

NLR Planning Commission
January 11, 2022
Agenda Meeting / Public Hearing 4:00 PM

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

Approval of Minutes: ▪ December 14, 2021

Planning Commission Items:

1. SD2021-66 John S. Braddocks Subdivision, Lots 1R & 2R (Replat and SPR of a warehouse at 8013 & 8105 Highway 70)
2. SD2021-67 Redding Ln Subdivision, Lot A (Preliminary Plat & SPR for apartments at 2300 Redding Ln.)
3. SD2022-1 Massie West Subdivision, Block4, Lot 2R (Preliminary Plat & SPR for a church parking lot at 4900 Camp Robinson Rd)
4. SD2022-2 West Commercial, Lots 4A1 & 4A2 (Replat at 4620 West Commercial Dr.)
5. SD2022-4 North Little Rock Fire Station No. 8, Lot 1 (Preliminary Plat and SPR for Fire Station at 401 W. Military Dr.)
6. SD2022-6 Schears Addition, Block 9, Lot 1R (SPR at 1922 Pike Ave)
7. Rezone #2022-1 & From R1 to C4 to allow for mini-storage with outdoor storage at
 Conditional Use #2022-1 8701 Kim Dr.
8. SD2022-7 White Oak Crossing Commercial Park, Lots 1 & 2 (Preliminary Plat and SPR for mini-storage with outdoor storage on Kim Dr.)
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.
10. SD2022-8 Country Club of Arkansas Phase XXV-C (preliminary plat of a residential subdivision on Kim Dr.)
11. Rezone #2022-5 To rezone from R4 to C6 to allow for mixed use development at 715 N. Olive St. & 712 N. Magnolia St.

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
December 14, 2021**

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 via Phone
Belasco via Phone
Chambers
Clifton, Chairman
Foster
Phillips via Phone
Wallace
White, Vice-Chairman, cases 4-9 via Phone

Members Absent:

Dietz
White, Vice-Chairman, cases 1-3

Staff Present:

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

Approval of Minutes:

A motion was made and seconded to approve the November meeting minutes as submitted.

Administrative:

Item #1 has been postponed from the December Planning Commission Meeting.

Public Hearing:

1. SD2021-58 POSTPONED

2. SD2021-59 Richards Road Addition, Lots 1 & 2 (prelim plat at the northeast corner of Richards Rd & ABF Rd.)

- 1. Engineering requirements on detention:**
 - a. Storm water detention plan will be required during Site Plan Review process.
- 2. Planning requirements before the plat will be signed:**
 - a. Provide a 40' building setback line.
 - b. Provide half of 70' ROW.
 - c. On the west side of lot 1, provide a 15' buffer abutting residential, and a 10' easement.
 - d. Provide 10' utility easements around property perimeter.
- 3. Meet the requirements of the Master Street Plan, including:**
 - a. 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards required at site plan review.
 - b. Provide ½ street improvements.
- 4. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 5. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 6. 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.
- 7. Meet the requirements of NLR Wastewater, including:**
 - a. Please provide fifteen foot (15') sanitary sewer easement. Easement should be centered on existing pipe center line.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve *passed* with (7) affirmative votes.

3. SD2021-60 Somers Commercial Park, Lot 7, Block 2 (SPR Mini-storage at 5035 Warden Rd.)

- 1. Engineering requirements on detention:**
 - a. Storm water detention plan not required as there is no increase of impervious surface.
- 2. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If necessary, provide CNLR Grading Permit application to City Engineer with grading plans.

- c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide copy of ARDOT driveway permit.
 - 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.
- 3. Meet the requirements of the City Engineer, including:**
- a. 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.
 - b. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- 4. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is added to the outside of the building, a masonry screen is required.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. Building height exceeds the maximum allowed, provide Board of Zoning Adjustment approval before applying for a building permit.
- 5. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks not required due to location along interstate access road.
 - b. Street improvements are existing.
- 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 (6) street trees.
 - 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.
 - j. Provide buffer between dissimilar uses or zoning including at 8 foot privacy fence abutting residential. 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:
 - Group S-1 storage facilities with fire areas exceeding 12,000 square feet shall be have an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
 - Class 1 standpipes will be provided where required. (Volume 2 Section 905.4)
 - Shall meet the required 250 foot exit access travel distance. (Volume 2 Section 1016)
 - Shall meet the fire flow requirements of Volume 1 Appendix B.
 - The curb in the area of the proposed fire hydrant and fire truck turnaround shall be painted red and marked with signs with the words NO PARKING – FIRE LANE. (Volume 1 Section 503.3)
 - c. Fire Apparatus roads shall be able to support the imposed load of fire apparatus weighing at least 85,000 pounds per NLR Ordinance 9267
- 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. 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.
 - d. Approval of plans by AR Dept of Health Engineering Division is required.
 - e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
- 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. There were no additional comments from Commissioners or the audience. The motion to approve *passed* with (7) affirmative votes.

4. SD2021-61 Tulip Farms, Lot 4 (Preliminary plat & SPR for a warehouse at 14001 Hwy 70)

- 1. Engineering requirements before the plat will be signed:**
 - a. Provide clear calculations showing that proposed on-site storm water 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. Hwy 70' requires 80' ROW.
 - c. Show and label boundary of detention area as drainage easement.
- 2. Planning requirements before the plat will be signed:**
 - a. Provide ROW dedication along Hwy 70.

- b. Provide 10' utility easements around property perimeter.
 - c. Provide a 30' easement along the frontage of Hwy 70.
 - d. Provide 15' easement for water main extension.
 - e. Provide 30' building setback around the property perimeter.
 - f. Provide 50' platted buffer where property abuts R2 zoning in the southeast corner.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
- a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide copy of ARDOT driveway permit.
 - f. If applicable, provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. If applicable, provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
 - i. 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. 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.
 - b. If any part of the 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 any part of the proposed 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. Allow 8' security fence as shown. Barbwire not permitted.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Provide ½ street improvements.

b. Hwy 70 requires 80' ROW.

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 (26) street trees as shown.
- d. Provide (67) parking lot shade trees in and around employee parking as shown.
- e. Provide (206) trees along east property line as shown.
- f. Provide scrubs between west property line and trailer parking stalls.
- g. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
- h. 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.
- i. 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.
- j. Provide 6 foot front yard landscape strip between property line and paving.
- k. Provide 4 foot side yard landscape strip between property line and paving.
- l. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

8. Meet the following requirements concerning signage:

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

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

- a. Provide an approved fire protection plan.
- b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - Access shall be provided to the building by two fire apparatus access roads. (Volume 1 Appendix D Section D104)
 - Where there is a divided entrance each lane shall be a minimum of 14 feet clear. (Volume 1 Section 503.2.1.1)
 - The Dry Goods and Cold Storage Distribution Center as well as the Truck Maintenance Facility will be equipped with a fire sprinkler system in accordance with the fire code. (Volume 1 Section 903.2.9)
 - Class 1 standpipes will be provided where required. (Volume 2 Section 905.4)
 - Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)

10. Meet the requirements of CAW, including:

- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- b. A water main extension will be needed to provide water service to this property.
- c. Provide min 15-ft water easement for water main extension.
- d. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
- e. 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.

