



North Little Rock Planning Commission
April 12, 2022 - Agenda Meeting / Public Hearing 4:00 PM
City Council Chambers – 300 Main Street, NLR, AR 72114

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

- Administrative:**
- Planning Commission Election of Chair and Vice-Chair to take office in May

- Approval of Minutes:**
- March 8, 2022

Planning Commission Items:

1. Rezone #2022-11 - to Rezone from I2, Light Industrial District to RU, Residential Urban to allow for future development of a Single Family Subdivision located on property located North of Fontaine Bleau Apartments and West of County Club of Arkansas Subdivision Phase XXV.
2. SD2022-15 - White Oak Crossing Phase II - Preliminary Plat for a Residential Subdivision.
3. Rezone #2022-12 - to amend the Future Land Use Plan from Light Industrial to Heavy Industrial and to Rezone from I2, Light Industrial District to I3, Heavy Industrial District to allow for a heavy processing plant for Safe Foods located at 1302 E 8th Street.
4. SD2022-16 & SD2022-20 - 8th Street Industrial Addition Lot 2R - Replat and SPR located at 1302 E. 8th Street for Safe Foods.
5. SD2022-17 - Collins Industrial Addition Lot 4 – SPR located at 14 Collins Industrial Place.
6. SD2022-18 - Southern Farmers Addition Lot 1 - SPR Fertilizer Warehouse – Bruce Oakley located at 3860 River Park Road.
7. SD2022-19 - Gracy Addition Lots 1-16 - Preliminary Plat & SPR for Quad-plexes located at 412 Parker Street.
8. SD2022-21 - Springhill Development Lot 5A, Block 4 - Replat and SPR for a bank located at 4240 Stockton Drive.
9. SD2022-22 - Tulip Farms Addition Lot 2 - Preliminary Plat & SPR located at 13101 HWY 70.
10. SD2022-23 - Giles Addition Lot 6, Block 5 - SPR for an Office and Shop Building located at 800 Parker Street.
11. Conditional Use #2022-3 - to allow an Electric Fence in I2, Light Industrial District located at 2901 HWY 161.
12. Conditional Use #2022-4 - to allow an Electric Fence in I2, Light Industrial District located at 5950 Commerce Cove.
13. Rezone #2022-13 - to amend the Future Land Use Plan from Community Shopping to Trade Fair and to Rezone from C3, General Commercial District to C4, Service Trades District to allow Indoor Mini-storage located at 2400 W 58th Street.
14. Rezone 2022-14 - to Rezone from R0, Zero Lot Line Development District to RU, Residential Urban to allow for a future Single Family Subdivision located at the Country Club of AR Phase XXV-C.
15. Special Use #2022-01 - to allow a Daycare Center in C2, Small Scale Commercial District and C3, General Commercial District located at 4210 E Broadway Street.
16. Special Use #2022-02 - to allow an Assisted Living Home for Veterans in R2, Single-family District located at 5 W. Avalon Drive.

Public Comment / Adjournment:



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

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

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

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

1. No person shall address the Planning Commission without first being recognized by the Chair.
2. All questions and remarks shall be made from the podium and addressed through the Chair.
3. After being recognized, each person shall state their name and address for the record.
4. When a group of citizens are present to speak on an item, a spokesperson may be selected by the group to address the Commission. If multiple individuals of the group desires to speak, the Chairman may limit each presentation to three minutes.
5. Anyone from a group may also be recognized if they have new or additional information to add to an items discussion. This additional presentation shall be limited to three minutes.
6. Individual (not representing a citizen group) presentations shall be limited to three minutes.
7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
10. Anyone wishing to submit exhibits for the record shall provide the Secretary with a copy for each Planning Commissioner, one copy for Staff to be placed in the permanent file, one copy for the Planning Director and one copy for the Legal Eeapartment.
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
March 8, 2022**

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 via Phone
Chambers
Clifton, Chairman
Foster
Phillips
Wallace
White, Vice-Chairman

Members Absent: : None

Staff Present:

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

Approval of Minutes:

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

Administrative: None

Public Hearing:

8. Rezone #2022-10 - To rezone from the Conservation zoning classification to the proposed R4 zoning classification to allow for a multi-family development at 2700 River Rd.

John Pownall, Thomas Engineering, wants to rezone the property from Conservation to Multifamily. He stated that the preliminary sketch includes proposed duplexes. He believes this development to be in line with other developments in the area. He stated that across the street was the Esplande development and down the street was the Rockwater Village. He stated that the zoning of those properties and other down the riverside were R4.

Chairman Clifton asked if the request was in line with other developments in the area.

Mr. Pownall stated that the developer also designed The Vue, a one story type of development including duplexes.

Chairman Clifton asked for any questions or comments.

Mr. Chambers stated that the property is located in a 100 year flood plain that has flooded three times in the last 40 years. He believes that is putting residential property in harm's way. He stated that he would never support a development below a dam.

Mr. Wallace asked the applicant if they had contacted the Corp of Engineers.

Mr. Pownall stated he had not talked to them yet and did not plan on it until it is approved for rezoning. He stated that the property is inside the flood plain but outside of the floodway in an area that can be filled. He plans on doing fill and investigation on the site before development.

Chairman Clifton stated that this is the first step in getting the process started and after it is approved for rezoning the Corp of Engineers will begin their investigations on the property. In the past, some consultants came in to advise the City of North Little Rock on which direction they should go in development. He stated their report stated that we should develop out riverfront but nothing was ever done to follow through. He stated it has been 8 years since the last Rezoning. He believes if logistics of Corp of Engineers and city requirements are met, then it will be a good development. He stated that the developer of this property also developed a great apartment complex already.

Mr. Spencer stated that 10 years ago the City of North Little Rock developed parks along the river but the plan did not reach this property.

Mr. Foster stated that the development has been concentrated in the downtown area. He believes it to be essential to develop our riverfront properties.

Mr. Pownall stated that this is the last development that could happen in this area. It will also include open lands for the public to enjoy. As well as, a bike trail. He added that looking across the river from the property you will find a fully developed riverfront with apartments.

Doug Meyer stated that in respect of the flood safety issue, he believes he would have to build this development two floors above the hundred year flood elevation.

Mr. Cook agreed.

Mr. Meyers confirmed that he wouldn't build below it.

Mr. Chambers urged City Council to immediately negotiate to buy the property.

Chairman Clifton asked for a roll call to vote.

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

Special Use #2022-10 was approved with (8) affirmative votes.

1. SD2022-13 Central Arkansas I-440 Business Park, Lot 8R (SPR for a warehouse with office space at 1000 Fiber Optic Dr.)

1. Engineering requirements on detention:

- a. Before a building permit will be issued, pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops / parking).

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 applicable, 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.

3. 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. Gravel not permitted per zoning ordinance.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.

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

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

5. Meet the requirements of 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 (19) street trees along Hwy 165.
- d. Provide (6) street trees along Fiber Optic Dr.
- e. Provide (6) 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.

6. Meet the following requirements concerning signage:

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

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

- a. Provide an approved fire protection plan.
- b. Must meet the requirements of the Arkansas 2012 AFC & ABC
- c. All life safety plans will need to be submitted to the Fire Marshal's Office for review and permit fees.

8. Meet the requirements of CAW.

9. Meet the requirements of NLR Wastewater, including:

- a. Public sewer is available to this lot on the west side of Fiber Optic Drive. Please have the developer's plumber or engineer submit a plan for the street crossing to our office for review.

- b. Investigate the structures labeled as “SSMH” near the southern edge of this property to determine what type of facility they are and adjust the label according. NLRW does not have gravity sewer in this area.
- c. Verify that the force main shown in this drawing is in the correct location. If the location cannot be verified then it should be removed from the drawing.
- d. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
- e. If the planned shop will include floor or trench drains an oil/water interceptor will be required. Careful attention should be given to the finished floor elevation at this facility to allow sufficient fall for the plumbing through this interceptor/monitoring well and then to the public main. A pump station will not be allowed.

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

Harvey Deitz, applicant, stated that he was working on acquiring a signed waiver from Alderman Robinson for the asphalt and trees.

There were no additional comments from Commissioners or the audience.

Chairman Clifton asked for a roll call to vote.

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

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

2. SD2022-14 Kum and Go Subdivision, Lot 2R & Springhill Development, Block 3, Lot 6R (Replat at 4300 Stockton 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. Provide cross access easement on plat with abutting property as shown.
- b. Provide 40’ front yard building line as shown.
- c. Provide 10’ easement along relocated property line for lot 2R.
- d. Provide City Council Ordinance abandoning north-south 10’ utility easement running down the middle of the property.

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. Provide 5' sidewalks and ramps with a minimum of 5’ green space between sidewalk and curb to ADA standards and City standards for lot 6R or a performance bond.
- b. Sidewalks for Lot 2R may be built at the time of development.

5. Meet the following requirements concerning signage:

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

6. Meet the requirements of the Fire Marshal.

7. Meet the requirements of CAW.

8. Meet the requirements of NLR Wastewater, including:

- a. Public sewer is available to Lot 2R on the north side of Smokey Lane requiring a street cut and to the south of Lot 2R requiring an extension of the public main. Please have the developer's plumber or engineer submit a plan to our office for review.
- b. Verify that adequate easement has been provided for the existing sanitary sewer along the southern edge of Lot 6R. There should be a minimum of 7.5' of easement between the centerline of the existing sewer line and the northern limits of the sewer, utility, and drainage easement.
- c. 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 has agreed to all the requirements. There were no additional comments from Commissioners or the audience.

Chairman Clifton asked for a roll call to vote.

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

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

3. Conditional Use #2022-2 To allow indoor recreation in C6 at 1112 W 9th St.

Mark Massa, applicant, wants to open an indoor recreational facility to hold crossfit and personal training classes. He believes his business will help better the community.

Chairman Clifton asked staff if they had received any calls concerning the application.

Mr. Reavis stated that staff had not received any feedback on the application.

Ms. Belasco asked what the proposed hours would be.

Mr. Massa stated the hours of operation would be 5am to 7pm daily.

Chairman Clifton asked the applicant if they agreed with all of the recommendations.

Mr. Massa agreed.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Conditional Use #2022-2 was approved with (8) affirmative votes.

4. Conditional Use #2022-3 POSTPONED To allow an electric fence in an I2 zone at 2901 HWY 161.

5. Conditional Use #2022-4 POSTPONED To all an electric fence in an I2 zone at 5950 Commerce Cove.

6. Rezone #2022-8 To amend the Land Use Plan from Light Industrial to Single Family and to rezone from C3 to R2 to allow for a single family house at 1305 N Olive St.

Brandon Eason, applicant, stated that this is his 2nd property he has bought in the area. He stated that he wants to help revitalize the area similar to the Argenta area development.

Chairman Clifton asked staff if they had received any calls concerning the application.

Mr. Reavis stated there were only inquiries, no opposition.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Rezone #2022-8 was approved with (8) affirmative votes.

7. Rezone #2022-9 To amend the Land Use Plan from Single Family to Multi-family and to rezone from R3 to R4 to recognize an existing 2nd residential building on the property at 1710 W 18th St.

Danny DiJimenez, applicant, stated he was requesting a rezoning of the property to recognize a 3rd building on the property. He stated one building was a single-family house and the 2nd building was a duplex.

Chairman Clifton asked staff if they had received any calls concerning the application.

Mr. Reavis stated there were only inquiries, no opposition.

Mr. DiJimenez stated that he also received calls inquiring about the applicant but received no negative feedback.

Chairman Clifton asked for any questions or comments.

John Young, 1804 W 18th St, stated that he believes the home in question to be in bad shape and unsafe for tenants. He stated that he has seen the bad work that the previous owners had done on the home.

Tanisha, 1714 W 18th St, asked if they were rezoning this for commercial.

Mr. DiJimenez stated that it would be zoned for Single Family residential.

Chairman Clifton asked if it could be zoned R3.

Mr. Spencer stated that R3 only allows duplexes, so it had to go to the next zoning of R4.

Mr. DiJimenez addressed the neighborhood concerns. He stated he will repair everything professionally. All work done will be up to code.

Chairman Clifton asked for a roll call to vote.

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

Rezone #2022-9 was approved with (8) affirmative votes.

9. Special Use #2022-1 POSTPONED To allow a daycare center in C3 & C2 at 4210 E. Broadway St.

10. Public Hearing #2022-3 - To revoke Special Use #2018-2 which allowed a mobile home at 7001 Faulkner Lake Rd. until May 14, 2021.

Chairman Clifton explained that the time had expired on the Special Use #2018-2

Mr. Spencer explained that this Public Hearing is to revoke the Special Use approval. He explained that in voting Yes on the application would agree with the negative recommendation to revoke the approval. If passed, the Public Hearing will be moved to City Council for final approval.

Chairman Clifton stated that the application was approved 3 years ago with the condition to remove the mobile home from the property within 3 years.

Delano Davis, applicant and owner addressed the Commission. Mr. Davis stated that the mobile home is no longer there. He stated that he followed FHA guidelines to convert the mobile home to a single family home.

Mr. Spencer stated that the zoning would have to be a stick built single family home to be approved.

Chairman Clifton explained that Mr. Spencer was stating that by City Ordinance the home is still considered a mobile home and in violation of the City Ordinance. He stated that the home would have to be removed from the property unless the vote is in favor of leaving the home on the property.

Mr. Chambers asked the applicant if he was living in the home.

Mr. Davis confirmed the property is his residence.

Mr. Spencer stated that in the original minutes from the application approval, Mr. Davis agreed to build a single family home while living in the mobile home. Ultimately, removing the mobile home from the property before the end of three years.

Mr. Chambers asked if he was in violation because he lives in a mobile home instead of a stick built home.

