplex to Single Family & to rezone from C3 to R2 for a single family house.



1 inch = 100 feet

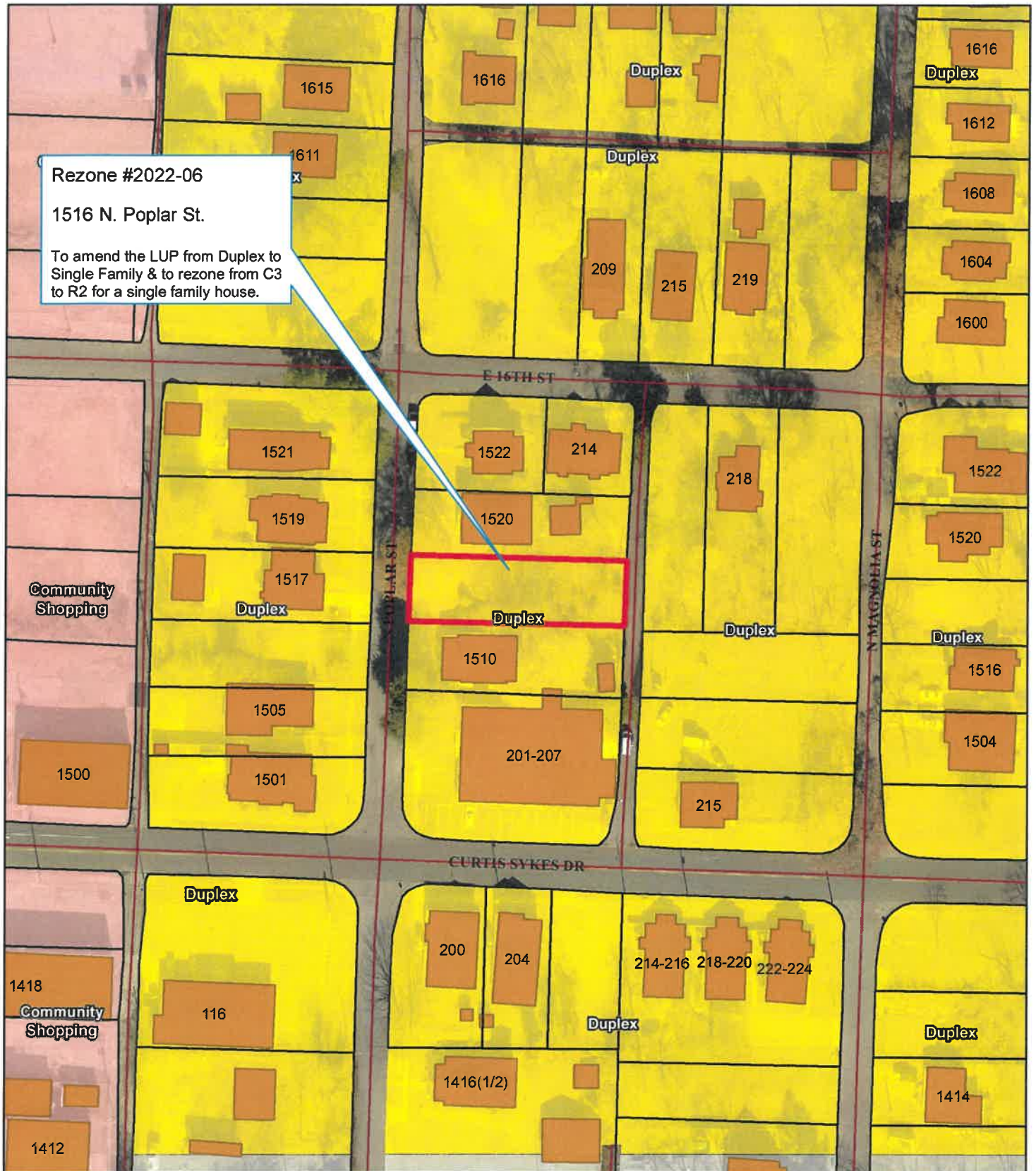


Date: 1/20/2022

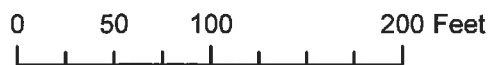


Zoning Map

Rezone Case #2022-06



1 inch = 100 feet



Land Use Map

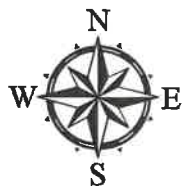
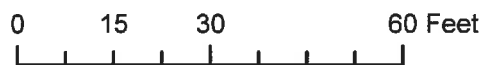
Date: 1/20/2022

Rezone Case #2022-06



OrthoMap

1 inch = 30 feet



Date: 1/20/2022



December 29, 2021

Subject: Rezoning

To whom it may concern,

We would like to request 1516 Poplar St., North Little Rock, Ar., 72114 be rezoned from C3 zoning classification to R2 zoning classification for the purpose of constructing a new single family home. With the entire street being that of residential homes, it is most beneficial for this property to be zoned R2 to continue neighborhood friendly growth.

Thank You,

A handwritten signature in blue ink, appearing to read "Staci Medlock", is written over the "Thank You," text.