- f. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- g. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.

11. Meet the requirements of NLR Wastewater, including:

- a. Please provide full set of plans to NLRW for review and approval.
- b. Hill Lake connection fee will be required.
- c. Possibility of pre-treatment required, evaluation required.

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

Jane Nilz, 13219 HWY 70, owner of bordering property would like an explanation of where it will be located and wants to know if there is a timeline.

Chairman Clifton asked Ms. Nilz to show her property on the map.

Ms. Nilz stated it was the dark area on HWY 70.

Mr. Spencer stated that the property in question is down the road a quarter of a mile in the yellow area.

Ms. Nilz asked if there was a timeline.

Mr. Spencer stated that they have 18 months from the time of approval.

Ms. Nilz stated her concern on the volume of traffic in the area. She stated that sometimes HWY 40 is closed which has caused increasing traffic flow over the years. She stated that since the traffic light was installed by her property, she cannot get into her driveway. She also expressed her concern with extra trash being brought into the area.

Mr. Chambers asked if the property was in the city limits.

Mr. Spencer confirmed but added that Ms. Nilz home is in the county not inside the city limits.

Mr. Chambers suggested she call the Street department and ask them to put up signs to keep people from blocking her drive.

Mr. Foster asked for clarification on where Ms. Nilz property was located.

Thomas Pownall stated that he was available to answer any questions.

Chairman Clifton asked for any questions or comments.

The motion to approve *passed* with (8) affirmative votes.

5. SD2021-62 Manhattan Road and Bridge Addition, Lot 1 – Preliminary plat and SPR of an office and storage yard at 8400 Industry Dr.

1. 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. Show and label boundary of detention area as drainage easement.

2. Planning requirements before the plat will be signed:

- a. Provide half of 80' ROW on Faulkner Lake Rd. & Industry Dr.
- b. Show 100' wide AP&L easement.
- c. Provide 10' utility easement along Industry Dr.

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:
 - iii. Proposed pipe material specifications.
 - iv. Proposed trench and bedding details, materials and specifications.
- c. Provide CNLR Grading Permit application to City Engineer with grading plans.
- 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 CNLR Floodplain Development Permit application to City Engineer.
- g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- h. If necessary, provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.

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

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. 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.
 - 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. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Allow 8' tall fence as shown.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks not required due to location in industrial subdivision.
- 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 (12) street trees as shown.
 - d. Provide (7) 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. Provide opaque screen as shown with two rows of trees every twenty feet.
- 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:
 - Group S-1 storage facilities with fire areas exceeding 12,000 square feet shall be have an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
 - Group S-1 storage facilities used for the repair of commercial trucks or buses where the fire area exceeds 5000 square feet shall be have an automatic fire sprinkler system. (Volume 2 Section 903.2.9.1)
 - Buildings uses for the storage of commercial trucks or buses where the fire area exceeds 5000 square feet shall be have an automatic fire sprinkler system. (Volume 2 Section 903.2.10.1)
- 10. Meet the requirements of CAW, including:**

- a. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
- 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.
- d. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- e. Provide 10-ft utility easement along Industry Dr. frontage.

11. Meet the requirements of NLR Wastewater, including:

- a. Provide sanitary sewer plans.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve *passed* with (8) affirmative votes.

6. SD2021-63 Poes Addition, Lot 5R (Replat & SPR of a church at the SE corner of Rogers & Adkinson)

1. Engineering requirements before the plat will be signed:

- a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention.
- b. Provide ½ street improvements (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. Provide 10' utility easements along both street frontages.
- b. Provide 25' front building and rear building 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. If necessary, 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. 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 15' minimum radii and be built according to CNLR
- b. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- c. 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 on site.
 - c. Dumpster to have a masonry screen.
 - 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.
- 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 (5) street trees along Rogers St. Show on site plan.
 - d. Provide (5) street trees along Adkinson St. Show on site plan.
 - e. Provide (4) parking lot shade trees. Show on site plan.
 - 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 buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - An A-3 assembly occupancy 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)
 - Occupant load for areas without fixed seats will be calculated by floor space and use of area. (Volume 1 & 2 Section 1004.1.2)
 - Occupant load for areas with fixed seats will be calculated by counting the seats or one occupant for every 18 inches of pew seating length. (Volume 1 & 2 Section 1004.4)
- 10. Meet the requirements of CAW, including:**
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Provide 10-ft utility easement along Akinson Rhodes St and Rogers St frontage.

- c. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
- d. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
- e. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- f. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.

11. Meet the requirements of NLR Wastewater.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve *passed* with (8) affirmative votes.

7. Rezone #2021-22 and Conditional Use #2021-12 To rezone from R4 to C3 to allow for a conditional use for minor auto repair at 3021 Lincoln Ave.

Chairman Clifton asked the applicant if they agreed with conditions from staff.

Osmond Valle stated he agreed.

Connie Foster, homeowner of property in area, recalled when she lived in the area and there was an auto repair shop that caused problems including alcohol use, loud music, lottery, junk yard, and more. She stated she would like to know the conditions. She stated that it will cause safety concerns for the elderly and the children in the area who walk to the bus stops. She asked that the board not approve this request and added that it is already hard to keep good people in the neighborhood.

Scottie Stewart, neighbor and retired NLR school teacher, stated that in the past there was another auto repair shop at this location that caused a lot of headache. He stated he had to call the police all the time. He stated that they are trying to get away from that kind of stuff being in the neighborhood. He stated the traffic entering and exiting the property used to cause wrecks. He said there is a big lot by the old Shotgun Dan's that he believes would be a better fit. He stated that he just wants peace. He believes this would attract outside people who in turn see nice cars and property and try to break in.

Chairman Clifton stated the conditions of the application. He asked Mr. Stewart if the shop was still there.

Mr. Stewart stated that it has been gone for a long time. He said that when it closed, it solved a lot of the problems in the area. He stated he used to have to argue with the owners and customers to protect the neighborhood. He added that when the shop was open it caused a lot of people to move out of the area.

Ms. Foster stated that area resident, Debbie Roy, Surgical Nurse, wants to submit a written letter of opposition but could not attend the meeting.

Mr. Wallace asked Ms. Foster and Mr. Stewart if they would be willing to compromise now that they have heard the conditions.

Ms. Foster stated that her position stands because of the problems experienced with the previous auto body shop.

Mr. Chambers asked City Attorney, Elaine Lee, if it would be acceptable to put conditions on loitering and social gatherings for this application.

Ms. Lee stated that she believes it is dangerous to put conditions on gatherings on a private property. She added it would set a precedent for future applications as well.