Mr. Spencer clarified that he is in violation because there is a mobile home on the property and it is not zoned for a mobile home.

Chairman Clifton stated that it was allowed for a certain period of time to give him time to build his house.

Mr. Chambers reiterated that the applicant intended to build a house but time ran out.

Ms. Belasco stated that she works for a title company. She stated that to convert a mobile home to a single family home per FHA rules requires you to remove the tongue and wheels from the mobile home. As well as, set the home on a permanent foundation and forfeit the title. After those steps are taken it is no longer personal property and it becomes real property.

Mr. Foster asked for clarification that although Mr. Davis has met the criteria of FHA, he is still in violation for city ordinance.

Mr. Chambers said that it is a conflict between FHA and the city ordinance. He stated FHA says it is a house and the city ordinance says it is not a house. He stated that he cannot vote to take someone's home away.

Mr. Foster asked if anyone has been out there to check.

Mr. Banks addressed the applicant, stating that the limitation of May 14, 2021 was set at the time of approval. As well as, an agreement to use the mobile home for temporary use until that date was made. He asked the applicant if his plans changed over the last three years.

Mr. Davis explained that due to COVID-19 and the increasing lumber prices, he wasn't able to follow through with his original plan. He stated he decided to go a different route and follow FHA guidelines to repurpose the mobile home into a single family home itself.

Mr. Banks asked staff if the use could be changed since he had modified the mobile home into a livable single family home.

Mr. Spencer stated that it is zoned for a stick built single family home. He added that Mr. Davis also began building without permits as well as built a shed in the back of the property without permits.

Mr. Davis stated that the mobile home is not inside North Little Rock city limits.

Mr. Spencer explained that the city has zoning up to 2 miles outside of the city limits and this property falls in that zoned area.

Mr. Davis stated that he owns 12 acres and only one acre is in the city limits.

Mr. Foster asked how we can help resolve the issue at this time.

Mr. Spencer stated there is nothing we can do at this point. He stated that the notice that went out to the neighbors was to revoke the Special Use. He stated that the applicant has the right to reapply for another Special Use or the Rezone the property to allow a mobile home. He stated if the vote is approved that the application would go to City Council to be revoked. Then the applicant may come in and reapply. He stated that there has been 10 months pass since the Special Use was expired. He added he has had complaints from the neighbors.

Chairman Clifton asked Mr. Banks to hold his comment until a public comment is heard.

Chairman Clifton acknowledged Mr. White.

Mr. White stated that the agreement was made three years ago to live in the mobile home while building a stick built single family home. He stated that he feels there should be no debate over this violation stating "A violation is a violation". He doesn't believe the neighbors would want a mobile home park in the area. He calls for the vote. He elaborated on his opinion.

Chairman Clifton acknowledged Mr. Banks.

Mr. Banks stated that the commission needs to stay focus on the recommendation on the table only.

Mr. Chambers explained Robert's Rules of Order.

Mr. White reiterated that this is debating everything except the issue.

Tony Baker, 7300 Faulkner Lake Rd, representing four other neighbors as well. She stated that 15 years ago all mobile homes were removed from the area and none should be moved back into the area. The applicant got an electric pole set by the electric company and moved a mobile home in without following the proper procedures. The city gave him 2 years to live in the mobile home while he built his single family home. She stated that she regrets encouraging the city to give him three years to build the home. She stated instead of building a home he just painted the mobile home and blocked it in. She stated that during the original Planning Commission meeting, the applicant promised to fix the neighbor's property that was damaged when he moved the mobile home in and none of this has been done.

Ms. Baker elaborated on her concern.

Chairman Clifton asked for any questions or comments.

Mr. Davis stated that it is not blocked in, it is bricked.

Motion was made to revoke Special Use #2018-2 as for May 14, 2021.

Chairman Clifton asked for a roll call to vote.

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

Public Hearing #2022-3 was approved with (5) affirmative votes.

Chairman Clifton asked if this goes to City Council next.

Mr. Spencer confirmed and added that after City Council the applicant may reapply for another Special Use or a Rezoning of the property.

11. SD2020-33 Esplanade Phase 2 (Preliminary plat & SPR for apartments at 20 Esplanade Cir)

1. Engineering requirements before the plat will be signed:

- a. Provide typical section of Esplanade Circle to be approved by City Engineer.
- b. Provide on-site storm water detention calculations showing that detention volume is sufficient.
- c. Satisfy the NLR Bicycle Plan.

2. Planning requirements before the plat will be signed:

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide ROW dedication for Esplanade Cir.
- c. Provide letter from NLR Wastewater approving the relocation of the existing sanitary sewer main.
- d. Provide any necessary easements for relocated sewer main required by NLR Wastewater.
- e. Provide 5' easement along Esplanade Cir.
- f. Pay for street signs.

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

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
- c. Provide CNLR Grading Permit application to City Engineer with grading plans.
- d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
- f. Provide CNLR Floodplain Development Permit application to City Engineer.
- g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- h. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- i. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
- j. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- k. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone,

North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- d. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
- e. 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.
- f. 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. Before a Certificate of Occupancy is issued, provide full street improvements for Esplanade Cir.
- c. Dumpsters 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 full street improvements for Esplanade Circle.
- c. Provide ROW dedication for Esplanade Circle.
- d. Meet the requirements of the NLR Bike Plan.

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 (56) street trees as shown.
- d. Provide (36) 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 parking spots that face a street or abutting property.
 - g. Provide 6 foot front yard landscape strip between property line and paving.
 - h. 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 Fire Marshal's requirements on fire hydrant location.
 - c. Gates to meet Fire Marshal's requirements.
- 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. If there are water facilities that need to be installed, adjusted and/or relocated, 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.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. Submit plan for relocation of the existing sanitary sewer main for further evaluation.

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.

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

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

Public Comments/Adjournment:

William Wilmont stated his concern with a shanty house located at 1212 W 18th St that has a porta potty on the side of the street. He stated it is not appropriate for a zoned neighborhood.

Mr. Spencer advised Mr. Wilmont to call Code Enforcement alert them of his concerns and they will investigate the issue. He reassured that staff would call them as well.

Chairman Clifton adjourned the meeting at 4:47 pm.

Respectfully Submitted:

Shawn Spencer, Planning

Rezoning #2022-11
April 12, 2022

Request: To rezone from I2, Light Industrial District to RU, Residential Urban District to allow for a future development of a single-family subdivision.

Location of the Request: on property located north of Fountaine Bleau Apartments and west of County Club of Arkansas Subdivision Phase XXV-B

Applicant: Joe White and Associates Inc.

Owner: Under Contract

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

Site Characteristics: The site contains 20.62-acres and is located north of the Fountaine Bleau Apartments and South of the Villas at Northwood Creek, a private attached single-family subdivision. Along the northeastern portion of the property there is a single-family subdivision currently being developed as a zero lot line subdivision, White Oak Crossing Addition, accessed from White Oak Xing via White Oak Lake Drive. To the east is a second subdivision currently developing, Country Club of AR Phase XXV-B, accessed from White Oak Xing via Kim Drive.

Master Street Plan: The street is classified on the Master Street Plan as a local street – the site is not located on a dedicated Bike Route per the City’s Master Bike Plan.

Zoning: I2, Light Industrial District proposed for rezoning to RU, Residential Urban

Future Land Use: Single Family

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R0, Zero Lot Line Development and R4, Multi-family	Single Family Subdivision currently under development and an Attached single-family development
South	R4, Multi-family	Fountaine Bleau Apartments
East	R1, Single-family and R0, Zero Lot Line Development	Single-family Subdivision under development and a parcel being considered by the City for rezoning from R0 to Ru
West	I2, Light Industrial District	Undeveloped Industrial Zoned Property and a Single-family Residence

Background:

1. **Compatible with previous actions?** Yes, in the recent past the Council has granted a number of rezonings in this area from various classifications to a similar density zoning classification being requested.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal, the developer will extend the required infrastructure to the development and after completion and approval of the facilities the developer will then dedicate the improvements to the City.
4. **Legal Consideration/Reasonableness?** Yes, the request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** This development is proposed with a density similar to the subdivision developing to the north but with a density greater than the subdivision to the east.
6. **Is the site of adequate size for the development?** The RU zoning is being requested due to the developer desiring to develop more lots than would typically be allowed within an R1 or R2 zoning district.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a difference zoning classification be requested?** No.

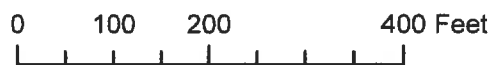
Summary: The applicant proposes to rezone the property from I2, Light Industrial District to RU, Residential Urban District to allow the development of a single-family subdivision. (As a separate item on this agenda the Commission is considering the requested preliminary plat for the future subdivision development.) The subdivision is proposed with 132-lots and a number of tracts with the largest tract being Tract D which is reserved for common space and will contain the mail kiosk, detention facilities and open space for a neighborhood park. The RU, Residential Urban Zoning District allows for smaller residential lots than allowed in the R1, Single-family and/or the R2, Single-family Zoning Districts. If the RU, Residential Urban District rezoning is not approved the applicant will be required to reduce the number of lots proposed.

Staff Recommendation: The rezoning request is consistent with the City's Future Land Use Plan. Staff supports the Future Land Use Plan and recommends approval of the rezoning request.

Rezone Case #2022-11



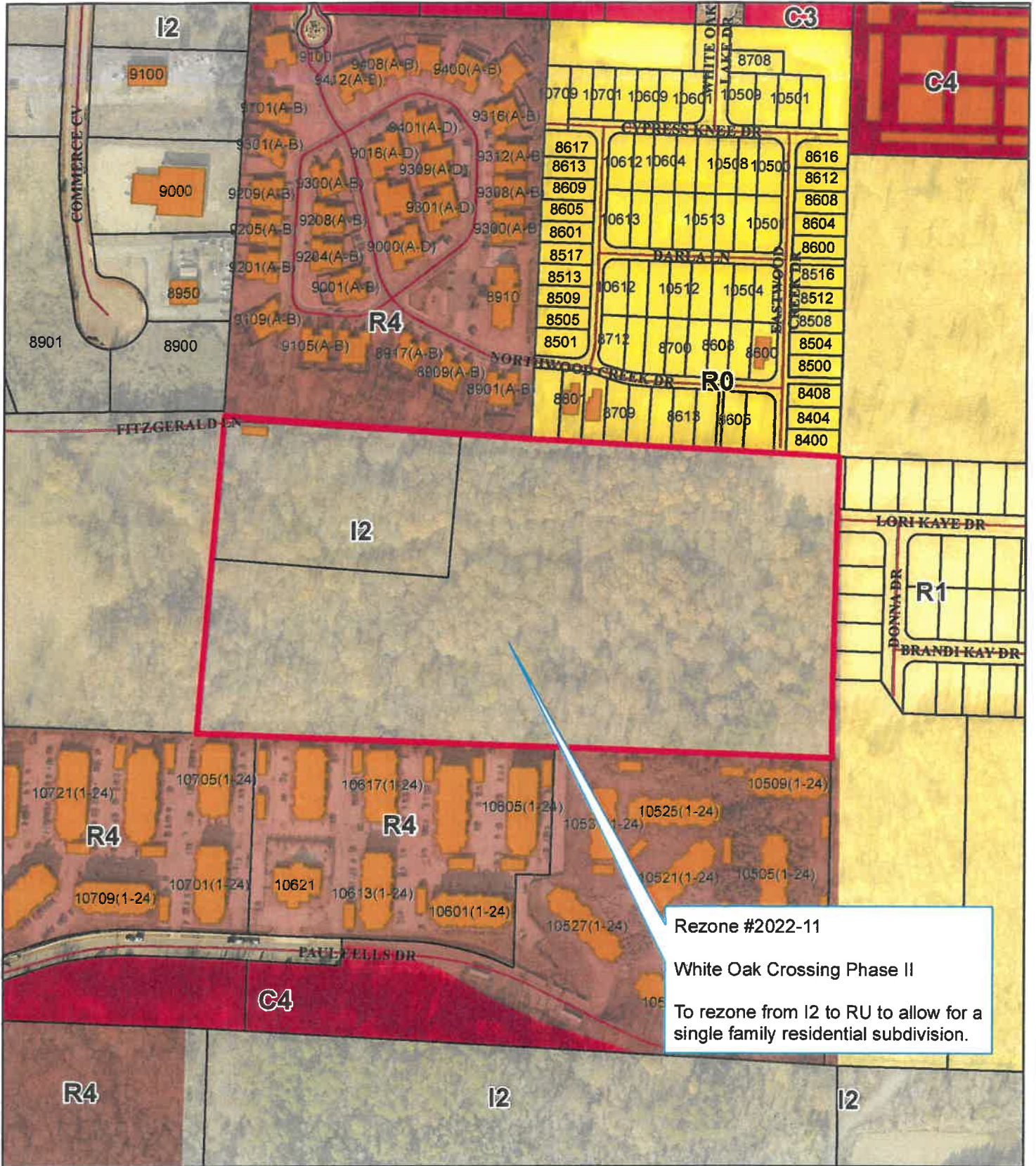
1 inch = 200 feet



Ortho Map

Date: 2/22/2022

Rezone Case #2022-11



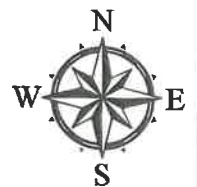
1 inch = 300 feet



Date: 2/22/2022



Zoning Map



SD2022-15 White Oak Crossing Phase II – Preliminary plat of a residential subdivision

- 1. Before the plat is signed, provide an approved City Council ordinance rezoning the property to RU.**
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Provide 25' property line corner radius.
 - d. Meet the city engineer's requirements on detention.
- 3. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Pay for street signs.
 - c. Pay for one tree per lot or provide a bond.
 - d. Pay for street lights or provide a bond.
 - e. Street names to be approved by Planning Staff.
 - f. Provide (50') ROW dedication for White Oak Drive, Stacey Lane, Fitzgerald Lane, Lori Kaye Drive, Kennedy Lane, and Eastwood Creek Drive.).
 - g. Provide 10' utility easements along front property lines.
 - h. Provide a letter from the Fire Marshall's office approving the 2nd Access plan.
- 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 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. If applicable, 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 for new subdivision must be in place before a building permit will be issued.