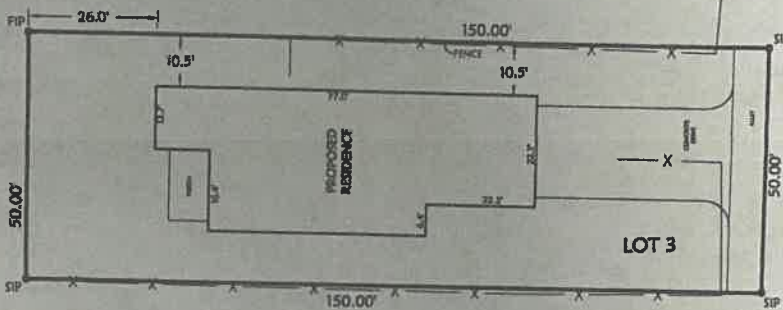
Staci Medlock

RE/MAX ELITE

501-944-8687

stacimedlock1@yahoo.com

C/L POPLAR STREET
(60' R/W)



NORTH



Scale 1" = 30'



CERTIFICATE OF SURVEYING ACCURACY:
I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ALL CORNERS ARE SHOWN IN ACCORDANCE WITH THE EXISTING MONUMENTS OF THE AREA. IMPROVEMENTS ARE AS SHOWN.

(Signature)
AARON K. ROBINSON
REGISTERED LAND SURVEYOR
ARKANSAS LICENSE NO. 1619

Revised: December 14, 2021

FLOOD STATEMENT:
FIRM FLOOD INSURANCE RATE MAP PANEL 050182 0344 G
(EFFECTIVE DATE: JULY 6, 2015) INDICATES THAT THIS PROPERTY
IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.



BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 942-1518 Fax: (501) 942-1510
Email: rbornd@bondce.com
Email: aarobinson@bondce.com

Prepared For:
Baker Construction
1516 Poplar Street
N. Little Rock, AR 72114

PRELIMINARY PLOT PLAN
NORTH ARGENTA
BLOCK 35, LOT 3
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Scale:	1" = 30'
Date:	December 13, 2021
Job No.:	9367
Drawn By:	RAS



The City of
NORTH LITTLE ROCK

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

Memo

To: Planning Commissioners
From: Planning Staff
Date: 02/08/2022
Re: Public Hearing #2021-26: Hillside cut at NW corner of River Rd. & Paul Dukes Dr.

For this item, you are voting yes or no to accept the hillside cut proposal.

Enclosed is the geotech report and plat submitted by the applicant.

The City Engineer's office has received the report, and will be in attendance at the Planning Commission meeting to comment on it. For questions prior to the meeting, contact City Engineer David Cook at 371-8339.

Per the requirements of the subdivision ordinance, property owners within 400 feet of the property have been notified about the proposal and the public hearing.

The hillside cut must be accepted before the preliminary plat associated with the property can be approved.

Public Hearing Case # 2021-26



Ortho Map

1 inch = 300 feet



Date: 12/21/2021

TYLER GROUP
 240 E. KELLY DR. SUITE 2000, COLUMBIA, AR 72033
 501.747.1717
 www.tylergroup.com

RIVER ROCK ESTATES
 RIVER ROCK DEVELOPMENT LLC
 Applying to the CITY OF NORTH LITTLE ROCK, ARKANSAS

PRELIMINARY PLAT

DATE: 1/17/2021
 SHEET NO: 001
 DRAWN BY: JAC
 CHECKED BY: JAC

CITY OF NORTH LITTLE ROCK
 ZONED C-6
 ANTIPODUS PROPERTIES LLC
 33N-266-00-0110

CITY OF NORTH LITTLE ROCK
 ZONED C-6
 ANTIPODUS PROPERTIES LLC
 33N-266-00-0110

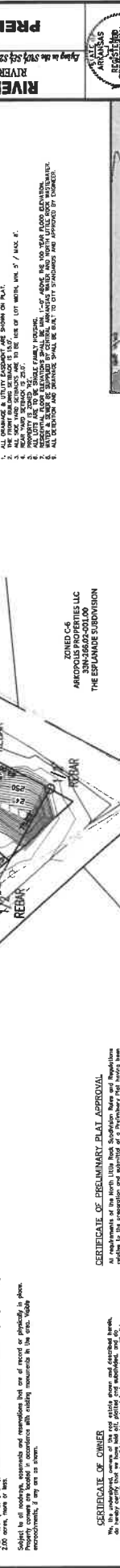
CITY OF NORTH LITTLE ROCK
 ZONED C-6
 ANTIPODUS PROPERTIES LLC
 33N-266-00-0110



GENERAL NOTES:

1. THE FRONT YARD SETBACK IS 15.00'.
2. THE SIDE YARD SETBACK IS 5.00'.
3. ALL UTILITIES ARE TO BE DEEPER THAN THE FOUNDATION.
4. ALL UTILITIES ARE TO BE DEEPER THAN THE FOUNDATION.
5. ALL UTILITIES ARE TO BE DEEPER THAN THE FOUNDATION.
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9. ALL UTILITIES ARE TO BE DEEPER THAN THE FOUNDATION.
10. ALL UTILITIES ARE TO BE DEEPER THAN THE FOUNDATION.

RESIDENTIAL UTILITY DESIGN
 Center Line Code (CLC) = 128
 Power Pole = 376
 (Combined ground SPW distance (ft.) x 200) / 4
 (Combined ground SPW distance (ft.) x 200) / 4
 (Combined ground SPW distance (ft.) x 200) / 4
 (Combined ground SPW distance (ft.) x 200) / 4



FLOOD STATEMENT:
 THE INFORMATION SHOWN ON THIS FLOOD MAP WAS OBTAINED FROM THE ARKANSAS FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13011C0101, DATED 07/16/2015. THE PROJECT AREA IS LOCATED WITHIN THE FLOODPLAIN.