Mr. Foster asked staff if they had received any calls or letters about the application.

Mr. Spencer stated that there were no calls or letters on the application.

Mr. Chambers added that Mr. Valle stated that he would like to make the property an asset to the community. He stated that he believes the best way would be to provide food by planting fruit and nut trees.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Rezone #2021-22 and Conditional Use #2021-12 was ***not approved*** with only (4) affirmative votes.

- 8. Rezone #2021-23 To amend the Land Use Plan from Community Shopping to Single Family and to rezone from C3 to R2 to recognize an existing single family residence at 4712 Alpha St.**

Hayden Buckley, applicant

Chairman Clifton asked Mr. Spencer to confirm that staff has submitted an approval recommendation.

Mr. Spencer stated that there are four to five cases a year like this one. He stated the property was zoned C3 a long time ago, maybe due to it being close to a heavier used road. He said there is a long standing single family home on the property and the owner would like to get financing or sell the property and it would need to be zoned correctly first.

Mr. Chambers stated that if in six years the owner wants to use it as a commercial property, it would be easy to convert back to the original zoning.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Rezone #2021-23 was *approved* with (8) affirmative votes.

9. Special Use #2021-21 To allow outdoor large vehicle and implement storage in a C4 zone at 1101 E Broadway St.

Chairman Clifton asked the applicant if they agreed to the recommendations and conditions from staff.

Ester Jackson, owner, stated he did agree.

Chairman Clifton asked staff if there had been any comments on the application.

Mr. Spencer stated that all calls were just inquires not objections.

Mr. Chambers stated that it is Mayor Hartwick's mission to clean up East Broadway. He added when the application goes to City Council, the applicant may have to address the Mayor's vision for that area.

Mr. Spencer asked applicant to tell the background on the request.

Mr. Jackson stated that the building was set on fire last year. He said the debris in the front of the building is from an active roof renovation. He shared his plans to renovate the building and making an office space.

Mr. Spencer asked for confirmation that the applicant was not selling these vehicles rather just storing them.

Mr. Jackson confirmed.

Mr. Spencer asked if the vehicles would have anything to do with the use of the building.

Mr. Jackson stated the office space would be used for the record keeping for the vehicles.

Chairman Clifton asked if the vehicles belong to the National Streetball Association.

Mr. Jackson stated they belong to himself personally.

Chairman Clifton asked if Mr. Jackson was the director of the National Streetball Association.

Mr. Jackson confirmed he was the director.

Chairman Clifton asked if the vehicles would be used in any way by the National Streetball Association.

Mr. Jackson stated they would not. He stated that the National Streetball Association was just the name he used to put on the deed for this property but it is not related to the use of the property or vehicles.

Mr. Chambers asked if this would just be a place to store commercial vehicles.

Mr. Jackson confirmed.

Chairman Clifton added that he has observed the property over the years. He stated that it has always maintained quiet behavior.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Special Use #2021-21 was *approved* with (8) affirmative votes.

Public Comments/Adjournment:

Chairman Clifton adjourned the meeting at 4:40pm.

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.

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.

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.**

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.

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.

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.

CASE: Rezoning #2022-1 & Conditional Use #2022-1

REQUEST: To rezone from the R1 zoning classification to the proposed C4 classification to allow for a conditional use for mini-storage with outdoor storage.

LOCATION OF REQUEST: 8701 Kim Dr.

APPLICANT: Holloway Engineering

OWNER: VESS STUART & RITA J

P.C. BACKGROUND: A portion of this property was previously rezoned from R1 to C4. This request is expanding the C4 zoning and adding a conditional use for the whole property.

SITE CHARACTERISTICS: Undeveloped. It abuts residential to the west and to the south.

MASTER STREET PLAN: Kim Dr. is a local street.

ZONING: R1

LAND USE PLAN: Multi-family

SURROUNDING USES:

NORTH: C4 – Commercial & mini-storage

SOUTH: R1 – Residential

EAST: City of Maumelle - Residential

WEST: R0 – Residential

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: A portion of this property was previously rezoned to C4. A property to the north was previously rezoned to C4 for mini-storage. This proposal, however, includes a conditional use for outdoor storage.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? A 22 acre mini-storage development will have an impact on the abutting residential subdivisions. The applicant has agreed to the required buffering and screening requirements of the zoning ordinance, and is providing onsite detention to meet City Engineer requirements.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? The precedent for mini-storage in this area was set when the property to the north was rezoned for mini-storage. This will, however, be the first conditional use for outdoor storage in the area.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

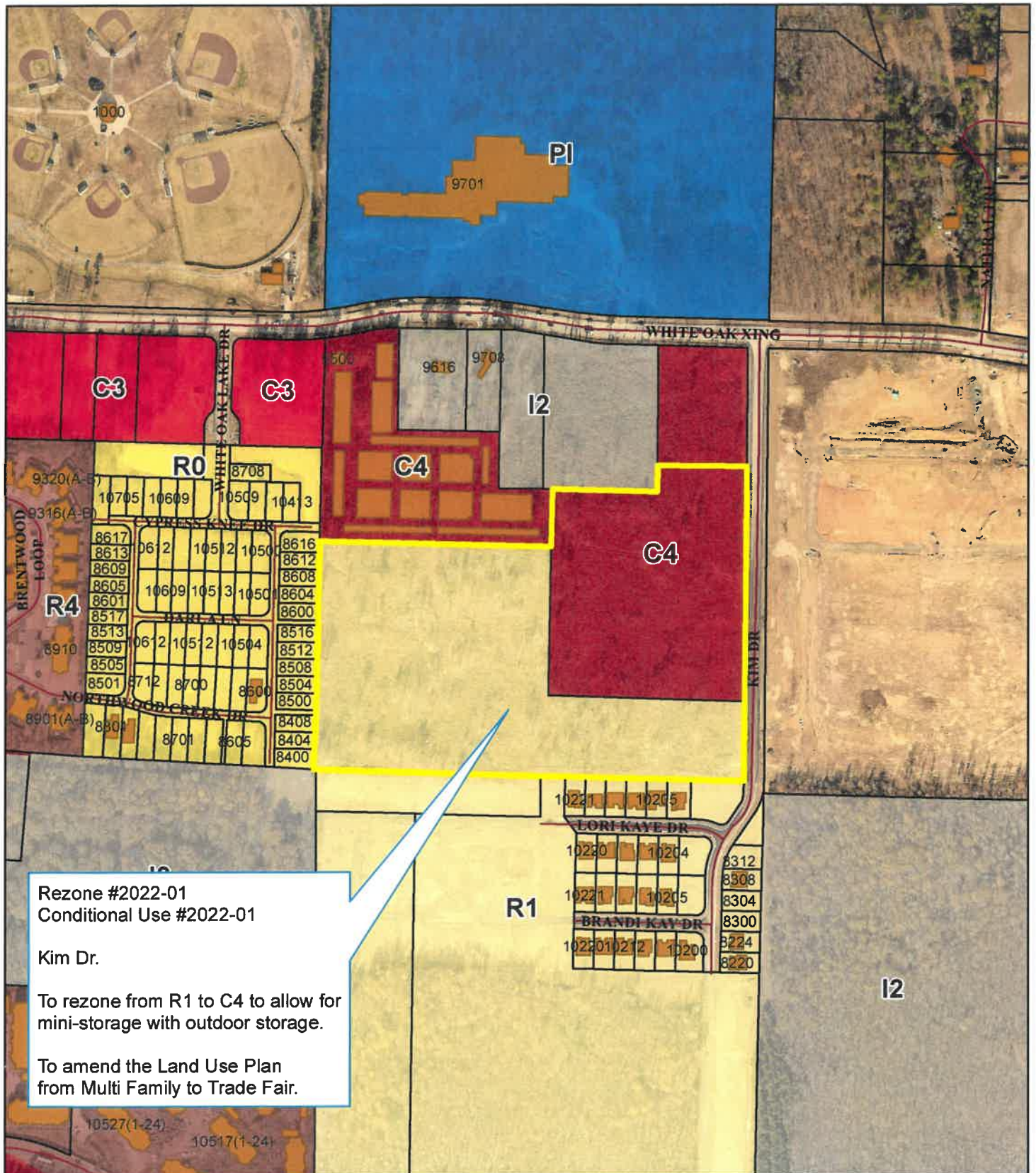
SUMMARY: The applicant is requesting to rezone property from R1 to C4 with a conditional use to allow for mini-storage storage with outdoor storage. Within the last year, property to the north was rezoned to C4 to allow for mini-storage. The differences between the two requests include: (1) This proposal is about three times the size of the previously rezoned mini-storage development. (2) This proposal includes outdoor storage. (3) This proposal directly abuts 1,900 linear feet of residentially zoned property vs 250 linear feet for the existing mini-storage development. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with Conditions