- 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. Contractor shall notify City Engineer for proof rolls.
 - 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.
- 6. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Sites must be designed so that cars parked in driveway do not block the sidewalk.
 - c. Per discussion with staff, relocate stub to the southwest side of the subdivision.
- 7. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 6' sidewalks placed at the back of curb and ramps to ADA standards and City standards OR meet the sidewalk design requirements of the City Engineer.
 - b. Provide full street improvements.
 - c. Provide 50' ROW dedication.
- 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 one tree per lot.
- 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)
 - c. Roads will support 85,000 lbs. (NLR Ordinance 9267)
 - d. A second fire department access for ingress/egress is required prior to the platting the 30th lot within the subdivision.
- 11. Meet the requirements of CAW, including:**
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. 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. The White Oak Connection Fee applies to this project. Payment of this fee is required prior to connection to NLRW's collection system.
 - b. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

Rezoning # 2022-12
April 12, 2022

Request: to amend the City's Future Land Use Plan from Light Industrial to Heavy Industrial and to rezone the site from I2, Light Industrial District to I3, Heavy Industrial District to allow for a heavy processing plant for Safe Foods

Location of the Request: 1302 E 8th Street

Applicant: Minton Engineering

Owner: Argenta Logistics LLC

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

Site Characteristics: The site contains a warehouse building which according to Pulaski County records was constructed in 1921. The building contains 175,880 square feet of space. Safe Foods purchased the property from the previous owner in mid-2020. The applicant, Safe Foods, is now proposing to demolish the eastern most portion of the existing warehouse building and build back on the same footprint. The portion to be removed contains approximately 55,500 square feet of floor area.

Master Street Plan: The property has limited street frontage on E 8th Street which is classified on the City's Master Street Plan as a Local Industrial Street – the site is not located on a dedicated Bike Route per the City's Master Bike Plan

Zoning: I2, Light Industrial District

Future Land Use: Light Industrial

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2, Light Industrial District	The Martin Brower Co.
South	I3, Heavy Industrial District	Warehouse
East	I3, Heavy Industrial District	Safe Foods
West	I2, Light Industrial District	Vacant I2, Light Industrial Zoned Property and Purkey's Fleet Electronics

Background:

1. **Compatible with previous actions?** Yes, rezoning have been approved to allow industrial uses of this extent in the area.
2. **Neighborhood Position/Comment?** No comment at the time of printing.

3. **Effect on public service and utilities?** Minimal.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** Possibly, the existing warehouse building was constructed in the early 1920's and has possibly served its useful life. The new construction may add value to the area by increasing value on this property.
6. **Is the site of adequate size for the development?** No, the applicant is seeking a variance from the Board of Zoning Adjustment to allow the placement of the building within the required rear yard building setback.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a difference zoning classification be requested?** No, the I3 zoning classification allows the use as proposed by the applicant.

Summary: Safe Foods located at 1501 E 8th Street has purchased the property located at 1302 E 8th Street to expand their current operations. Safe Foods produces antimicrobial's that are used on poultry, beef, pork, fish and seafood, and fruits and vegetables to extend the shelf life of these products and reduces contamination with bacteria that may cause illness, spoilage or decay.

In addition to the rezoning request the applicant is seeking approval of a replat and site plan review request to allow for reconstruction of a portion of an existing warehouse located on the property as a separate item on this agenda. The new construction will be located within the required 30-foot building setback. The applicant is seeking a variance from the Board of Zoning Adjustment to allow the encroachment into the 30-foot rear yard setback. The hearing before the Board of Zoning Adjustment is scheduled for March 31, 2022.

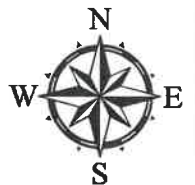
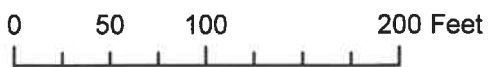
The request to rezone the property from I2, Light Industrial District to I3, Heavy Industrial District is inconsistent with the City's Future Land Use Plan.

Rezone Case #2022-12



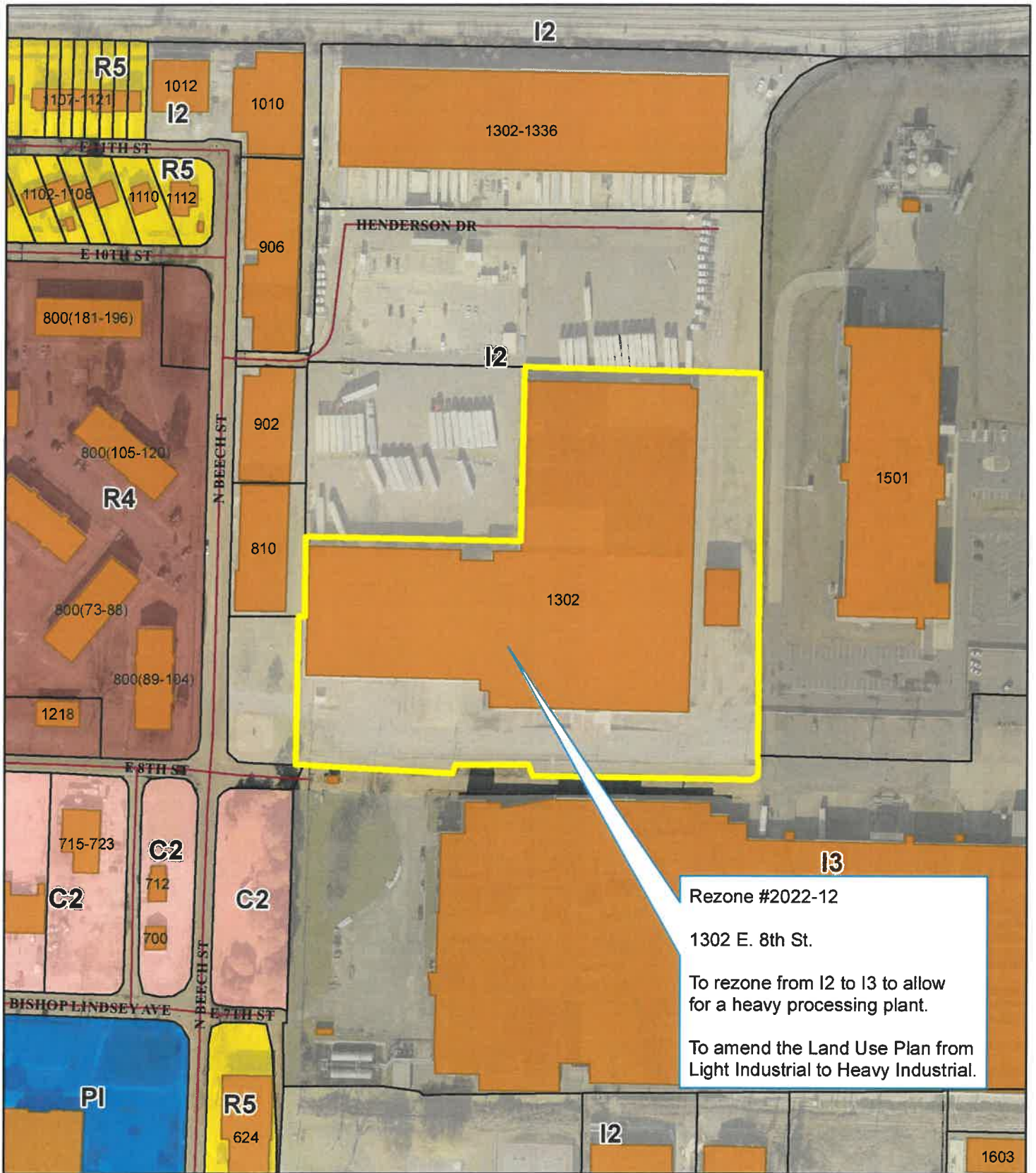
OrthoMap

1 inch = 100 feet

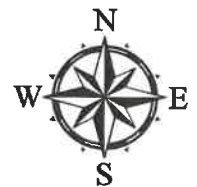
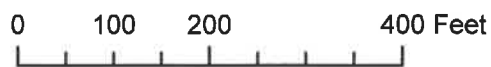


Date: 2/23/2022

Rezone Case #2022-12

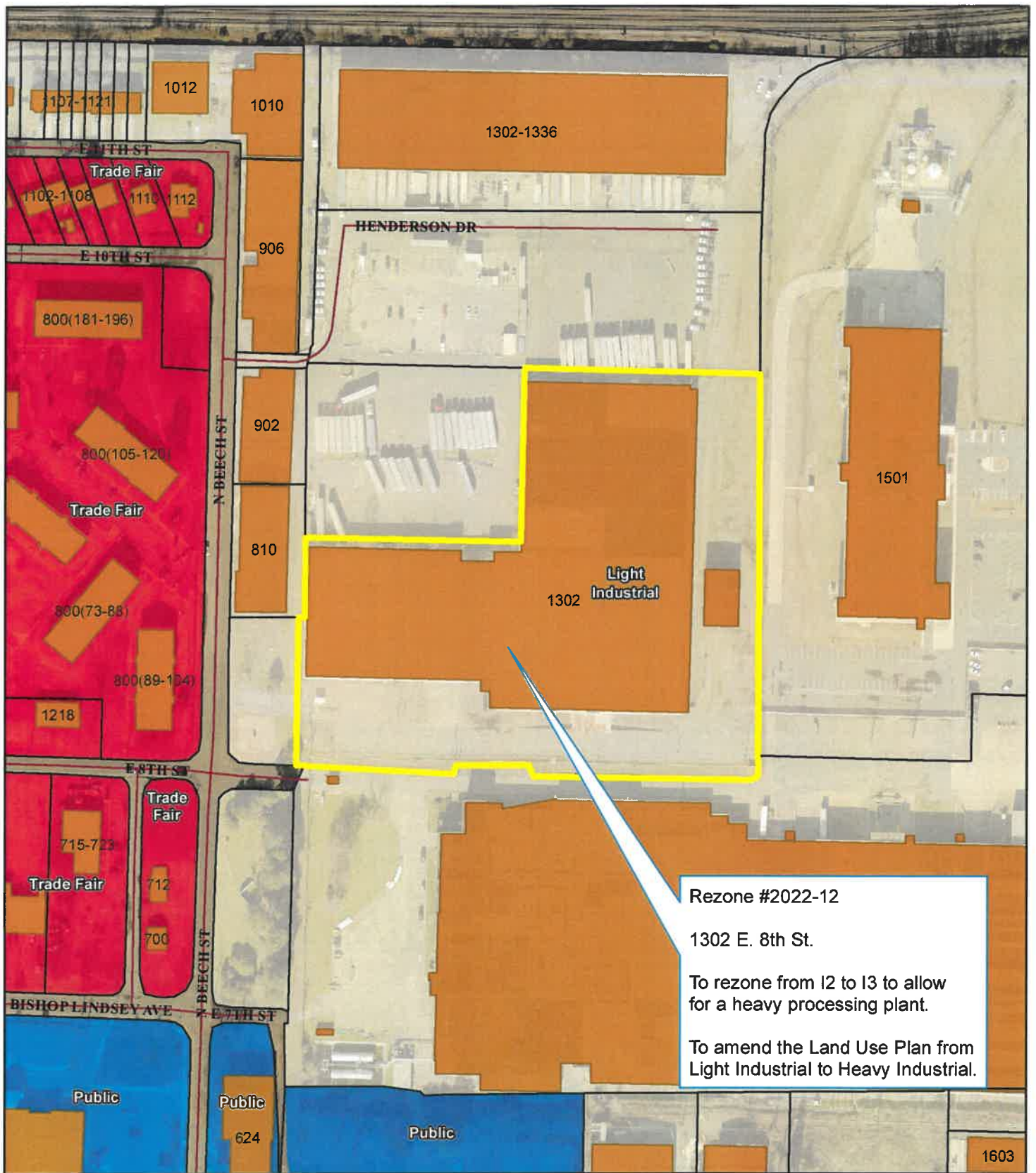


1 inch = 200 feet

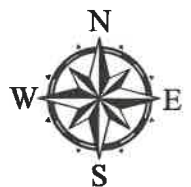
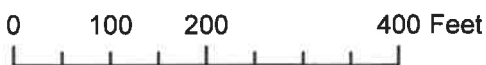


Date: 2/23/2022

Rezone Case #2022-12



1 inch = 200 feet



Date: 2/23/2022



Land Use Map

SD2022-16 & SD2022-20 8th St. Industrial Addition, Lot 2R – Replat & SPR - 1302 E. 8th St. - Safe foods

- 1. Before the plat is signed, provide City Council Ordinance abandoning the easement.**
- 2. Before the plat is signed, provide City Council Ordinance rezoning the property to I3.**
- 3. Before the plat is signed, provide a Board of Adjustment Variance for a reduced building setback.**
- 4. Meet the City Engineers requirements on detention.**
- 5. Planning requirements before the plat will be signed:**
 - a. Provide 80' access easement as shown.
 - b. Provide 30' utility easement as shown.
 - c. Provide 26' sewer and utility and drainage easement as shown.
 - d. Provide 10' utility easements around property perimeter.
 - e. Provide 30' building line, exclusive of the proposed new construction.
- 6. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
- 7. Meet the requirements of the City Engineer.**
- 8. 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 in the future the dumpster is 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.
- 9. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location in industrial subdivision.
- 10. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide trees around new truck parking area or propose location for new trees around existing parking area.
 - d. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - e. 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.
- 11. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 12. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - Group F-1 and S-1 facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4 & 903.2.9)
 - Type H occupancies shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.5)
 - Type H occupancies shall be equipped with a fire alarm and detection system. (Volume 1 & 2 907.2.5)
 - Shall comply with the provisions of sections 414 & 415 of Volume 2 as far as they apply. (Hazardous Materials)
 - Comply with the building height and area limitations of Volume 2 Chapter 5.
 - Any required Fire Walls will comply with the requirements of Volume 2 Chapter 7.
 - Meet the fire-resistance rating requirements for exterior walls based on the fire separation distance. (Volume 2 Table 602)
 - Meet the fire flow requirements of Volume 1 Appendix B.