CONTRACTOR INFORMATION:
 CONWAY ENGINEERING & SURVEYING, LLC
 2100 W. UNIVERSITY BLVD., SUITE 2000
 CONWAY, AR 72032

DATE OF EXAMINATION: 1/17/2021
DATE OF EXAMINATION: 1/17/2021

CITY OF NORTH LITTLE ROCK
 ZONED C-6
 ANTIPODUS PROPERTIES LLC
 33N-266-00-0110

CITY OF NORTH LITTLE ROCK
 ZONED C-6
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 33N-266-00-0110

CITY OF NORTH LITTLE ROCK
 ZONED C-6
 ANTIPODUS PROPERTIES LLC
 33N-266-00-0110

GARNER ENGINEERING P.A.

Slope Stability Considerations - Summary
River Rock Estates
River Rock Road
North Little Rock, Arkansas

Report
To

JESS GRIFFIN P.E.
ATTN: JESS GRIFFIN
11719 HINSON ROAD SUITE 130E
LITTLE ROCK, AR 72227

Little Rock, Arkansas
January 27, 2022

Garner Engineering PA

9300 Professor Drive

Little Rock, Arkansas 72227

P/F: 501-225-8181

Mobile: 501-681-1491

501-681-1492

January 27, 2022

To: Jess Griffin P.E.
Attn: Jess Griffin
11719 Hinson Road Suite 130E
Little Rock, AR 72227

From: Carl W Garner P.E.



Re: Slope Stability Considerations - Summary
River Rock Estates
River Rock Road
North Little Rock, Arkansas



As requested by Jess Griffin, the geotechnical conditions impacting stability of cut slopes required for grading in River Rock Estates have been evaluated. This is a summary report of that evaluation. The primary purposes of the investigation were to:

- Develop basic rock stratigraphy and structural features relative to mass stability of cut slope(s), and;
- Prepare conclusions and recommendations regarding cut face configuration and long-term stability to aid in site grading plan development.

OVERVIEW

The subject property is an approximately 7.3 acre tract on the north side of River Rock Road. Topographically the north portion of the site may be defined as moderately to steeply sloping hillside terrain descending from the abutting high ridgeline on the north. The south portion consists of alluvial deposits of the Arkansas River Flood Plain. Existing grades vary from near El 285 to 250 on the north side sloping down to about El 256 to 265 along River Rock Road. The highest terrain is present on the northeast corner along Paul Duke Drive with a similar area near the northwest corner.

The property is undeveloped but observations suggest that historically portions of the site may have been used as a borrow pit. The prior activity has resulted in removal of overburden soils in the north central section resulting in exposure of bedrock.

Additionally, construction of Paul Duke Drive involved cuts in the bedrock units in the northeast corner. Near vertical cut face heights of up to 15 ft are present in east side road cut. These cut slopes were observed to be stable although subject to slaking and erosion.

FINDINGS

As requested, this evaluation addresses excavation conditions in the topographically higher north portion of the site. In order to evaluate the overburden soil conditions and bedrock features relative to potential cuts, the following activities were performed.

- Review of detailed geologic mapping of the site vicinity by Arkansas Geologic Commission and others.
- Examination of structural features and performance of overburden and bedrock exposures in existing cut faces and slopes.
- Assessment of rock cut stability factors.

Geologic Setting

The site is located geologically on the eastern end of the Arkansas Valley and Ouachita Mountains Region. From observation, the rock within potential depths of cuts required for subdivision site grading are comprised of rock units of the Lower Pennsylvanian Jackfork Formation and Upper Mississippian Period Stanley Formation. On the site, the bedrock is comprised of shale with secondary sandstone interbedding as exposed in the north central portion of the tract and road cuts for Paul Duke Drive. The ridge north of the site is comprised of Pennsylvanian Jackfork Formation consisting predominantly of sandstone. The shale beds in the vicinity exhibit a structural dip in the range of 15 to 20 degrees. The northward dip “into the hill” is favorable to stability of cross bed excavations that may be required for the subdivision.

Existing Slope Stability Considerations

Examination of the hillside topography did not reveal slumps or surface features typically found if naturally occurring slope instability is inherent to a formation. Examination of the existing road cuts reflected general mass slope stability of these near vertical excavations into the shale bedrock.

Recommendations

Considering the rather consistent stratigraphy established from observations and geologic mapping, the following conclusions and recommendations were prepared to guide design of the subdivision grading plan.

- The hillside Overburden soils typically consist of a thin veneer of stiff to very stiff clayey residual and/or colluvial soils with some sandstone gravel to cobble size fragments. From slope stability review of these soil conditions as well as prior experience in the Stanley and Jackfork units, excavations into the

variable thickness Overburden Zone may be configured at 2.5H:1V or flatter. Requirements for slope protection and maintenance may dictate flatter slopes. The Overburden is anticipated to thin up slope with maximum thicknesses possible in the northeast corner. The Overburden zone was observed to transition into slightly weathered to fresh shale bedrock without the presence of a consequential zone of weathering.