CONDITIONS FOR CONSIDERATION:

1. Meet the requirements of Site Plan Review
2. Provide a full screen between the development and the residential subdivisions to the west and south
3. Provide a 40' buffer between the development and the residential subdivision to the west and south.
4. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
5. Business license to be issued after Planning Staff confirmation of requirements.
6. Business license holder 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.

Rezone Case #2022-01 & Conditional Use #2022-01



1 inch = 400 feet

0 200 400 800 Feet

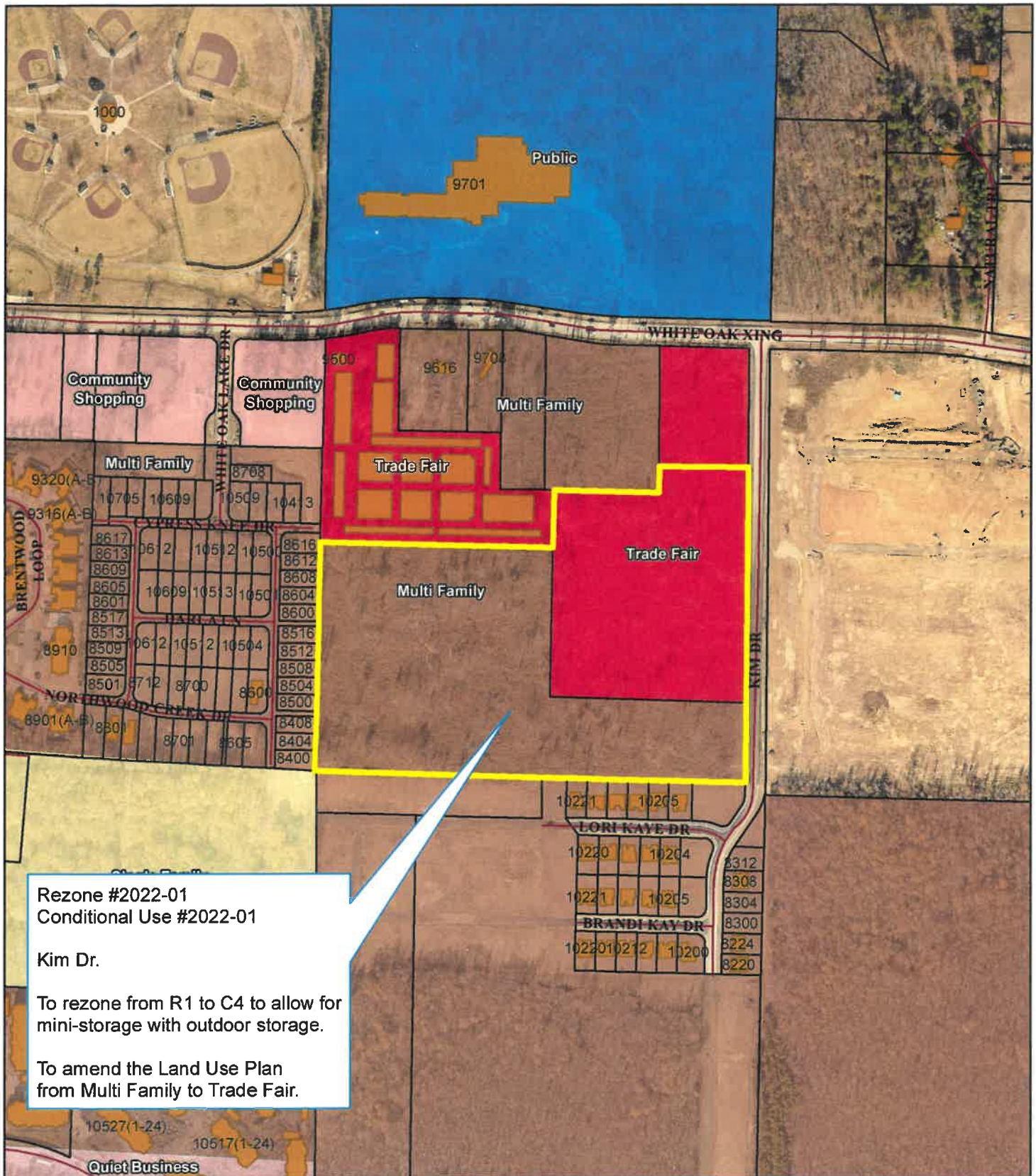
Date: 12/7/2021



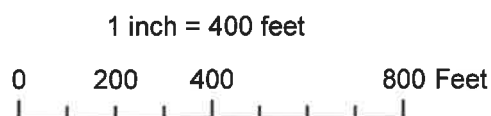
Zoning Map



Rezone Case #2022-01 & Conditional Use #2022-01



Land Use Map



Date: 12/7/2021



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.

CASE: Rezoning #2022-2

REQUEST: To amend the land use plan from Multi-Family to Single Family and Community Shopping & to rezone from the R1 zoning classification to the proposed R0 & C3 zoning classifications to allow for a zero lot line residential subdivision and a commercial business.