13. Meet the requirements of CAW, including:

- a. Central Arkansas Water has a public water main that crosses this property on the southern portion of the property. Locate the water line and verify it is located in an easement. Submit drawing showing existing water line to CAW for approval.
- b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- c. Please submit plans for water facilities 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. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- d. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

14. Meet the requirements of NLR Wastewater, including:

- a. Add 15' sanitary sewer easement to cover the highlighted sewer mains on the attached map. There are easements indicated on the plat that are near these lines but they are situated over lines that have been abandoned.
- b. Please contact NLRW to discuss the location of a required easement.
- c. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
- d. This drawing indicates that a building is to be replaced. All sanitary sewer services to this building must be disconnected with the new building being served by new services. The owner will need to obtain a sewer disconnect permit from NLRW and provide sufficient drawings and access to determine where the existing services are.

1. 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 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.
- 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. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
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.

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

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- d. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- e. All driveways are to be concrete within the ROW.
- f. Provide 24' wide driveway.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Provide minimum 30' setbacks on all four sides to comply with industrial zoning regulations.
- c. Dumpster 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.

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

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

5. Meet the requirements of 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.
 - 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, including down the west and east sides of parking lot out front. 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.
- 6. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 7. 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 F-1 and S-1 facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4 & 903.2.9)
 - Meet the fire flow requirements of Volume 1 Appendix B.Fire apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 8. Meet the requirements of CAW, including:**
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Please submit plans for water facilities 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.
 - c. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. There is an existing 6" force main parallel to Counts Massie near the northern limits of this property. Have the contractor contact our office prior to beginning work in this area to discuss any planned excavation.
 - b. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

SD2022-18 Southern Farmers Addition, Lot 1 - SPR Fertilizer Warehouse - Bruce Oakley - 3860 River Park Rd

- 1. 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. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
 - 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 Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - e. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 2. Meet the requirements of the City Engineer, including:**
 - a. Warehouse shall not be located in Floodway.
 - b. NLR Floodplain & Grading Permits already received.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide paved handicap parking space.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location in industrial subdivision.
- 5. Meet the requirements of 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 (1) parking lot shade tree planted within the property boundaries.
 - d. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 7. 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:
 - S-1 facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
 - Meet the fire flow requirements of Volume 1 Appendix B.Fire apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 8. Meet the requirements of CAW, including:**
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Please submit plans for water facilities 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.
 - c. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - d. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

9. Meet the requirements of NLR Wastewater, including:

- a. The proposed building is located immediately south of an existing 54" sewer main. This is a critical line and provides sewer service to a large portion of NLR. Indicate on the drawing the distance between the nearest point of the building to the centerline of the sewer main. If possible, please consider modifying the building orientation or dimensions to provide additional distance between the building and the sewer main. This will reduce the likelihood of damage to the building should the sewer main fail and allow for excavation of the sewer main should it be required.
- b. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

SD2022-19 Gracy Addition, Lots 1-16 - Prelim plat & SPR – Quad-plexes 412 Parker St.

- 1. Provide City Council approved ordinance allowing lots 9-15 to not touch a city street but have access to the alley, before plat can be signed.**
- 2. Provide letter from NLR Wastewater approving location of sewer easement, before plat can be signed.**
- 3. Engineering requirements before the plat will be signed:**
 - a. Provide in-lieu drainage fee of \$5,000.00 per acre OR provide on-site stormwater detention.
 - b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights, alley improvement – 20’ wide paving required) or a performance bond.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
 - d. Provide 25’ property line corner radius for the street intersection.
- 4. Planning requirements before the plat will be signed:**
 - a. Provide 15’ sewer easement that meets NLR Wastewater requirements.
 - b. Sidewalk along Parker can be against curb if 6’ wide. Move building away from Parker street in an attempt to allow parking between building and sidewalk.
 - c. Minimum lot area for C6 is 2,500 square feet.
 - d. Label lot 8 as open space and provide documentation of a POA to maintain the open space.
 - e. Rear setback for C6 is 10’ – minimum distance between rear of buildings to be 20’
 - f.
- 5. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner’s Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - i. Prior to construction, Owner’s Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the “SW Attribute Data Entry Template.xlsx” as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the “SW Attribute Data Entry Template.xlsx” or GIS attribute table. Data for each attribute column in the “SW Attributed Data Entry Template.xlsx” file shall be chosen from the drop-down options of each cell, or chosen as “Other” (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 6. Meet the requirements of the City Engineer, including:**

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- 7. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No fence is to be within a front building line.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - d. Meet Planning Commissions requirement to provide 'do not block driveway signs' placed between each pair of driveways located 1-foot behind the curb. Placement is to be verified prior to the issuance of the certificate of occupancy for the residential units.
- 8. Meet the requirements of the Master Street Plan, including:**
- a. Provide 6' wide sidewalk at back of curb along Parker. No sidewalk required along alley.
 - b. Provide 5' wide sidewalk at property line along 7th Street.
 - c. Provide ½ street improvements.
- 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 automated underground irrigation to all required trees and shrubs.
 - c. Provide 1 tree per lot before certificate of occupancy will be issued for residential unit.
 - d. Provide 4 street trees along W. 7th St.
- 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:
 - Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.
 - If each dwelling unit extends from the foundation to the roof they will be separated by 2 hour fire resistance rated walls. (Volume 2 Section 706.4, Volume 3 Section R302.2 Exception)
 - An automatic residential fire sprinkler system shall not be required in Townhouses. (Volume 3 Section R313.1)
 - 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)
- 12. Meet the requirements of CAW, including:**
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. A water main extension will be needed to provide water service to the east side of this property.
 - c. Please submit plans for water facilities 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.
 - d. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 13. Meet the requirements of NLR Wastewater, including:**
- a. New public sewer mains must be installed within or adjacent to the street right-of-way in an exclusive sanitary sewer easement with a minimum width of 15 feet.
 - b. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

SD2022-21 Springhill Development, Block 4, Lot 5A – Replat and SPR – 4240 Stockton Dr. – bank

1. Engineering requirements before the plat will be signed:

- a. Provide an in-lieu drainage fee of \$5,000 per acre OR provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
- b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond as shown on plans.

2. Planning requirements before the plat will be signed:

- a. Provide City Council Ordinance abandoning easement running through the old lot lines.
- b. Provide 10' utility easements around property perimeter.
- c. Provide 40' front setbacks from Stockton and Smokey Lane 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. 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. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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

- a. Meet the requirements of the hillside cut.
- b. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

- e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department) OR comply with the City Engineer's requirements.
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. 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. If a dumpster is added in the future the dumpster must 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.
- 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 OR match the existing sidewalk construction.
 - 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 Stockton Dr. as shown.
 - d. Provide 5 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.
- 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:
 - Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)Fire apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 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. Please submit plans for water facilities 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. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. Manholes are required at all changes in direction or grade on 6" sewer lines.
 - b. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

SD2022-22 Tulip Farms Addition, Lot 2 - 13101 Hwy 70 Preliminary Plat & SPR

1. Engineering requirements before the plat will be signed:

- a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons. Calculations are required prior to the signing of the final plat.
- b. Provide 80' ROW dedication.
- c. Provide drainage easements as shown.

2. Planning requirements before the plat will be signed:

- a. Provide 10' utility easements around property perimeter except within the areas currently zoned CONS.
- b. Provide 50' platted buffer abutting R2.
- c. Provide 30' building setback except within the areas currently zoned CONS.
- d. Provide 15' water easement as shown.
- e. Provide 20' sewer easement 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. 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. Provide CNLR Floodplain Development Permit application to City Engineer.
- g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- h. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer OR provide a letter from the COE stating the site is cleared for development.
- i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- j. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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

- a. Provide full set of Civil Plans to City Engineer for review.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.

- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - e. 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. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - c. Provide City Council ordinance approving the proposed fence.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Provide ½ street improvements.
 - b. Provide ROW dedication.
- 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 11 street trees as shown.
 - d. Plant two rows of trees in the 50 foot buffer as shown.
 - e. Provide trees every 40' around perimeter of fence as shown.
 - f. Provide 50 parking lot shade trees for employee parking as shown.
 - 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:
 - Group S-1 facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.9) (ESFR sprinklers)
 - Exit access travel distance shall not exceed 250 feet or a performance-based design analysis from a fire protection engineer that the performance objectives intended by the fire code are met. (Volume 2 Section 1016.2)
 - The building shall be equipped as necessary to comply with the requirements of Volume 1 Section 510 for emergency responder radio coverage.
 - Meet the fire flow requirements of Volume 1 Appendix B.
 - Meet the fire hydrant distribution requirements of Volume 1 Appendix C.
 - The facility will be provided with two remote fire apparatus access roads complying with the requirements of Volume 1 Section 503.1.2, D104.
 - The facility will be equipped with an aerial apparatus access road meeting the requirements of Volume 1 Section D105.

c. Fire apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)

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. Please submit plans for water facilities 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. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- c. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
- d. Provide a 20-ft Utility easement along AR HWY 70 road frontage.

11. Meet the requirements of NLR Wastewater, including:

- a. The Hill Lake Connection Fee applies to this project. The current rate for the Hill Lake Connection Fee is \$1,353.00 per acre. The fee will increase on January 1, 2023. Payment of this fee is required prior to connection to NLRW's collection system.
- b. Please provide the days and hours of operation for the facility.
- c. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction. NLRW will then determine if this project will have to comply with our industrial pretreatment requirements.
- d. The developer shall provide a 12" force main to serve the development, extended to the eastern property line and installed within the existing sanitary sewer easement.

SD2022-23 Giles Addition, Block 5, Lot 6 – SPR for an office and shop building at 800 Parker St.

- 1. Provide parking area that allows vehicles to turn around on property instead of backing out into ROW.**
- 2. Provide 15' setback along north property line due to residential zoning abutting commercial.**
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Property has been previously platted.
 - b. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
 - 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. 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. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - 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. If a dumpster is added in the future the dumpster screening must be masonry.
 - c. Fence not to extend in front of the building line along W. 8th St.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. Backing out onto the street from commercial is not permitted.
- 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. Provide automated underground irrigation to all required trees and shrubs.
 - b. Provide 3 street trees along Parker St.
 - c. Provide 5 street trees along W. 8th St.
 - d. Provide 1 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 full screen including an 8 foot opaque screen and trees every 20 feet between C6 and R2.
- 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 Central Arkansas Water requirements in effect at the time of request for water service must be met.
- b. Please submit plans for water facilities 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.
- c. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- d. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

11. Meet the requirements of NLR Wastewater, including:

- a. An oil/water interceptor or other type of interceptor may be required based on the type of activity in the shop area.
- b. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

Conditional Use #2022-03
April 12, 2022

Request: To allow the placement of an electric fence on the property.

Location of the Request: 2901 US Highway 161, North Little Rock, AR

Applicant: AMAROK Ultimate Perimeter Security

Owner: JB Hunt

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

Site Characteristics: The site is JB Hunt Transportation Services, Inc. a transportation and logistics company. This location serves as a terminal for the trucking company. I-40 is located to the south of this site and an office building and a contractor's office building and storage yard are located to the north of the site. East of the site is auto sales, located on property which is not within the city limits of North Little Rock. West of the site is a railroad main line.

Master Street Plan: HWY 161 is a State Highway and classified on the City's Master Street Plan as a Minor Arterial – the site is not located on a dedicated Bike Route per the City's Master Bike Plan

Zoning: I2, Light Industrial District

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2, Light Industrial District	Office Building and a Contractor's Office
South	Not Zoned	I-40
East	Not Zoned – Out of the City	Auto Sales
West	I2, Light Industrial District	Railroad Mainline

Background:

1. **Compatible with previous actions?** Electric fences have been approved for the placement around industrial site with outdoor storage of materials in other areas of the City.
2. **Neighborhood Position/Comment?** No comment has been received at the time of this printing.
3. **Effect on public service and utilities?** Minimal
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The placement of the fence as proposed will have no effect on the surrounding properties.
6. **Is the site of adequate size for the development?** Yes

7. **Will this set a precedent for future rezoning?** No each request is reviewed on the merits of the application as filed.
8. **Should a difference zoning classification be requested?** No, all electric fences require approval of a Conditional Use by the City Council.

Utility Comment: **North Little Rock Wastewater Utility** - There are both gravity and pressurized sewer mains along the north and west sides of this property. Adjustments to the planned improvements may be required to prevent disturbing or damage to these facilities. Coordinate with NLRW to mark the location of these lines prior to the beginning of construction.