- The basal, unweathered, moderately soft to moderately hard shale comprises the majority of the rock within the potential development depth. Cut faces in the fresh shale may be configured at 0.25H:1V or flatter. Actual cut face configuration should be confirmed by examination of shale conditions. The presence of anomalous features, i.e. shear zones, erratic jointing or seepage, should be evaluated as staged removal progresses.

Closing Summary

The findings and conclusions provided here are based on relatively consistent subsurface conditions observed at locations across the hillside portion of the site as well as through available geologic mapping. The conclusions regarding conceptual cut face configurations are predicated on currently available subsurface conditions. The conceptual cut configurations noted herein are judged to afford long term mass stability owing primarily to the inherent stability of the north dipping shale bedrock. However, as with any cut face in rock strata of the type present, slaking and surface erosion will occur due to natural events, i.e. wet-dry cycles, rainfall, freeze-thaw, etc. Additionally, anomalous features may also be found within the shale mass requiring modification in excavation procedures and/or cut face configuration.

We trust this overview of stratigraphy and excavation considerations on the hillside portion of the site will be of assistance in final site grading planning. If we may be of further service during preparation of the final grading plan or construction please do not hesitate to call.

CASE: Rezoning #2022-7

REQUEST: To amend the Land Use Plan from Open Lands to Single Family and to rezone from R3 to RU to allow for single family houses.

LOCATION OF REQUEST: Northwest corner of River Rd. & Paul Dukes Dr.

APPLICANT: Jess Griffin, Tyler Group

OWNER: Henrietta Wherry & Tommy Nabholz

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

SITE CHARACTERISTICS: The property is undeveloped. 23 single family lots are proposed. A hillside cut is required to develop the property in the manner proposed by the applicant.

MASTER STREET PLAN: local street

ZONING: R3 LAND USE PLAN: Open Lands

SURROUNDING USES:

NORTH: PI – undeveloped, city owned property

SOUTH: CONS – Arkansas River

EAST: C6 – Undeveloped / Esplanade

WEST: PI – undeveloped, city owned property

BACKGROUND: RU allows for smaller single family lots than R1 and R2.

1. COMPATIBLE WITH PREVIOUS ACTIONS: The property directly to the east is zoned C6, which also allows for smaller lots.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Significant wastewater improvements by the developer are necessary to facilitate this proposal.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? The area immediately around it is undeveloped.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? The RU zoning is requested because the developer wants more lots than what could be accommodated by the existing R3 zoning.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

SUMMARY: The applicant is requesting to rezone the property from R3 to RU to allow for single family houses. There are 23 single family lots proposed plus 3 lots designated as “greenspace”. The RU zoning allows for smaller single family lots than R1 and R2. Otherwise, the applicant would have to reduce the number of lots in the proposal. A hillside cut is required for this development.

STAFF RECOMMENDATION: Approval.

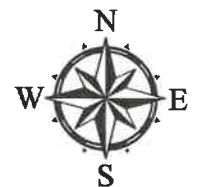
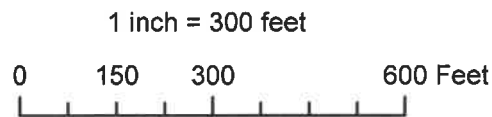
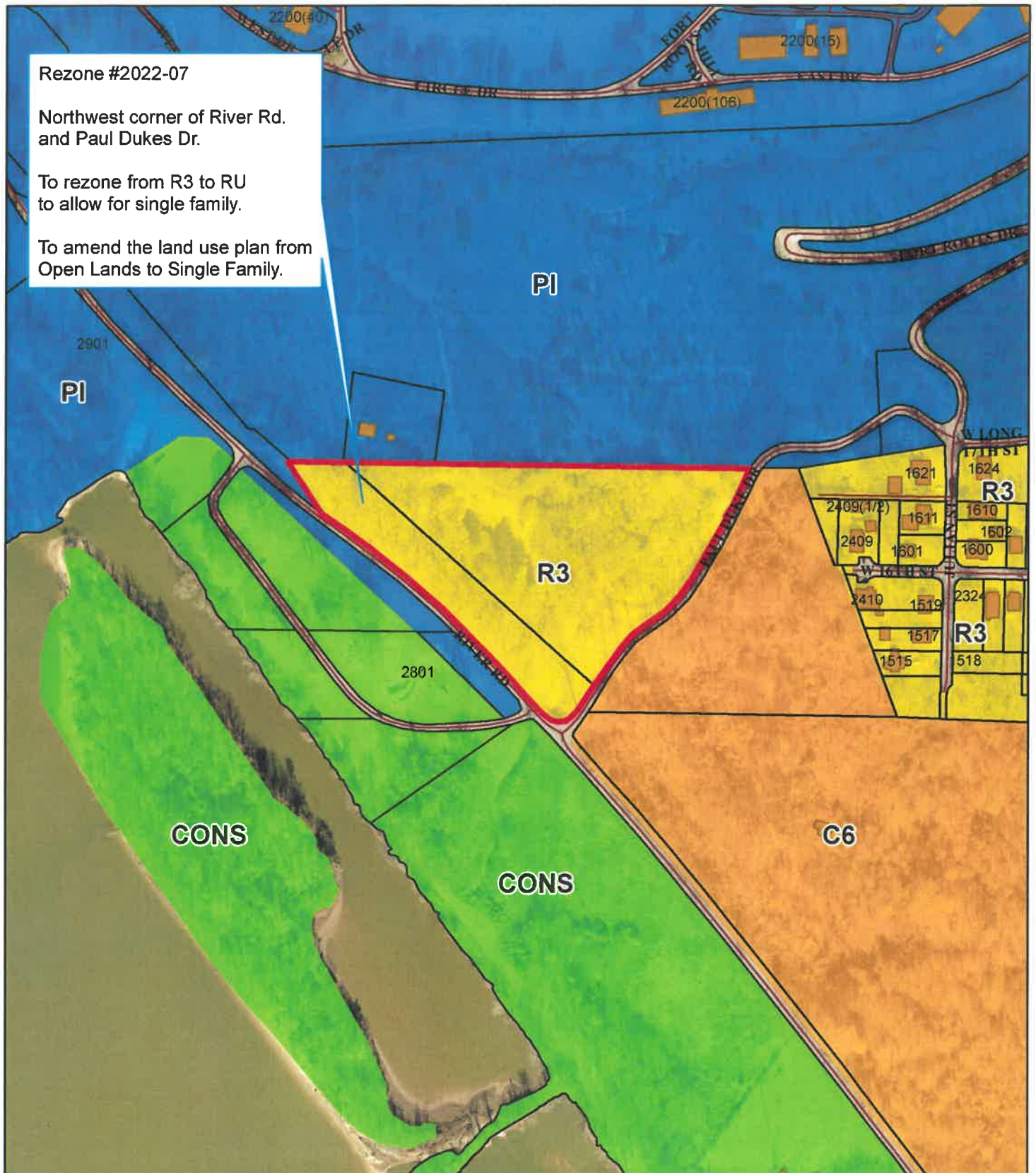
Rezone Case #2022-07