LOCATION OF REQUEST: Kim Dr. & Paul Eells Dr.

APPLICANT: Holloway Engineering

OWNER: Cypress Bay Development LLC

P.C. BACKGROUND: The plats for other phases of this subdivision have been reviewed by the Planning Commission.

SITE CHARACTERISTICS: Undeveloped land. The property abuts phase XXV-B.

MASTER STREET PLAN: Paul Eells Dr. is a proposed residential collector.

ZONING: R1 LAND USE PLAN: Multi-family

SURROUNDING USES:

NORTH: R1 – single family

SOUTH: I2 – undeveloped

EAST: I2 – undeveloped

WEST: R4 – multi-family

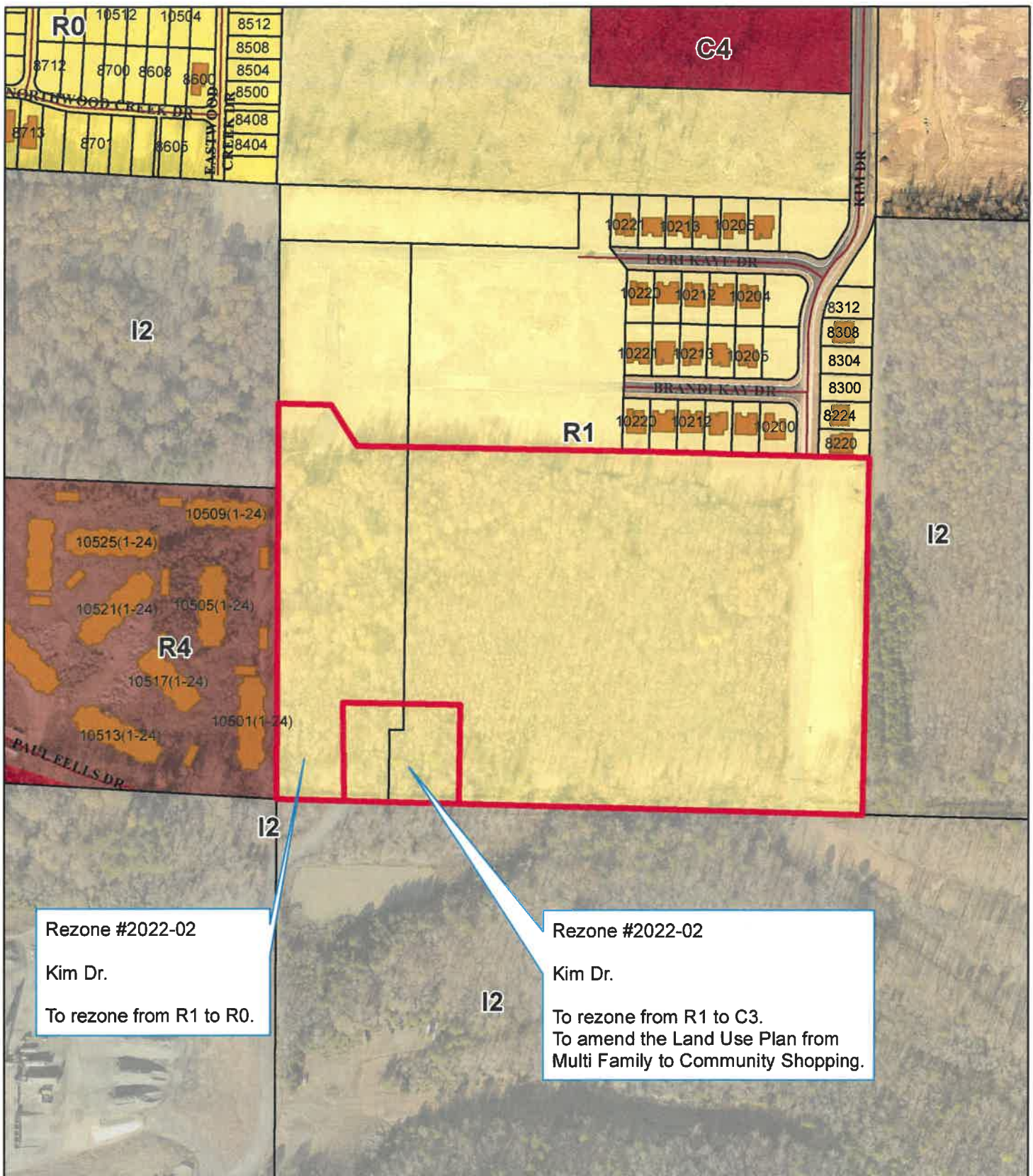
BACKGROUND: The applicant has submitted the plat for the subdivision to be reviewed.

1. COMPATIBLE WITH PREVIOUS ACTIONS: The previous phases for this subdivision consisted of standard 60' wide lots for the R1 zone. These lots are proposed to be 45' wide with a 10' side yard setback on one side.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Paul Eells Dr. along the south of the property is a proposed residential collector.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? This phase will be denser than the previous phases of Country Club XXV.
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.

SUMMARY: The applicant is requesting to rezone property from R1 to R0 and one lot to C3 to allow for a zero lot line residential subdivision. The proposed commercial lot is at the southwest edge of the development at the corner of Paul Eells and Donna Dr. The zero lot line subdivision will require one 10' side yard setback on each lot. The other phases in this subdivision consist of 60' wide lots. This phase proposes an increase in density with the lot size to be 45' wide.