Summary: The applicant is requesting a conditional use to allow the placement of an electric fence on the property located at 2901 HWY 161. The use of the property is a trucking company which has a number of vehicles both commercial and the driver's personal vehicles on the site a great deal of the time. The applicant is seeking the electric fence to secure the property and lessen the impact of break-ins to the commercial vehicles as well as the private vehicles of the drivers. Section 5.11.10 of the North Little Rock Zoning Ordinance states - *No electric fence shall be installed, operated or maintained except as a Conditional Use approved by City Council, and shall be subject to the following standards - as outlined below in the Conditions to be Considered Section of this report. Electric fences are not allowed in the front yard (electric fences shall be permitted in the rear and side yards of industrial zoned properties with areas of outdoor storage and display).*

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on March 16, 2022. The Committee recommended approval with conditions as established by the Zoning Ordinance.

Conditions to Consider:

1. Unless otherwise specified herein, electric fences shall be constructed or installed in conformance with the specifications set forth in International Electrotechnical Commission (IEC) Standard No. 60335-2-76.
2. The energizer for electric fences must be driven by a commercial storage battery not to exceed twelve (12) volts DC. The storage battery is charged primarily by a solar panel. However, the solar panel may be augmented by a commercial trickle charger.
3. The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in Paragraph 22.108 and depicted in Figure 102 of IEC Standard No. 60335-2-76.
4. When abutting a residential zoned property or a residential used property, the perimeter fence shall be an opaque wood privacy fence with the finished side facing the abutting property.
5. There shall be a disarm switch or other device (approved by the Police and Fire Departments) on the outside of the perimeter fence within two (2) feet of the primary gate or opening.

6. Electric fences shall be permitted in the rear and side yards of industrial zoned properties with areas of outdoor storage or display.
7. Electric fences shall be installed on the interior of a perimeter fence and be located six (6) inches from the perimeter fence.
8. No electric fence shall be installed or used unless it is surrounded by a perimeter fence that is not more than eight (8) feet in height.
9. The maximum height for a perimeter fence in the rear or side yard shall be eight (8) feet.
10. Electric fences shall be allowed to extend two (2) feet above the perimeter fence with the maximum height of ten (10) feet.
11. Fences shall not utilize barbed wire or concertina wire.
12. Warning signs: Electric fences shall be clearly identified with warning signs that read: "Warning Electric Fence" at intervals of thirty (30) feet with at least one (1) sign on each exterior perimeter side of the fence.
13. No electric fence shall be installed until after commercial plans review from the City that the plans for the fence meet the requirements of this Ordinance and an electric fence permit is obtained. The commercial plans review for an electric fence shall be \$30.00. An electric fence permit shall cost \$150.00.
14. Requests to vary from the above requirements shall be heard by the North Little Rock City Council.

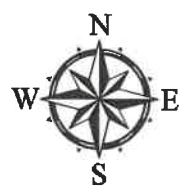
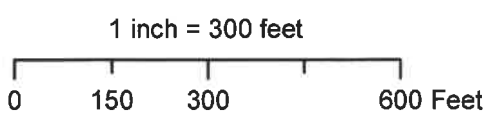
Conditional Use # 2022-03



Location of proposed electric fence.



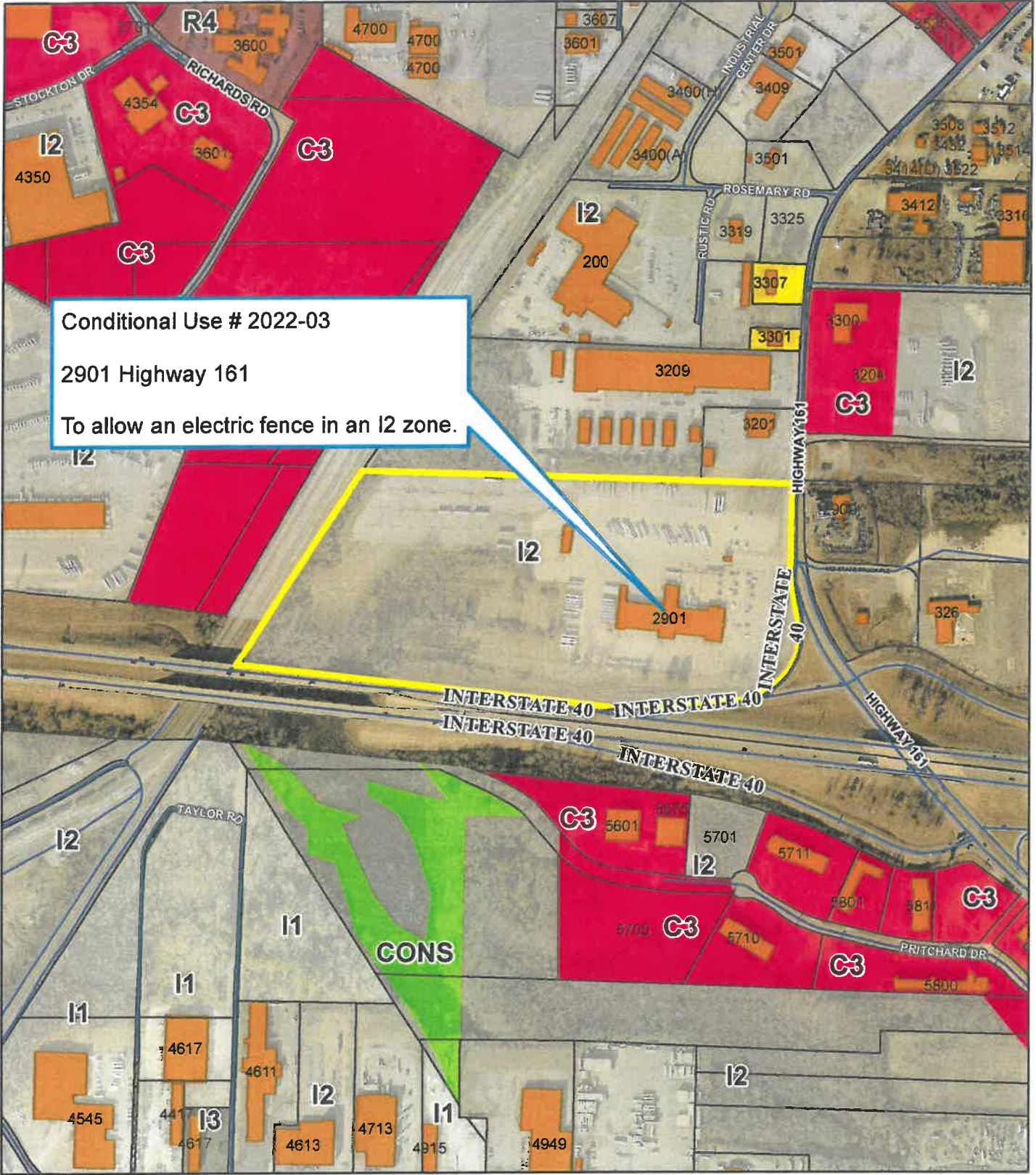
Ortho Map



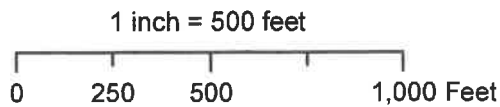
Date: 3/22/2022

Map is not to survey accuracy

Conditional Use # 2022-03



Zoning Map

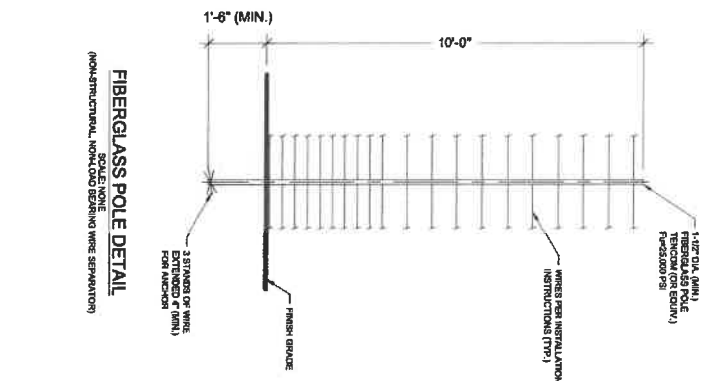
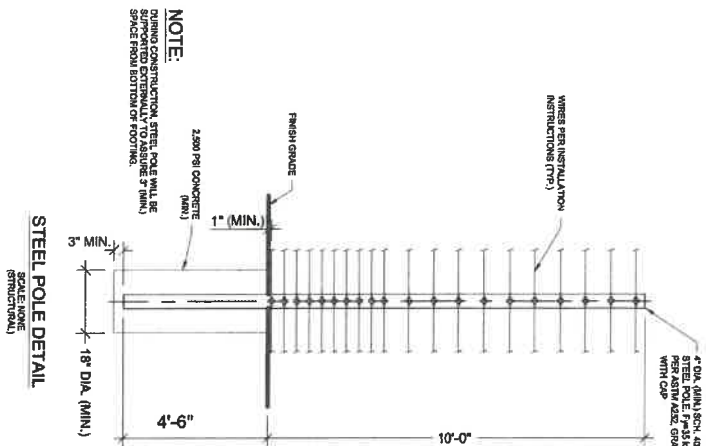


Date: 1/26/2022

Map is not to survey accuracy

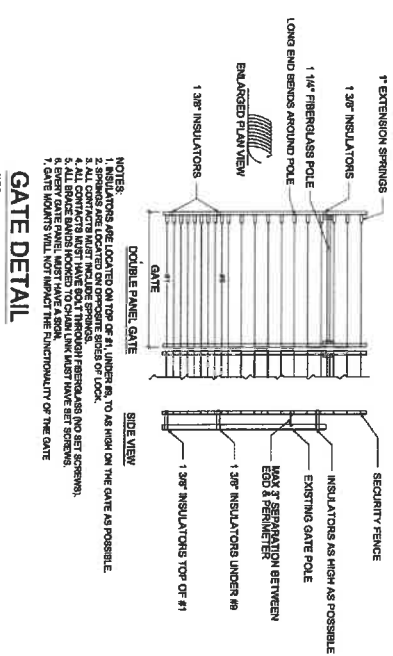
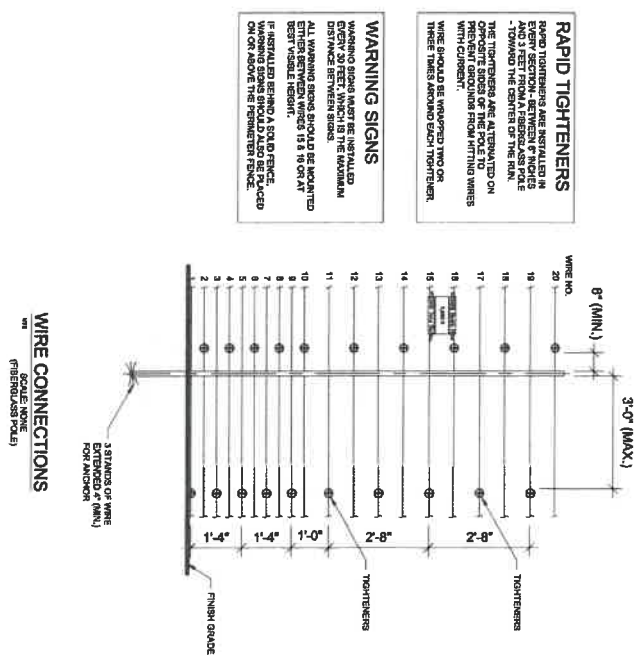


EXAMPLE WARNING SIGNS @ 12"x18"
 WARNING SIGNS SHALL BE PLACED AT EACH ENTRANCE OF
 THE PROPERTY AND 50 FEET ON CENTER THEREAFTER



RAPID TIGHTENERS
 RAPID TIGHTENERS ARE INSTALLED IN EVERY SECTION BETWEEN 6" RINGS - TOWARD THE CENTER OF THE RAIL. THE TIGHTENERS ARE ALTERNATED ON OPPOSITE SIDES OF THE POLE TO PREVENT GROUNDS FROM HITTING WIRES WITH CURRENT. THESE SHOULD BE ADJUSTED TWO OR THREE TIMES PER WEEK TO MAINTAIN TENSION.

WARNING SIGNS
 WARNING SIGNS MUST BE INSTALLED EVERY 20 FEET, WHICH IS THE MAXIMUM DISTANCE BETWEEN SIGNS. ALL WARNING SIGNS SHOULD BE MOUNTED AT THE SAME HEIGHT AS THE POLE. IF INSTALLED BEHIND A SOLID FENCE, WARNING SIGNS SHOULD ALSO BE PLACED ON OR ABOVE THE FENCE LINE.



Conditional Use #2022-04

Request: To allow the placement of an electric fence on the property along the side and rear property lines.

Location of the Request: 8950 Commerce Cove, North Little Rock, AR

Applicant: AMAROK Ultimate Perimeter Security

Owner: Pugh's Earthworks Landscaping Business

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

Site Characteristics: The site houses Pugh's Landscaping office building along with a storage area for vehicles and landscaping materials such as sod, mulch, plant materials etc. North of the site is a cross fit training business. South and west of the site are undeveloped I2, Light Industrial District zoned properties. East of the site is an attached single-family subdivision with a private gated entrance accessed from White Oak Xing.

Master Street Plan: The street is classified as a Local Street on the City's Master StreetPlan– the site is not located on a dedicated Bike Route per the City's Master Bike Plan

Zoning: I2, Light Industrial District

Future Land Use: Commercial

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2, Light Industrial District	Rock City Cross Fit
South	I2, Light Industrial District	Undeveloped Property
East	R4, Multi-family	Attached Single-family Housing
West	I2, Light Industrial District	Undeveloped Property

Background:

1. **Compatible with previous actions?** Electric fences have been approved for the placement around large industrial site in other areas of the City.
2. **Neighborhood Position/Comment?** No comment has been received at the time of this printing.
3. **Effect on public service and utilities?** Minimal
4. **Legal Consideration/Reasonableness?** The request is reasonable.