Rezone #2022-07

Northwest corner of River Rd.
and Paul Dukes Dr.

To rezone from R3 to RU
to allow for single family.

To amend the land use plan from
Open Lands to Single Family.



Date: 1/20/2022

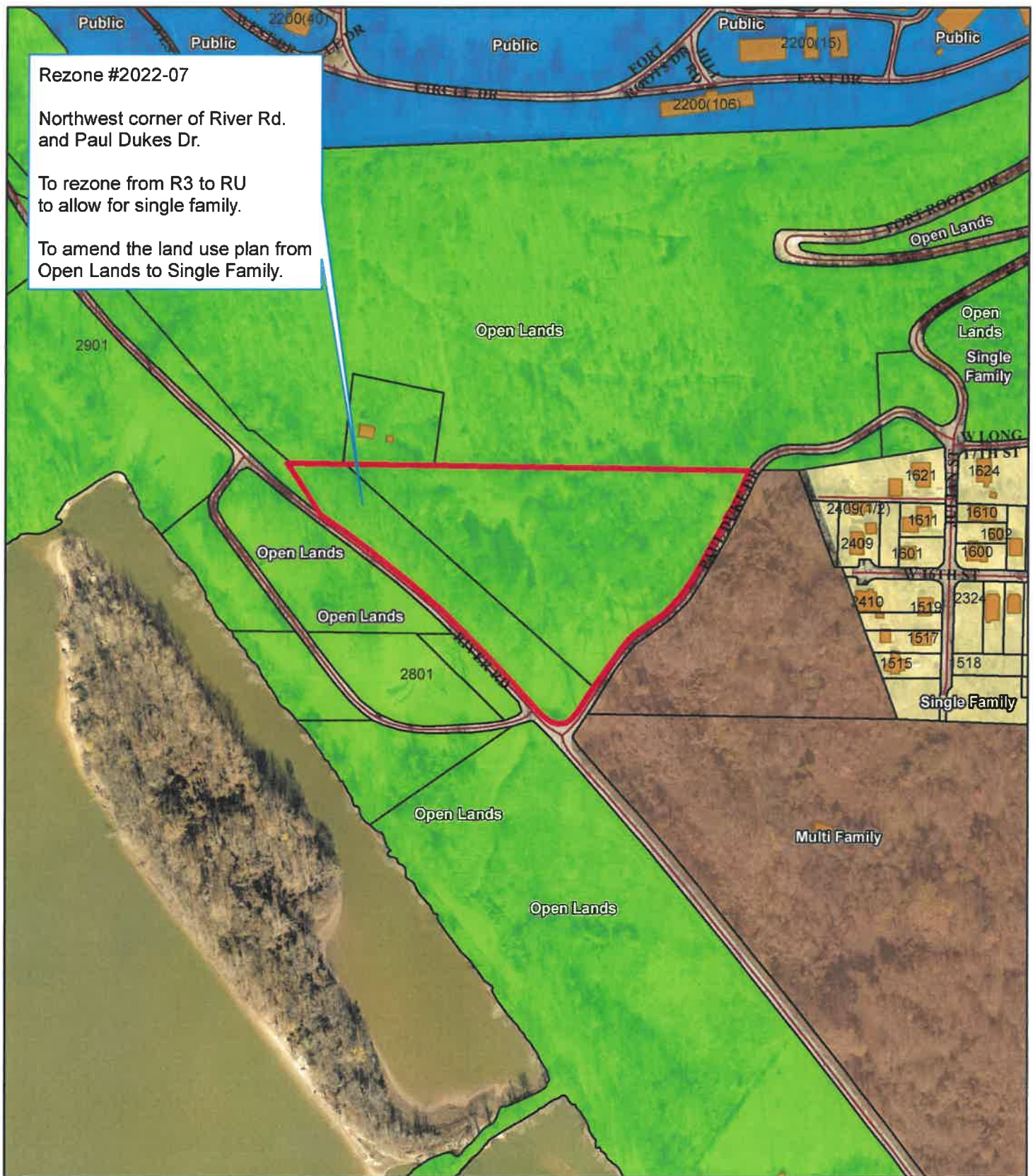
Rezone Case #2022-07

Rezone #2022-07

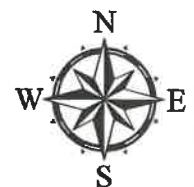
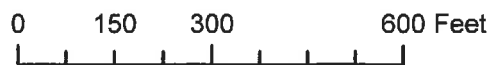
Northwest corner of River Rd. and Paul Dukes Dr.