STAFF RECOMMENDATION: Approval

Rezone Case #2022-02

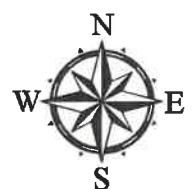


Zoning Map

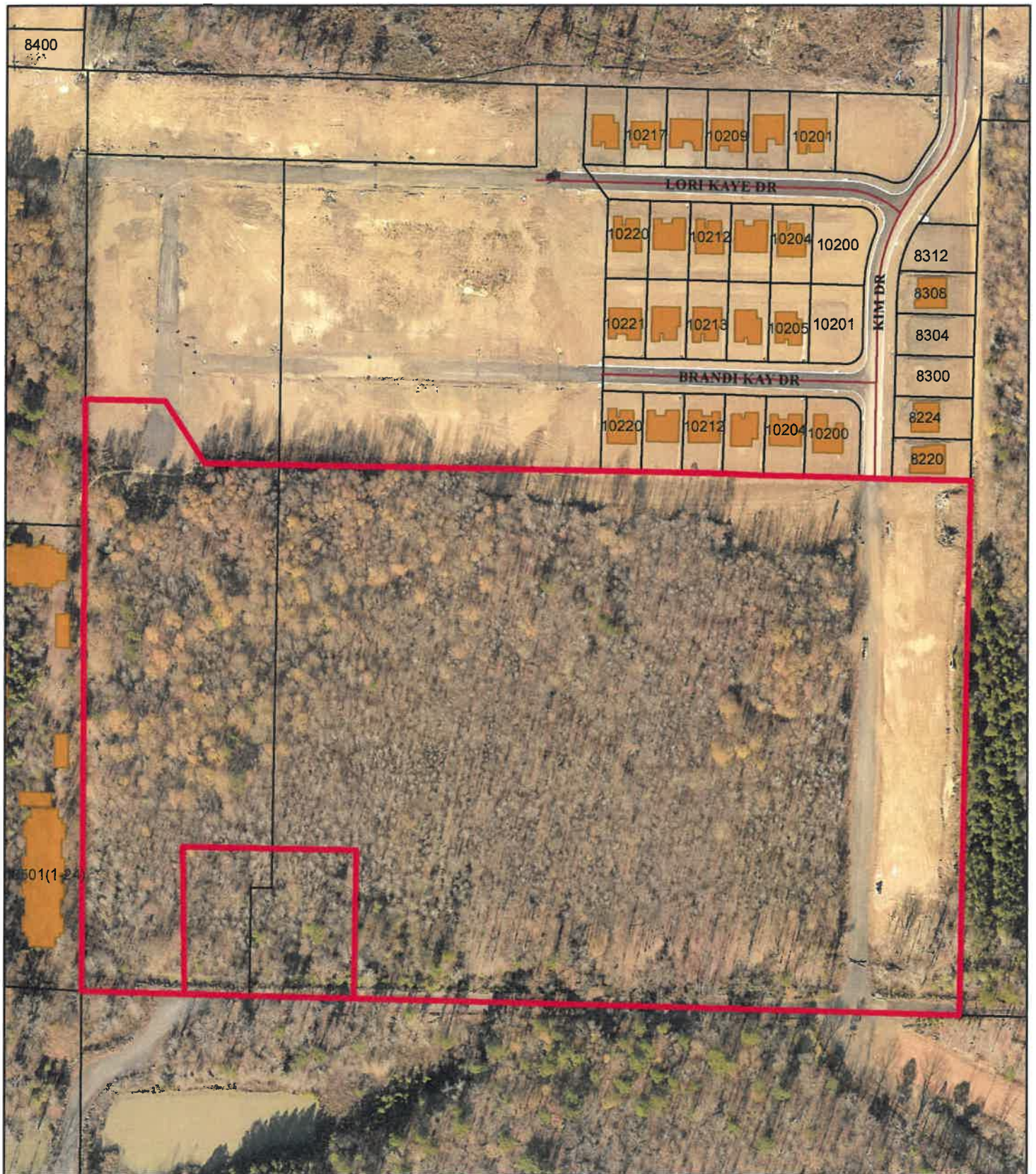
1 inch = 300 feet

0 150 300 600 Feet

Date: 12/7/2021



Rezone Case #2022-02



1 inch = 200 feet

0 100 200 400 Feet

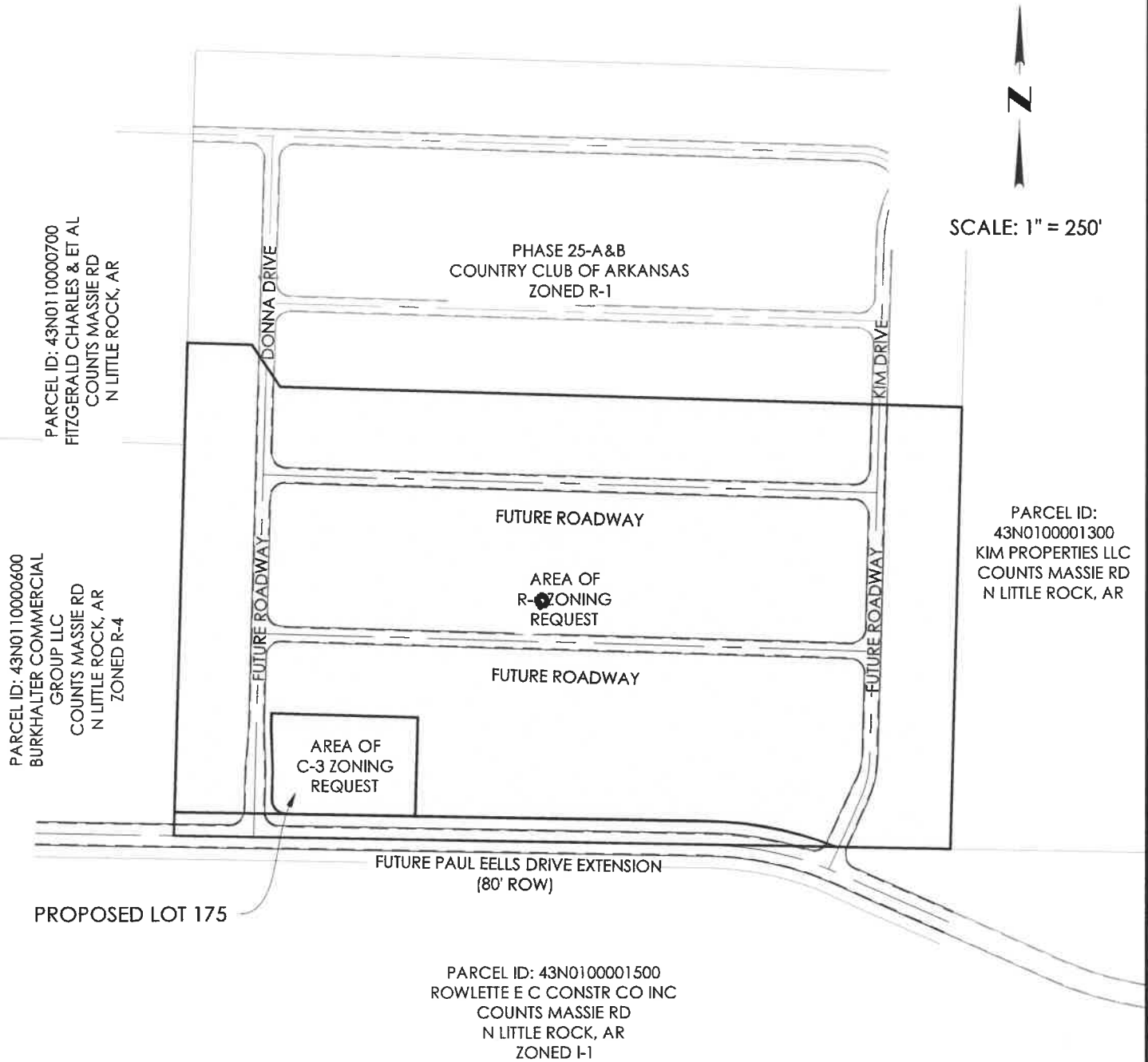
Date: 12/7/2021



Ortho Map



EXHIBIT "A" (PAGE 2 OF 2)



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www.holloway-eng.com
admin@holloway-eng.com

CCA, PH25C
NORTH LITTLE ROCK, PULASKI COUNTY, AR
FOR:

REZONING EXHIBIT

- 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.