5. **Will the approval have a stabilizing effect on surrounding properties?** The placement of the fence as proposed will have no effect on the surrounding properties.
6. **Is the site of adequate size for the development?** Yes
7. **Will this set a precedent for future rezoning?** No each request is reviewed on the merits of the application as filed.
8. **Should a difference zoning classification be requested?** No, all electric fences require approval of a Conditional Use by the City Council.

Summary: The applicant is requesting a conditional use to allow the placement of an electric fence on the property. The property is currently a landscaping business located at the end of a cul-de-sac. Little of the property located along the cul-de-sac has developed and remains wooded. Section 5.11.10 of the North Little Rock Zoning Ordinance states - *No electric fence shall be installed, operated or maintained except as a Conditional Use approved by City Council, and shall be subject to the following standards - as outlined below in the Conditions to be Considered Section of this report.* Electric fences are not allowed in the front yard (*electric fences shall be permitted in the rear and side yards of industrial zoned properties with areas of outdoor storage and display*).

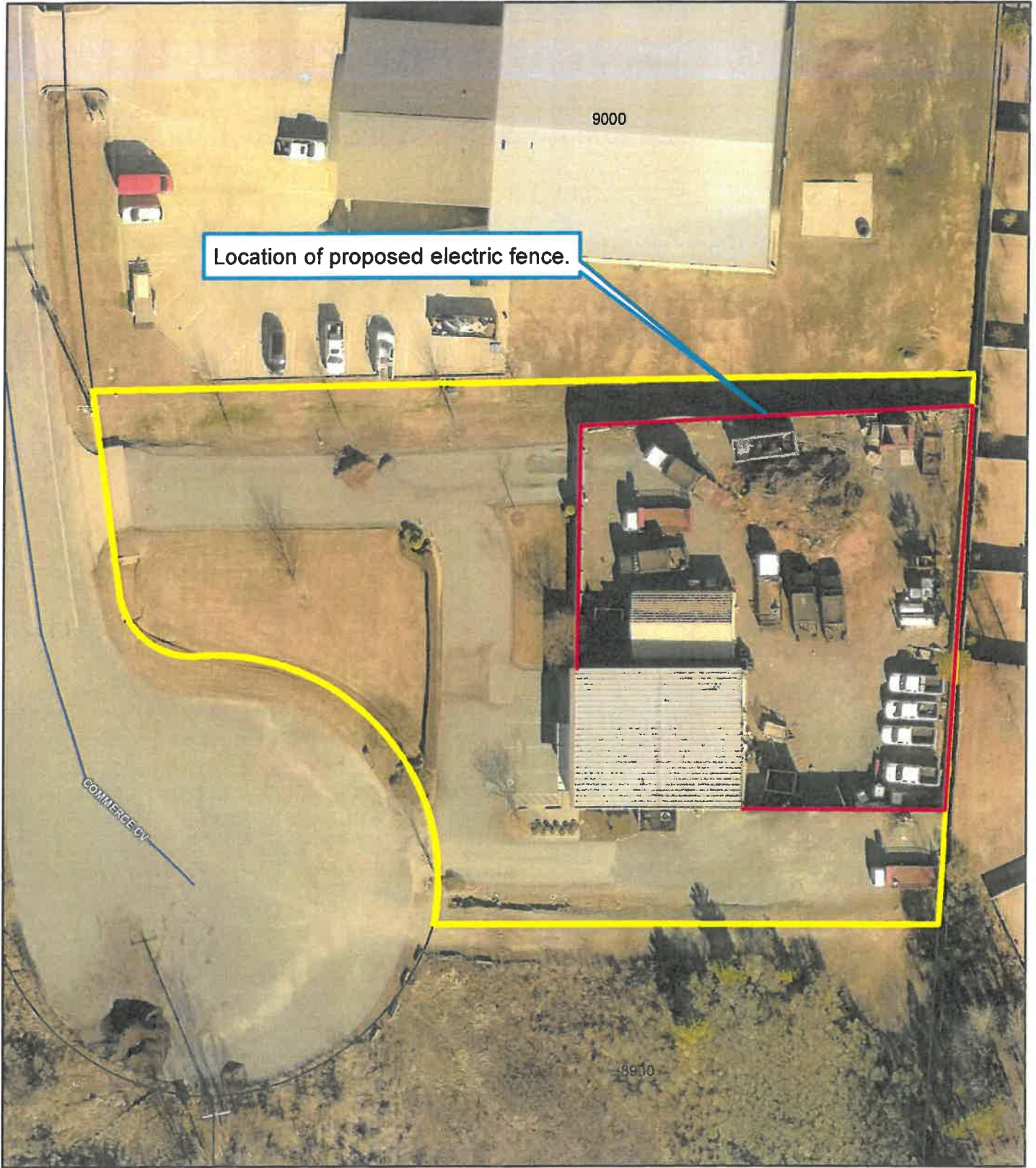
Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on March 16, 2022. The Design Review Committee recommends approval with conditions as established in the Zoning Ordinance.

Conditions to Consider:

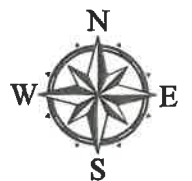
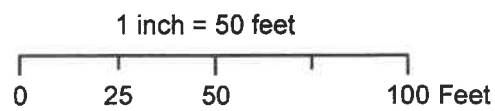
1. Unless otherwise specified herein, electric fences shall be constructed or installed in conformance with the specifications set forth in International Electrotechnical Commission (IEC) Standard No. 60335-2-76.
2. The energizer for electric fences must be driven by a commercial storage battery not to exceed twelve (12) volts DC. The storage battery is charged primarily by a solar panel. However, the solar panel may be augmented by a commercial trickle charger.
3. The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in Paragraph 22.108 and depicted in Figure 102 of IEC Standard No. 60335-2-76.
4. When abutting a residential zoned property or a residential used property, the perimeter fence shall be an opaque wood privacy fence with the finished side facing the abutting property.
5. There shall be a disarm switch or other device (approved by the Police and Fire Departments) on the outside of the perimeter fence within two (2) feet of the primary gate or opening.
6. Electric fences shall be permitted in the rear and side yards of industrial zoned properties with areas of outdoor storage or display.

7. Electric fences shall be installed on the interior of a perimeter fence and be located six (6) inches from the perimeter fence.
8. No electric fence shall be installed or used unless it is surrounded by a perimeter fence that is not more than eight (8) feet in height.
9. The maximum height for a perimeter fence in the rear or side yard shall be eight (8) feet.
10. Electric fences shall be allowed to extend two (2) feet above the perimeter fence with the maximum height of ten (10) feet.
11. Fences shall not utilize barbed wire or concertina wire.
12. Warning signs: Electric fences shall be clearly identified with warning signs that read: "Warning Electric Fence" at intervals of thirty (30) feet with at least one (1) sign on each exterior perimeter side of the fence.
13. No electric fence shall be installed until after commercial plans review from the City that the plans for the fence meet the requirements of this Ordinance and an electric fence permit is obtained. The commercial plans review for an electric fence shall be \$30.00. An electric fence permit shall cost \$150.00.
14. Requests to vary from the above requirements shall be heard by the North Little Rock City Council.

Conditional Use # 2022-04



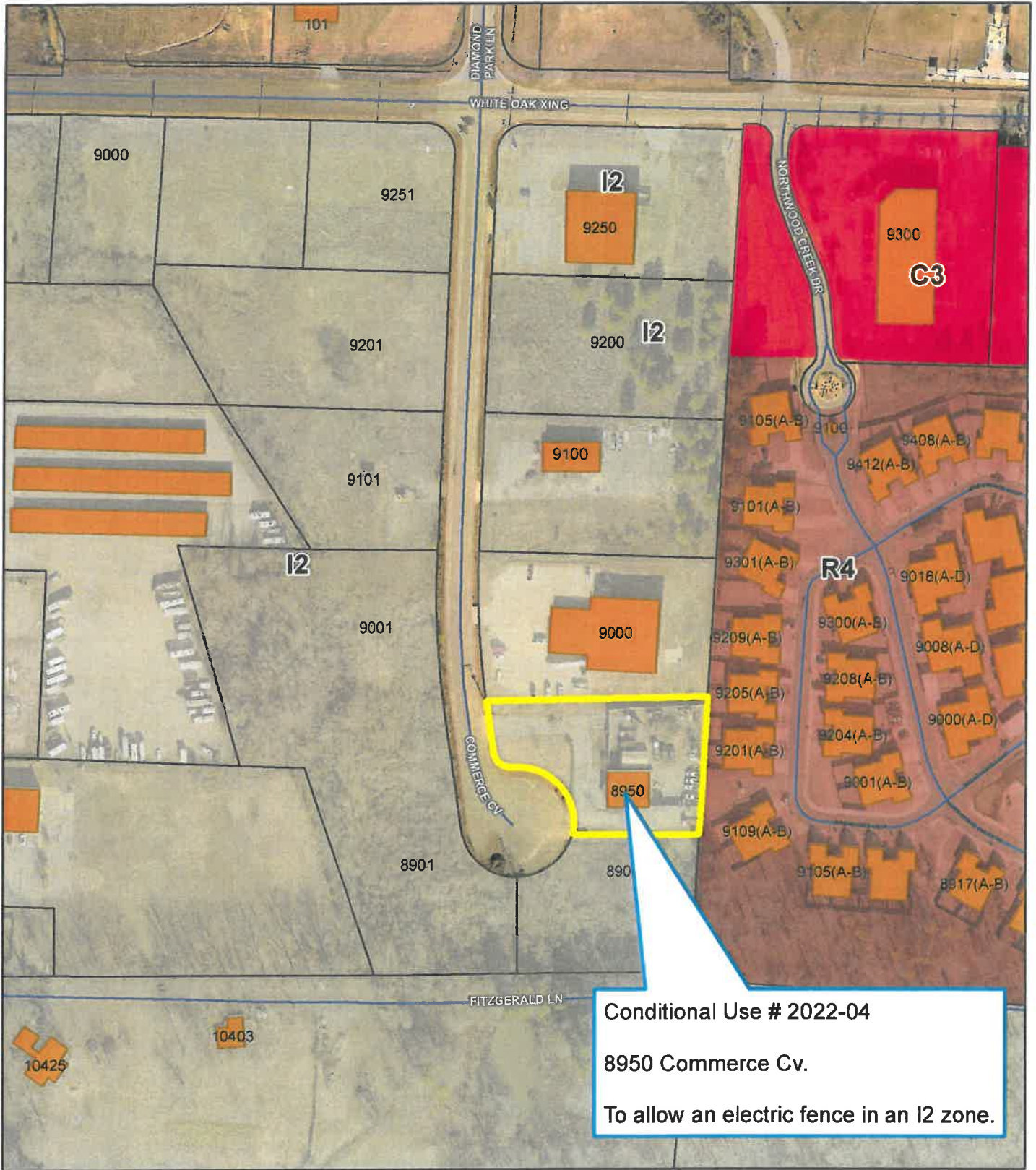
Ortho Map



Date: 1/26/2022

Map is not to survey accuracy

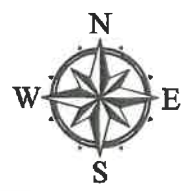
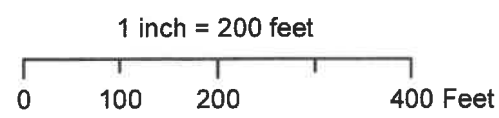
Conditional Use # 2022-04



Conditional Use # 2022-04
8950 Commerce Cv.
To allow an electric fence in an I2 zone.



Zoning Map



Date: 1/26/2022

Map is not to survey accuracy

Rezoning #2022-13
April 12, 2022

Request: to amend the Future Land Use Plan from Community Shopping to Trade Fair and to rezone the property from C3, General Commercial District to C4, Service Trades District to allow indoor self-storage within the existing building

Location of the Request: 2400 W 58th Street

Applicant: Tyler Turchi

Owner: Whitman LLC

P.C. Background: This item was on the Planning Commission’s agenda on November 8, 2016, for a recommendation on rezoning the property from O1, Open Lands to C3, General Commercial District and the allowance of a Conditional Use to allow office with warehouse space at this site. The applicant did not secure a business license within the time frame for approval of the Conditional Use. The City Council adopted Ordinance #8862 on November 28, 2016. Since that time the Zoning Ordinance has been updated and warehouse/self-storage is no longer permitted as a Conditional Use within the C3, General Commercial Zoning District.

Site Characteristics: The building located on the site is the former Amboy School. The area is predominately a residential neighborhood. To the south of the site there are non-residential zonings along MacArthur Drive and at the intersection of MacArthur Drive and Military Road.

Master Street Plan: West 58th Street is classified on the City’s Master Street Plan as a local street – the site is not located on a dedicated Bike Route per the City’s Master Bike Plan

Zoning: C3, General Commercial District

Future Land Use: Community Shopping

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1, Single-family	Single Family
South	C4, Service Trades & R2, Single-family	Vacant Commercially Zoned Property - Amboy Community Food Pantry
East	R1, Single-family	Single Family
West	R1, Single-family & R3, Two-family	Single Family

Background:

1. **Compatible with previous actions?** There have been rezoning within the City to allow conversion of existing non-residential buildings into mini-warehouse for indoor storage.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** Possibly, the building is currently sitting vacant. The use of the building as mini-warehouse will limit potential vandalism of the building.
6. **Is the site of adequate size for the development?** Yes.
7. **Will this set a precedent for future rezoning?** No, there will be no precedent set by allowing the use of the existing non-residential building as proposed.
8. **Should a difference zoning classification be requested?** No, the C4, Service Trades District zoning district allows for mini-warehouse as a permitted use.