To rezone from R3 to RU to allow for single family.

To amend the land use plan from Open Lands to Single Family.



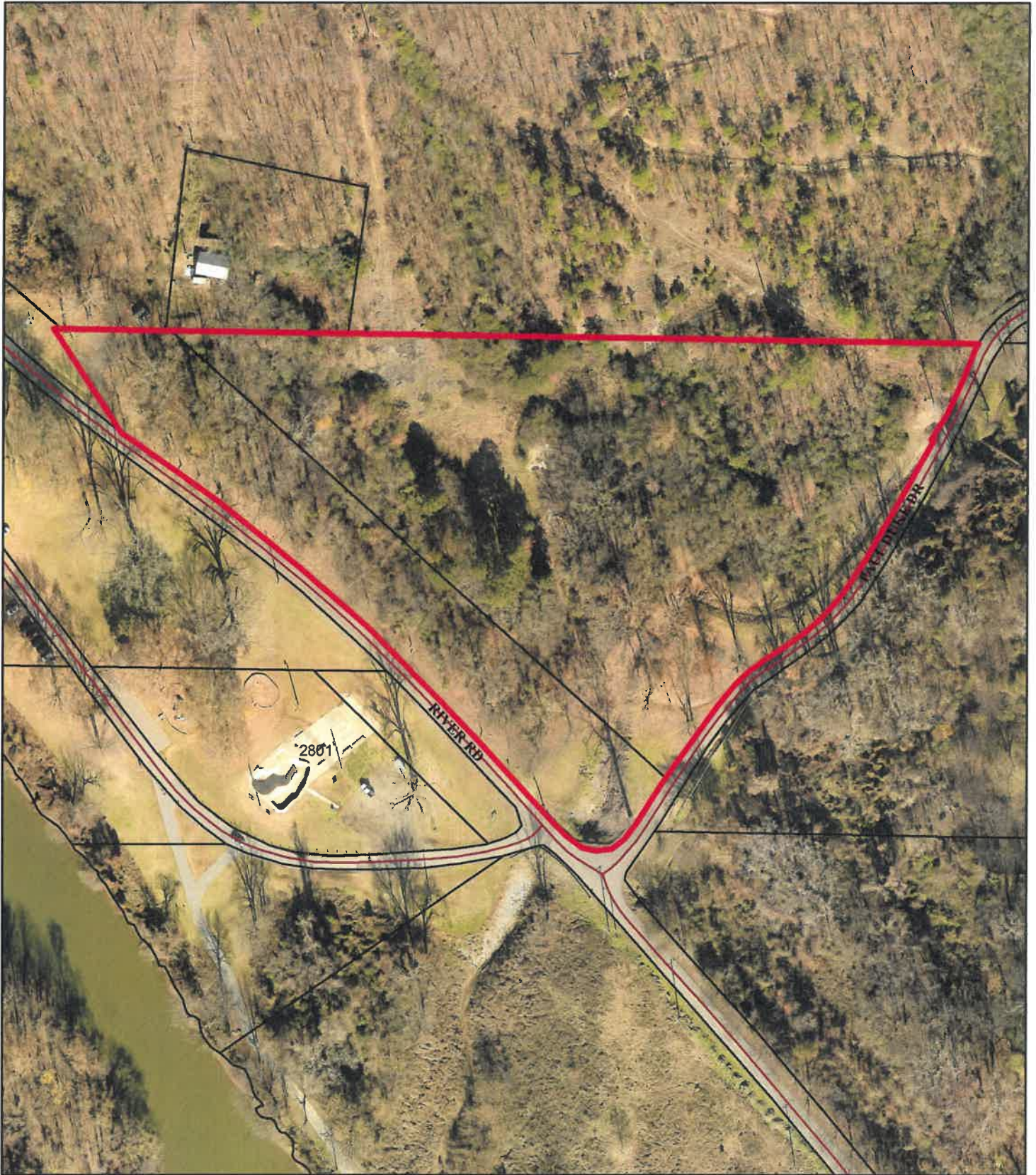
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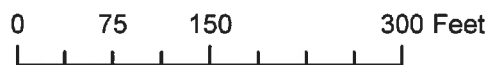
Land Use Map