CASE: Rezoning #2022-5

REQUEST: To rezone from the R4 zoning classification to the proposed C6 classification to allow for a mixed use development

LOCATION OF REQUEST: 715 N. Olive St. & 712 N. Magnolia St.

APPLICANT: GarNat Engineering, LLC

OWNER: East Argenta Land Holdings, LLC

P.C. BACKGROUND: This is the first time these properties have been on the agenda, but the surrounding properties were rezoned to C6 in June of 2021.

SITE CHARACTERISTICS: vacant lots

MASTER STREET PLAN: local streets

ZONING: R4 LAND USE PLAN: Central Business District

SURROUNDING USES:

NORTH: C6 – residential

SOUTH: C6 – residential

EAST: R4 – residential

WEST: C6 – vacant / residential

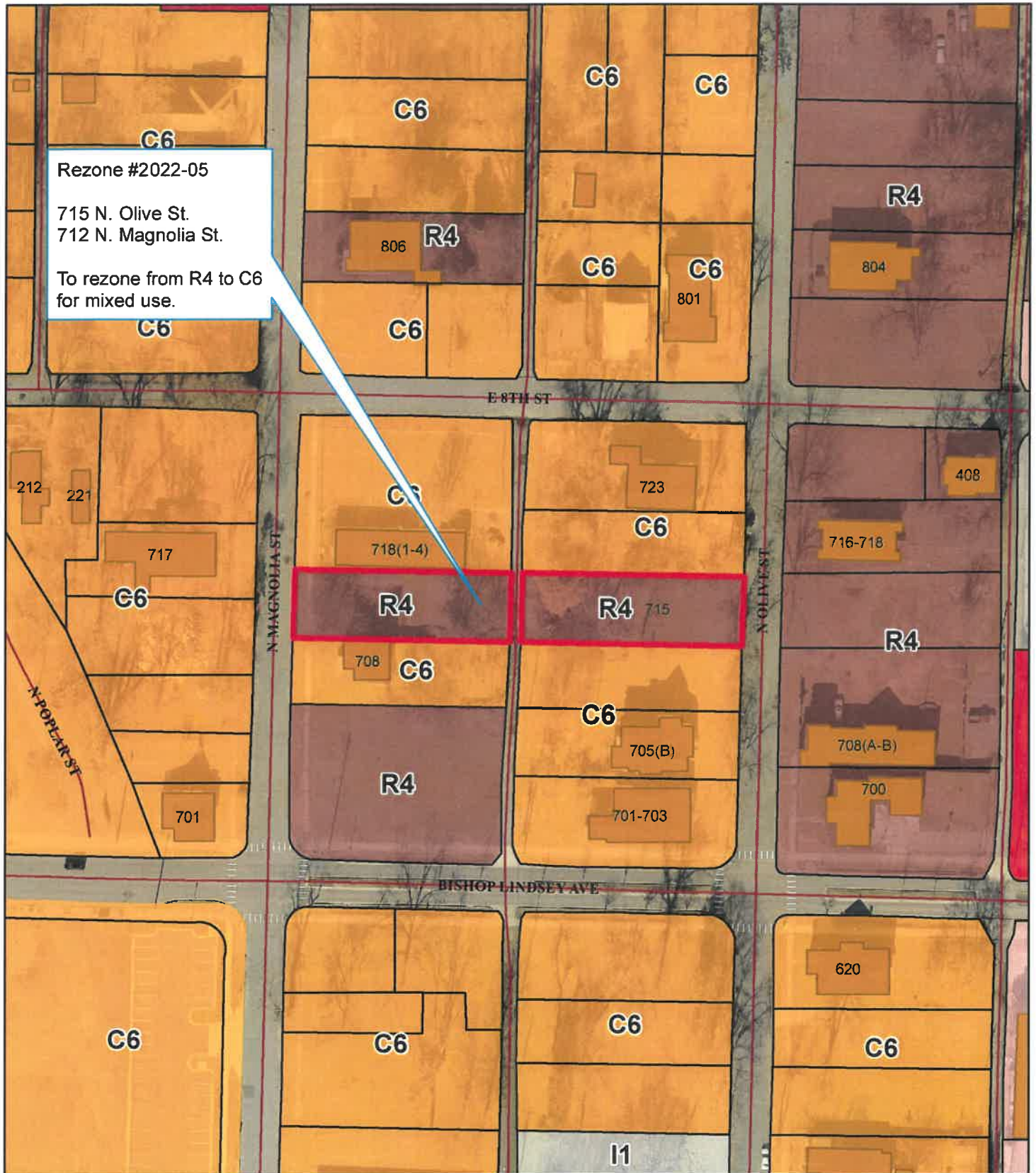
BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: In June of 2021, NLR City Council rezoned multiple lots along Olive, Magnolia, and Poplar to C6 for a multi-block mixed use development. These two lots, due to the applicant not owning them at that time, were not included in that application.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? Yes. New development here will stabilize the area.
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. C6 is appropriate for a mixed use development.

SUMMARY: The applicant is proposing to rezone 2 lots in East Argenta from R4 to C6. The applicant's East Argenta Master Plan proposes a mixed use development on this and the surrounding blocks. The previous rezoning request included 32 lots going to C6.

STAFF RECOMMENDATION: The applicant's East Argenta Master Plan aligns with the stated goals of mixed use development and walkability in the 2010 Master Plan for the Argenta District. As such, staff supports the applicant's rezoning request to C6.