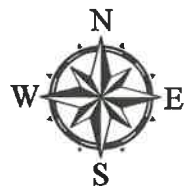
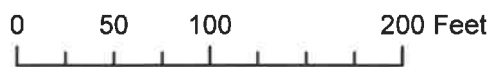
Summary: The applicant is seeking a rezoning of the site from the current C3, General Commercial District to C4, Service Trades District to allow the use of the former Amboy School as indoor mini-warehouse. The applicant indicates the plans include painting the exterior of the building, repair all exterior windows, remove the portable buildings located on the site, plant trees along the front of the property and repair the roof. The space will then be divided into individual warehouse spaces for rent.

The request to rezone the property to C4, Service Trades District is inconsistent with the City's Future Land Use Plan. Staff supports the Future Land Use Plan.

Rezone Case #2022-13



1 inch = 100 feet



Date: 3/17/2022



Ortho Map

Rezoning #2022-14
April 12, 2022

Request: Rezoning from R0, Zero Lot Line Development District to RU, Residential Urban District to allow a future single-family subdivision.

Location of the Request: Country Club of AR Phase XXV-C

Applicant: Holloway Engineering, Eric Holloway

Owner: Cypress Bay Development LLC

P.C. Background: The Commission reviewed a request for rezoning and a preliminary plat request at their January 11, 2022, Public Hearing to allow the rezoning of the property from R1, Single-family District to R0, Zero Lot Line Development Zoning District and one lot of C3, General Commercial District zoning.

Site Characteristics: The site is an undeveloped site abutting the Country Club of AR Phase XXV-B Subdivision located to the north. Vacant undeveloped industrially zoned property is located to the east and west. Paul Eells Drive, a residential Collector street is proposed along the southern boundary of the site.

Master Street Plan: Paul Eells Drive is proposed as a Residential Collector Street on the City's Master Street Plan – the site is not located on a dedicated Bike Route per the City's Master Bike Plan

Zoning: R0, Zero Lot Line Development

Future Land Us: Single Family

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1, Single-family	Country Club of AR Phase XXV-B
South	I2, Light Industrial	Undeveloped Industrially Zoned Property
East	I2, Light Industrial	Undeveloped Industrially Zoned Property
West	R4, Multi-family	Fontaine Bleu Apartments

Background:

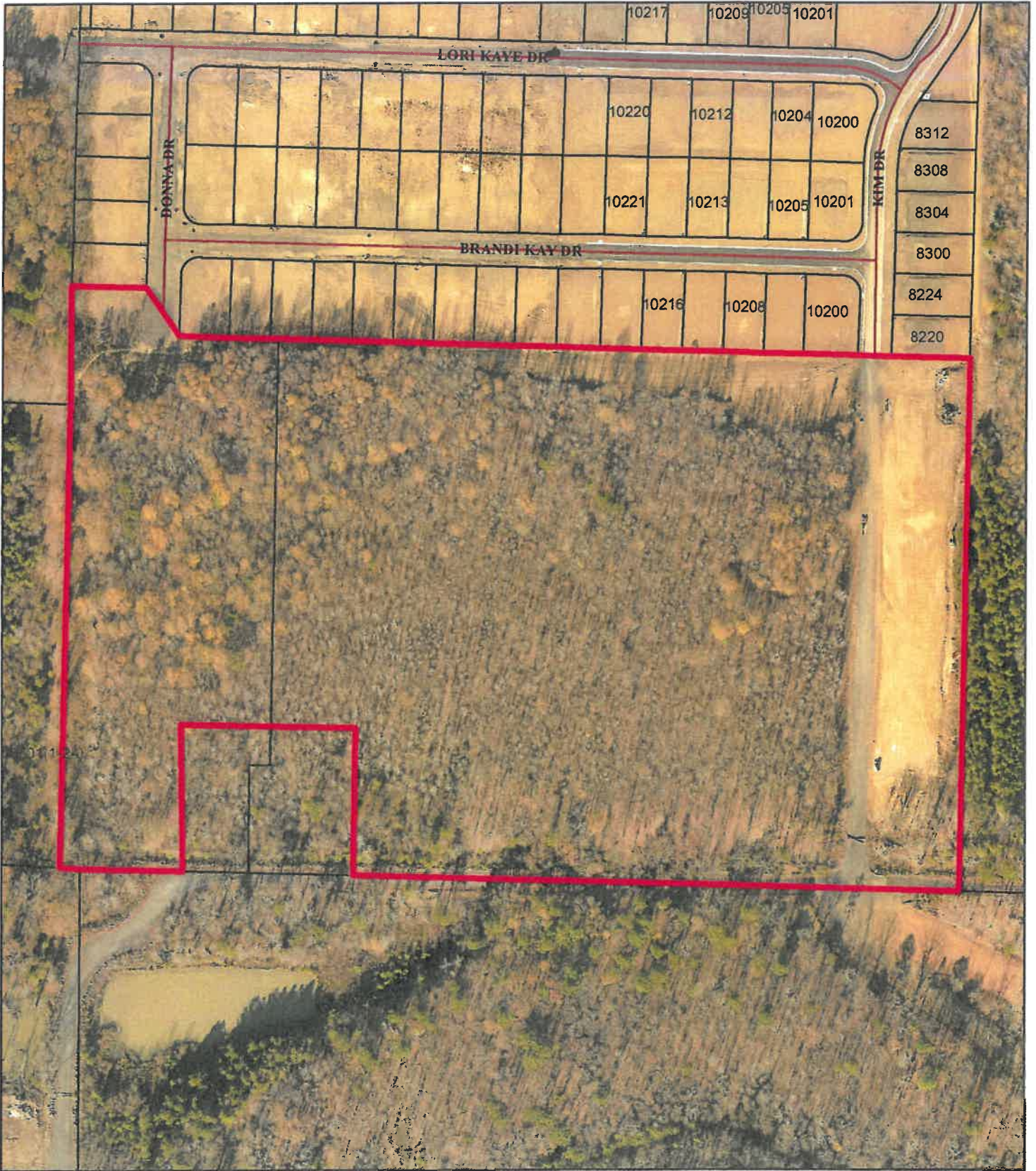
1. **Compatible with previous actions?** Yes, in the recent past the Council has granted a number of rezonings in this area from various classifications to a similar density zoning classification being requested.
2. **Neighborhood Position/Comment?** None at the time of printing.

3. **Effect on public service and utilities?** Paul Eells Drive along the south of the property is a proposed residential collector.
4. **Legal Consideration/Reasonableness?** Yes, the request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** This development is proposed with a density similar to the subdivision developing north of this site but with a density greater than the subdivision immediately north of this site.
6. **Is the site of adequate size for the development?** The RU zoning is being requested due to the developer desiring to develop more lots than would typically be allowed within an R1 or R2 zoning district.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a difference zoning classification be requested?** No.

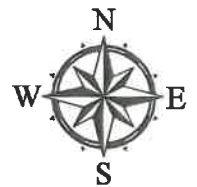
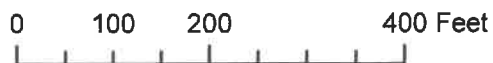
Summary: Ordinance #9427 adopted by the North Little Rock City Council on January 24, 2022, rezoned this property from R1, Single-family to R0, Zero Lot Line Development District and one lot of C3, General Commercial District zoning. The applicant proposed the development of a zero lot line subdivision with one lot line sitting on zero and the other with a 10-foot side yard setback. The applicant is now requesting to rezone the previously zoned R0 portion of the property to RU, Residential Urban District. The RU, Residential Urban Zoning District allows for similar lot sizes as the R0, Zero Lot Line Development District zoning district but the setbacks for the RU, Residential Urban Zoning District are allowed at 0 to 15-feet as opposed to the 25-foot front yard setback required by the R0, Zero Lot Line Development Zoning District. The rear yard setback is allowed at 10-feet as opposed to the 25-foot required by R0, Zero Lot Line Development Zoning District and the side yards are required at 5-feet on each side of the lot.

Staff Recommendation: The rezoning request is consistent with the City's Future Land Use Plan. Staff supports the Future Land Use Plan and recommends approval of the rezoning request.

Rezone Case #2022-14



1 inch = 200 feet

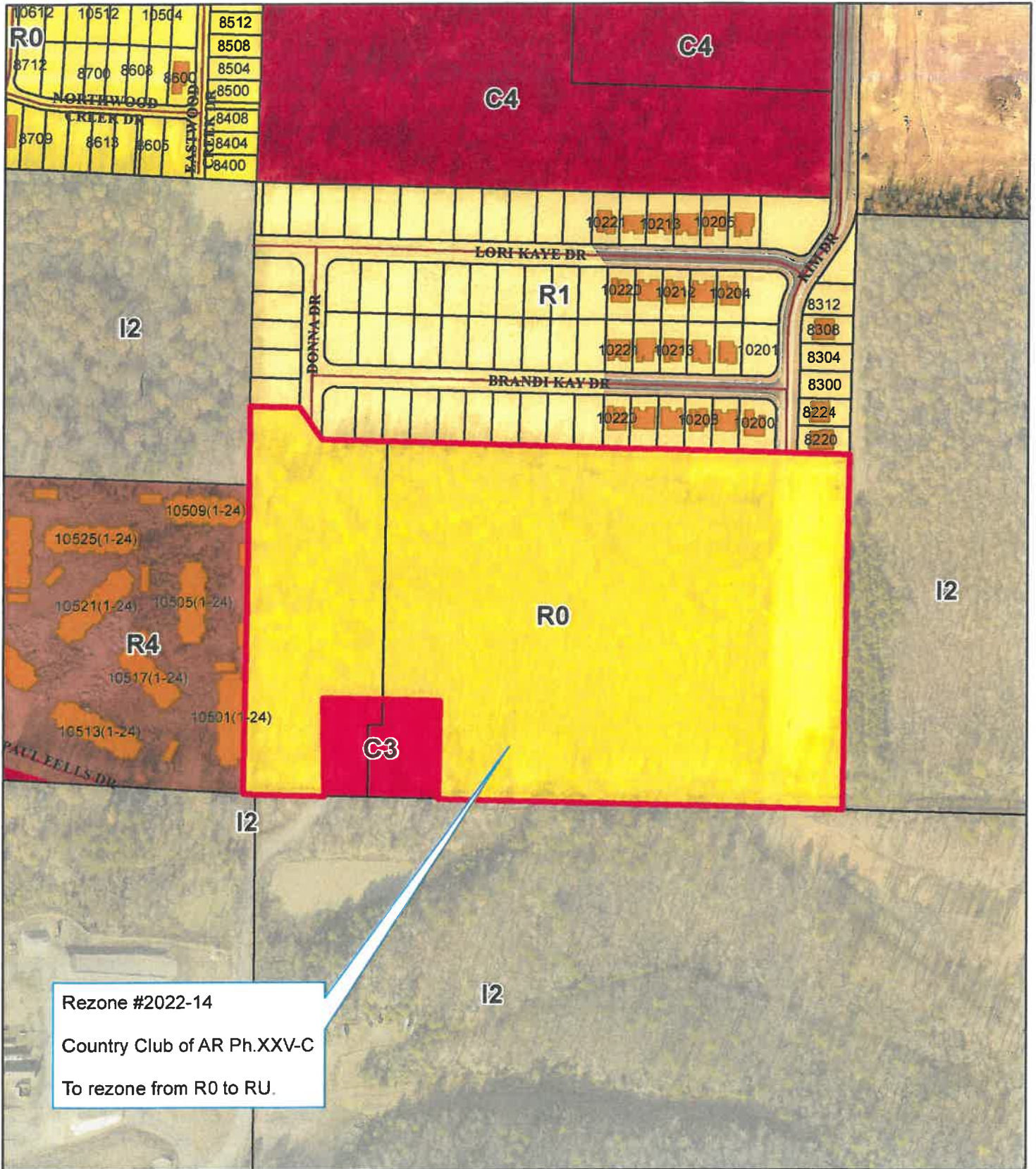


Date: 3/17/2022

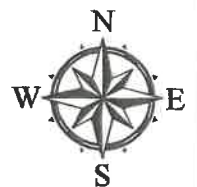
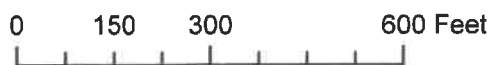


OrthoMap

Rezone Case #2022-14



1 inch = 300 feet



Date: 3/17/2022



Zoning Map

Special Use # 2022-01
April 12, 2022

Request: A Special Use Request to allow a daycare center in a C2, Small Scale Commercial District & C3, General Commercial District.

Location of the Request: 4210 East Broadway Street

Applicant: Andrew Rodgers

Owner: KIM Properties LLC

P.C. Background: Postponed from the Commission's March 8, 2022, Public Hearing due to lack of notice

Site Characteristics: Site consists of two buildings on the property and a drop off area along Earl Street

Master Street Plan: Principal Arterial

Zoning: C2, Small Scale Commercial District & C3, General Commercial Zoning District

Future Land Use Plan: Community Shopping

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3, General Commercial	Rose City Shopping Center
South	C3, General Commercial	Don's Weaponry
East	C3, General Commercial	Convenience store
West	C3, General Commercial	Little Caesar's

Background:

- Compatible with previous actions?** Daycares have been approved along East Broadway in the past.
- Neighborhood Position/Comment?** None at time of printing.
- Effect on public service and utilities?** Minimal.
- Legal Consideration/Reasonableness?** The request is reasonable.
- Will the approval have a stabilizing effect on surrounding properties?** The applicant is proposing a 24-hour facility. Due to the building's location along East Broadway, this is not unreasonable.
- Is the site of adequate size for the development?** Yes.
- Will this set a precedent for future rezoning?** No.