Date: 1/20/2022

Rezone Case #2022-07



1 inch = 150 feet

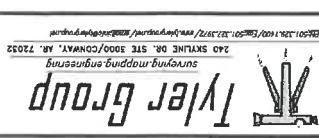


Date: 1/20/2022



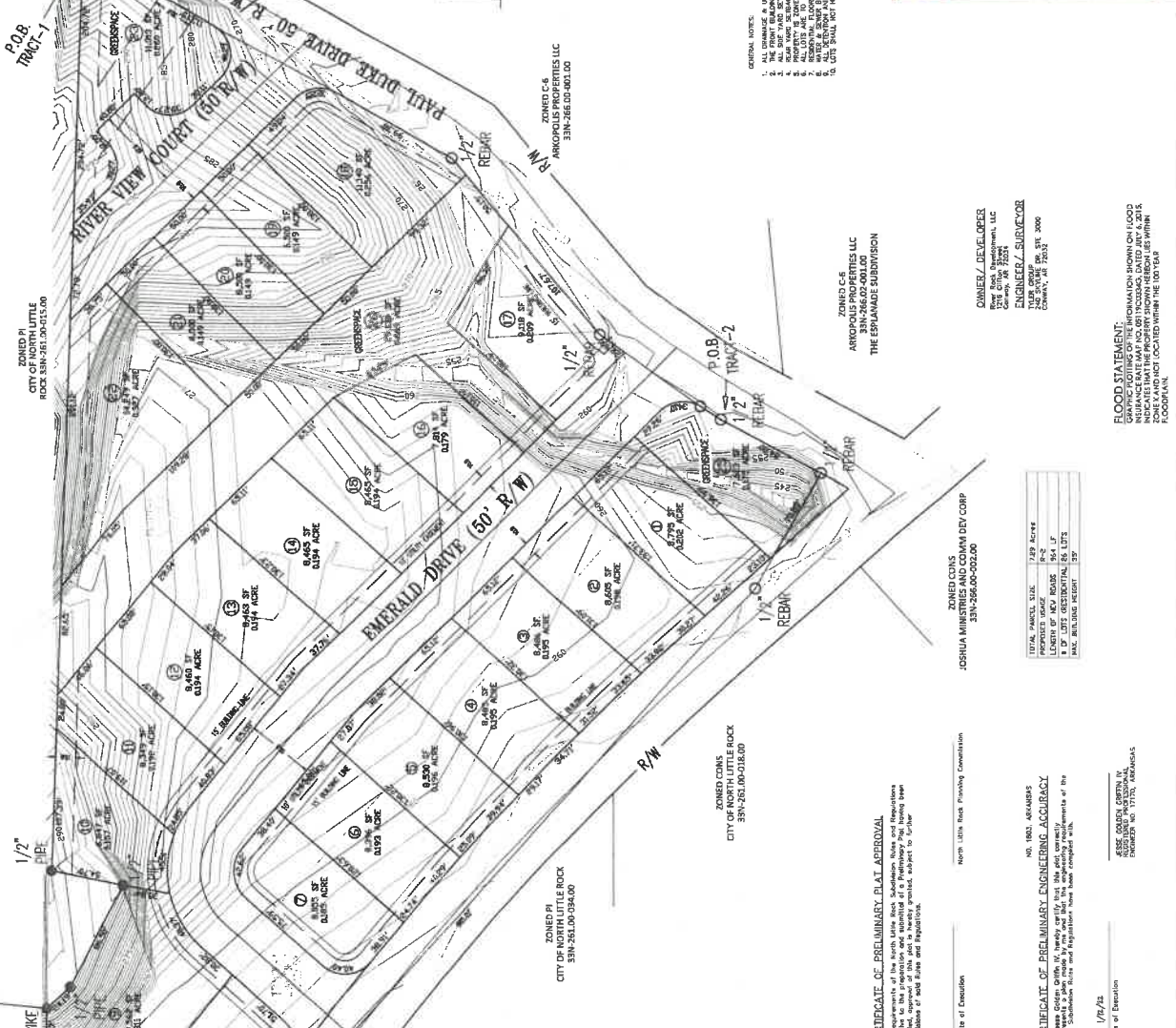
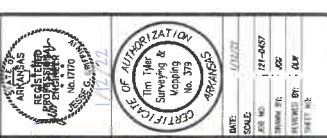
Ortho Map





TYLER GROUP
 140 SKIRUP DR. STE 300/CHICAGO, IL 60632
 (773) 783-1877 / www.tylergroup.com

PRELIMINARY PLAT
 RIVER ROCK ESTATES
 RIVER ROCK DEVELOPMENT LLC
 Located in the SW1/4 SEC 28 N 12-2-N, R-12-W, Township 12.8 North Range 58.8 East, Pulaski County, Arkansas
 DATE: 11/27/23
 SCALE: AS SHOWN
 SHEET NO.: 002
 TOTAL SHEETS: 002



CERTIFICATE OF OWNER
 We, the undersigned, owners of this real estate, have read and approved the above plat, and certify that the same is a true and correct representation of the same as shown by the original records on file in the office of the Register of Deeds for this State. We warrant that we own the whole interest in the above described premises, and that we are duly qualified to execute this instrument, and that we are duly qualified to convey and transfer the same. Witness my hand and seal of office, this 17th day of November, 2023.

CERTIFICATE OF SURVEYING ACCURACY
 I, the undersigned, a duly licensed Professional Land Surveyor in the State of Arkansas, have surveyed and prepared this plat, and certify that the same is a true and correct representation of the same as shown by the original records on file in the office of the Register of Deeds for this State. I warrant that I am duly qualified to execute this instrument, and that I am duly qualified to survey and prepare the same. Witness my hand and seal of office, this 17th day of November, 2023.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL
 All requirements of the North Little Rock, Soudan Home and Improvements Ordinance have been met. It is the policy of the City of North Little Rock to encourage and support the development of new residential subdivisions. This plat is hereby approved, subject to further provisions of said rules and regulations.