Rezone Case #2022-05



1 inch = 100 feet

0 50 100 200 Feet

Date: 12/21/2021



Zoning Map



Rezone Case #2022-05



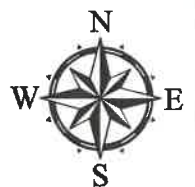
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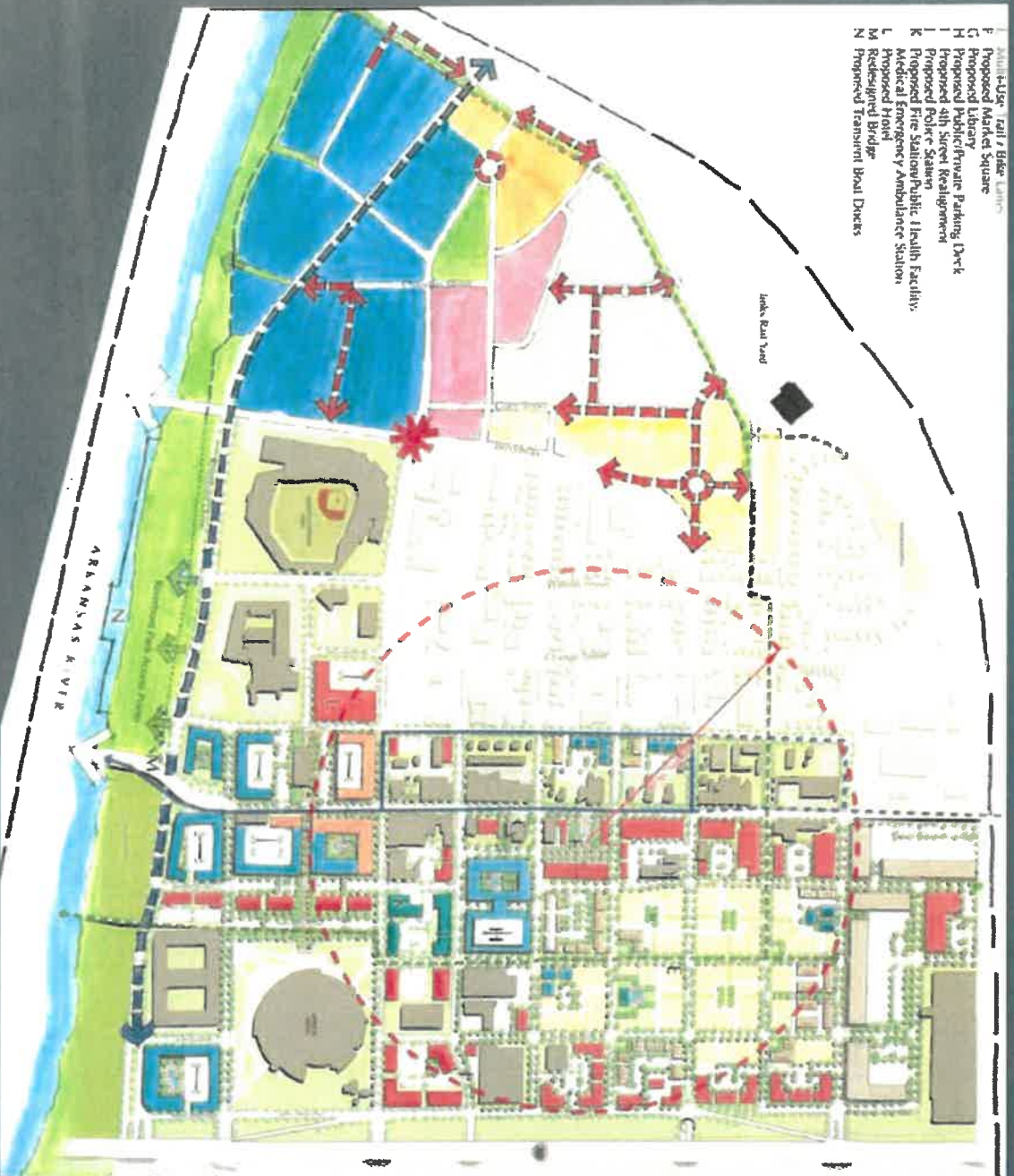
Date: 12/21/2021



Ortho Map



ARGENTA downtown master plan

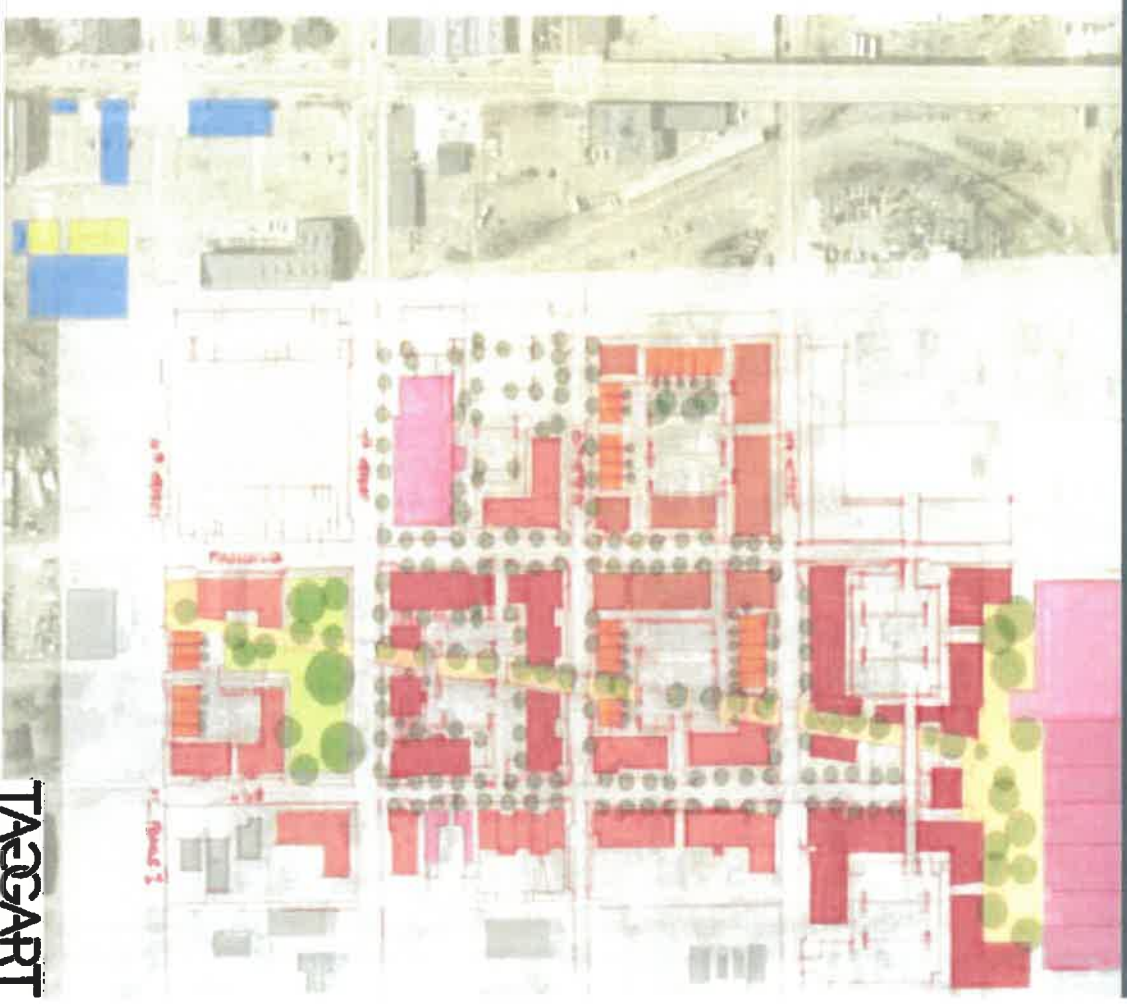


Newmark

Moses Tucker Partners

501.376.6555 | newmarkmtp.com

ARGENTA / EAST ARGENTA downtown master plan



TACOGART

Newmark

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EAST ARGENTA master plan

MIXED USE live-work

MIXED USE commercial



TAGART



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EAST ARGENTA master plan

COMMUNITY multi-family

INDIVIDUAL townhouses



TAGART



Newmark

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