DEVELOPER / DEVELOPER
 RIVER ROCK ESTATES DEVELOPMENT LLC
 331-286-02-400.00

ENGINEER / SURVEYOR
 TYLER GROUP
 140 SKIRUP DR. STE 300
 CHICAGO, IL 60632

ADJACENT PROPERTIES:
 ZONED P-1: CITY OF NORTH LITTLE ROCK 331-286-02-401.00
 ZONED C-6: ARKAPOLIS PROPERTIES LLC 331-286-02-401.00
 ZONED P-1: CITY OF NORTH LITTLE ROCK 331-286-02-401.00
 ZONED P-1: CITY OF NORTH LITTLE ROCK 331-286-02-401.00
 ZONED P-1: CITY OF NORTH LITTLE ROCK 331-286-02-401.00

VICINITY MAP
 A small map showing the project location relative to nearby roads and landmarks.

GENERAL NOTES:
 1. THE PROPERTY LINE SHOWN ON THIS PLAT IS THE CENTER LINE OF THE ROAD, UNLESS OTHERWISE NOTED.
 2. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER LINE OF THE ROAD.
 3. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER LINE OF THE ROAD, UNLESS OTHERWISE NOTED.
 4. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER LINE OF THE ROAD, UNLESS OTHERWISE NOTED.
 5. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER LINE OF THE ROAD, UNLESS OTHERWISE NOTED.
 6. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER LINE OF THE ROAD, UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:
 Part of the SW1/4 SEC 28 N 12-2-N, R-12-W, Township 12.8 North Range 58.8 East, Pulaski County, Arkansas, containing approximately 12.8 acres, more or less, as shown on the plat.

REMARKS:
 This plat was prepared from a survey conducted by Tyler Group, Inc. on 11/17/23. The survey was conducted in accordance with the Arkansas Surveying and Mapping Act of 1967. The plat is hereby approved by the Register of Deeds for this State on 11/27/23.

SD2022-3 River Rock Estates, Lots 1-26 (Prelim Plat of a residential subdivision at the northwest corner of River Road & Paul Duke Dr.)

- 1. Meet the requirements of the hillside cut ordinance.**
- 2. Before the plat is signed: Provide a City Council ordinance rezoning the property to RU. Provide a letter from City Engineer stating that the Hillside Cut ordinance has been met. Provide a letter from NLR Electric stating their approval of the plat. Provide a letter from NLR wastewater stating their approval of the plat**
- 3. Engineering requirements before the plat will be signed:**
 - a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
 - b. Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Provide corner radii on lots 17 and 25 to City Engineers requirements.
 - d. Provide drainage easements on residential lots where the natural or manmade storm drainage will occur.
 - e. Meet the City Engineers requirements of the NLR Bike Plan for a Bike route w/ sharrow on Paul Duke Dr and River Rd.
- 4. Planning requirements before the plat will be signed:**
 - a. Pay for street signs.
 - b. Pay for trees or provide a bond.
 - c. Pay for street lights or provide a bond.
 - d. Street names to be approved by Planning Staff.
 - e. Provide 50' ROW for River View Court and Emerald Drive.
 - f. Provide half of 50' ROW for River Rd.
 - g. Provide 10' utility easements along front property lines.
 - h. Provide a 30' easement centered over all existing overhead lines.
- 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 a full set of plans and specifications (PDF format) to the City Engineer for review.
 - c. 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.
 - d. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
 - h. 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.

- i. Schedule preconstruction meeting with City Engineer. The contractor's on-site superintendent must be present.
 - j. Street signs shall be installed before a building permit will be issued.
- 6. Meet the requirements of the City Engineer, including:**
- a. Meet the requirements of the hillside cut ordinance.
 - 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.
- 7. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide a 15' front yard setback.
 - c. Add a note to the plat that lot shall not have vehicular access to River Rd.
- 8. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide full street improvements.
 - c. Provide ROW dedication for Emerald Drive and River view Court.
 - d. Meet the requirements of the NLR Bike Plan for a Bike route w/ sharrow on Paul Duke Dr and River Rd.
- 9. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide 1 tree per lot.
- 10. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 11. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - Where there are houses, fire hydrants shall have an average spacing of 500 feet along the road. The maximum distance from any point on a street frontage to a hydrant shall be 250 feet. (Volume 1 Appendix C Table C105.1)
 - Where hydrants are not needed for the protection of structures they shall be provided at spacing not to exceed 1000 feet. (Volume 1 Appendix C Table C105.1c)
 - In a one or two family residential development, where the number of one or two family dwelling units exceeds 30 there shall be two separate fire apparatus access roads, or all dwelling units shall be equipped throughout with an approved automatic sprinkler system. (Volume 1 Appendix D107)
 - 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)
 - Roads will support 85,000 lbs. (NLR Ordinance 9267)
- 12. Meet the requirements of CAW, including:**
- a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.

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

13. Meet the requirements of NLR Wastewater, including:

- a. *This development will require significant offsite sanitary sewer improvements.* Please have the owner's engineer submit plans to NLRW showing the proposed method of providing sanitary sewer to this development.

14. Meet the requirements of NLR Electric, including:

- a. Provide a 30' easement on all existing overhead lines.
- b. The grade is not to be disturbed in any part of the easement. Relocation of any North Little Rock Electric's facilities will be at the cost of the developer.