8. **Should a difference zoning classification be requested?** If the entire property were zoned C3, General Commercial District then the applicant could request a Conditional Use. Since half the property is zoned C2, Small Scale Commercial District a Special Use is appropriate.

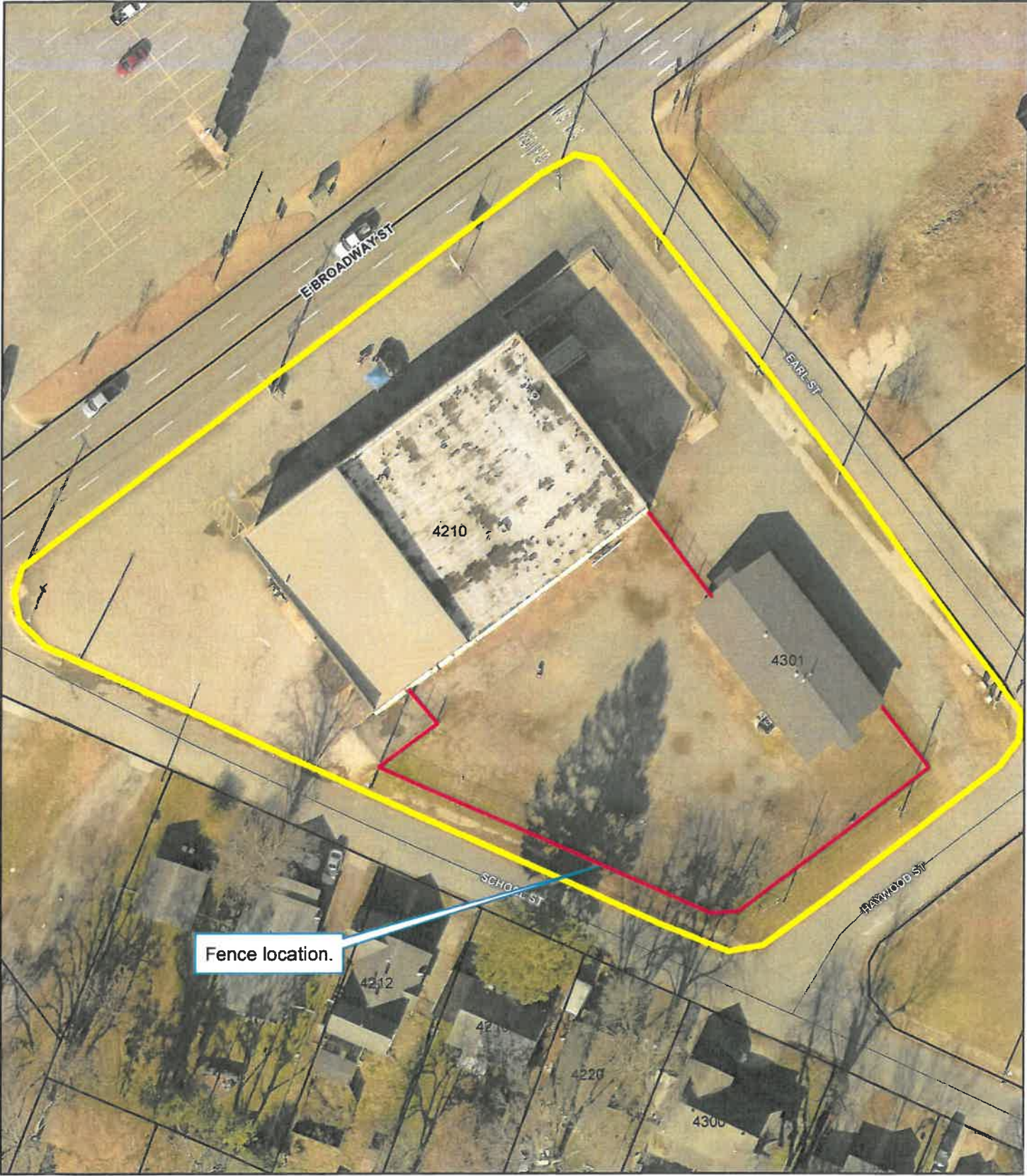
Summary: The applicant is requesting a Special Use for a daycare center in a C2, Small Scale Commercial District and C3, General Commercial Zoning District. The applicant proposes to use both buildings on the property. The building along Earl Street will be used for aftercare. The daycare is proposed to be 24-hours. A 24-hour facility requires additional safety measures from the Fire Marshal's office.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on February 16, 2022. The Design Review Committee recommends approval with conditions as established by the Zoning Ordinance.

Conditions to Consider:

1. Hours of operation: 24-hours per day.
2. Playground to be directly accessed from the building.
3. Playground to have emergency exit away from the building.
4. Playground fence to be 6-foot wood privacy fence.
5. Applicant must meet all Fire Marshal requirements for a 24-hour daycare facility.
5. Applicant must meet all applicable Federal, State, County, and City requirements.
6. Business license to be issued after Planning Staff confirmation of requirements.
7. Playground to meet DHS and City of NLR requirements for playground surface and equipment.
8. All daycare centers/home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a Level 3 or Level 4 registered sex offender resides within 2000-feet of the proposed site for the daycare center / home daycare facility.
9. Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Special Use #2022-01



Fence location.



Ortho Map

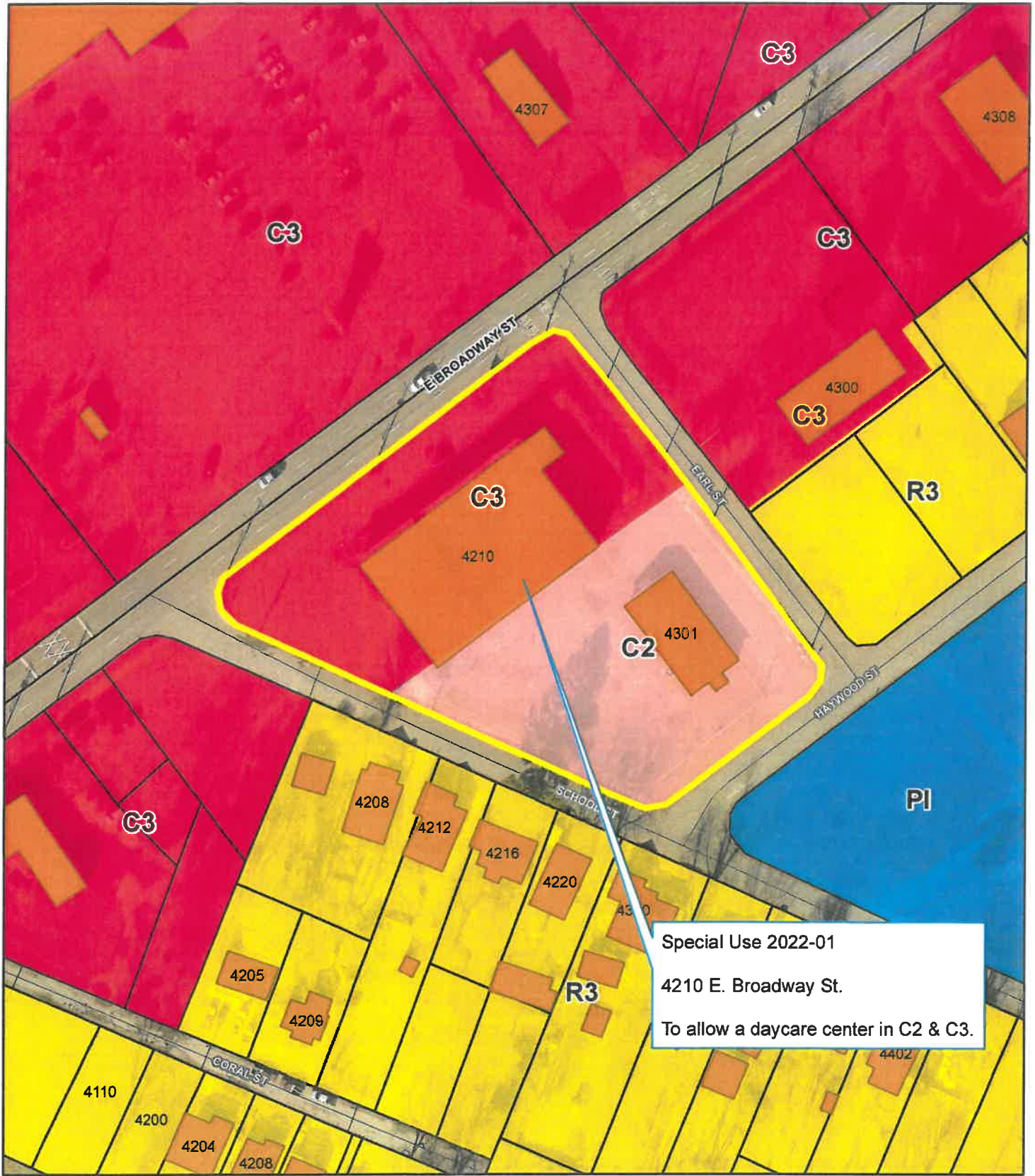
1 inch = 60 feet



Date: 2/25/2022

Not an actual survey

Special Use #2022-01



Zoning Map

1 inch = 100 feet



Date: 1/26/2022

Not an actual survey

Incredible kidz Complete care will be an added addition to the early education need for the North Littlerock area. This center will be a total of 15,750 square ft of early education space. This space will include:

1. 6wks to 18month
2. 18 to 24 months
3. 2 ½ to 3yrs of age
4. Pre-K
5. Aftercare (5yrs to 12yrs)
6. Cafeteria with eat in space
7. Sick care
8. 1500 sqft of Therapy space
9. Indoor playground
10. Night care until 11:59pm
11. Full operational office space
12. Open floor plan with badge access only
13. Employee training center and Break area
14. Nurse room for medical needs or on staff RN

Aftercare: will be an additional 2000sq ft space unattached but sidewalk and accessible within the gate for safe travel and pick up: This space may also be converted into baby land and hold infants only depending on which need is greater and the current 320 N. locust can remain a complete aftercare center only.

Special Use # 2022-02
April 12, 2022

Request: A Special Use Request to allow an assisted living home for Veterans in a R2, Single-family Zoning District.

Location of the Request: 5 W Avalon Drive, North Little Rock, AR

Applicant: Eddie and Angela Smith, HOMES Helping Our Military Engage In Services

Owner: HOMES Helping Our Military Engage In Services

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

Site Characteristics: The site contains a single family home containing 2,330 square feet of floor space located on a 14,000 square foot lot. The home was constructed in the late 1950's. To the rear of the lot is a large wooded buffer contained within the I-40 right of way. This area is predominately single-family homes. The homes appear to be well maintained and the neighborhood appears to be a stable neighborhood.

Master Street Plan: The street is classified on the City's Master Street Plan as a Local Street – the site is not located on a dedicated Bike Route per the City's Master Bike Plan

Zoning: R2, Single-family

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R2, Single-family	Interstate Right of Way – I-40
South	R2, Single-family	Single Family
East	R2, Single-family	Single Family
West	R2, Single-family	Single Family

Background:

- Compatible with previous actions?** The City has reviewed this type of requests in the past and due to neighborhood concerns these types of applications, for assisted/transitional housing, have been difficult to receive City approval. Since the application implicates the Fair Housing Act the City Attorney's Office will brief the Commission on the relevant portions of the Federal Law.
- Neighborhood Position/Comment?** None at the time of printing.
- Effect on public service and utilities?** Minimal.
- Legal Consideration/Reasonableness?** The request is a reasonable request.
- Is the site of adequate size for the development?** Yes.
- Will this set a precedent for future rezoning?** Possibly, there has not previously been an assisted living/transitional housing program approved in this neighborhood.

7. **Should a difference zoning classification be requested?** No, this type use requires a Special Use in any zone.

Summary: The applicant is requesting a Special Use to allow the existing home to be used as housing for up to three Veterans. The applicant states the organization, HOMES, desires to provide housing and care for Veterans in need of assistance with daily activities, but are not in need of nursing home or hospital care. The applicant intends to work with the Community Residential Care (CRC) Program through the VA Medical Center. The applicant currently has an application on file waiting review and approval with the program. The home contains three bedrooms. Each bedroom will house one veteran. The common areas will be shared by all three individuals. The CRC program will provide the Veterans with health care and other resources as needed and the home will be inspected by the CRC program members. Meals, transportation, peer support services, cleaning and laundry services will be provided by HOMES staff.

Conditions to Consider:

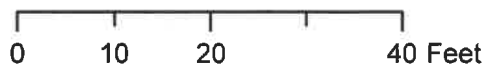
1. Approval letter from the Community Residential Care Program for the placement of Veterans at this location.
2. A maximum of three Veterans are allowed to live in the house.
3. HOMES, Helping Our Military Engage in Services, must maintain active supervision of the house at all times.
4. The Fire Marshall must approve the use of the residence for an assisted living home. The applicant must provide written approval from the Fire Marshall's office along with an inspection report.
5. A business license is to be issued after Planning Staff confirmation of requirements.
6. Business license holder understands the failure to comply with these conditions may result in loss of the Special Use approval and/or loss of Business license and/or removal of electric power meter.
7. All structures on the site shall meet all applicable Federal, State, County and City requirements and codes.

Special Use #2022-02



Ortho Map

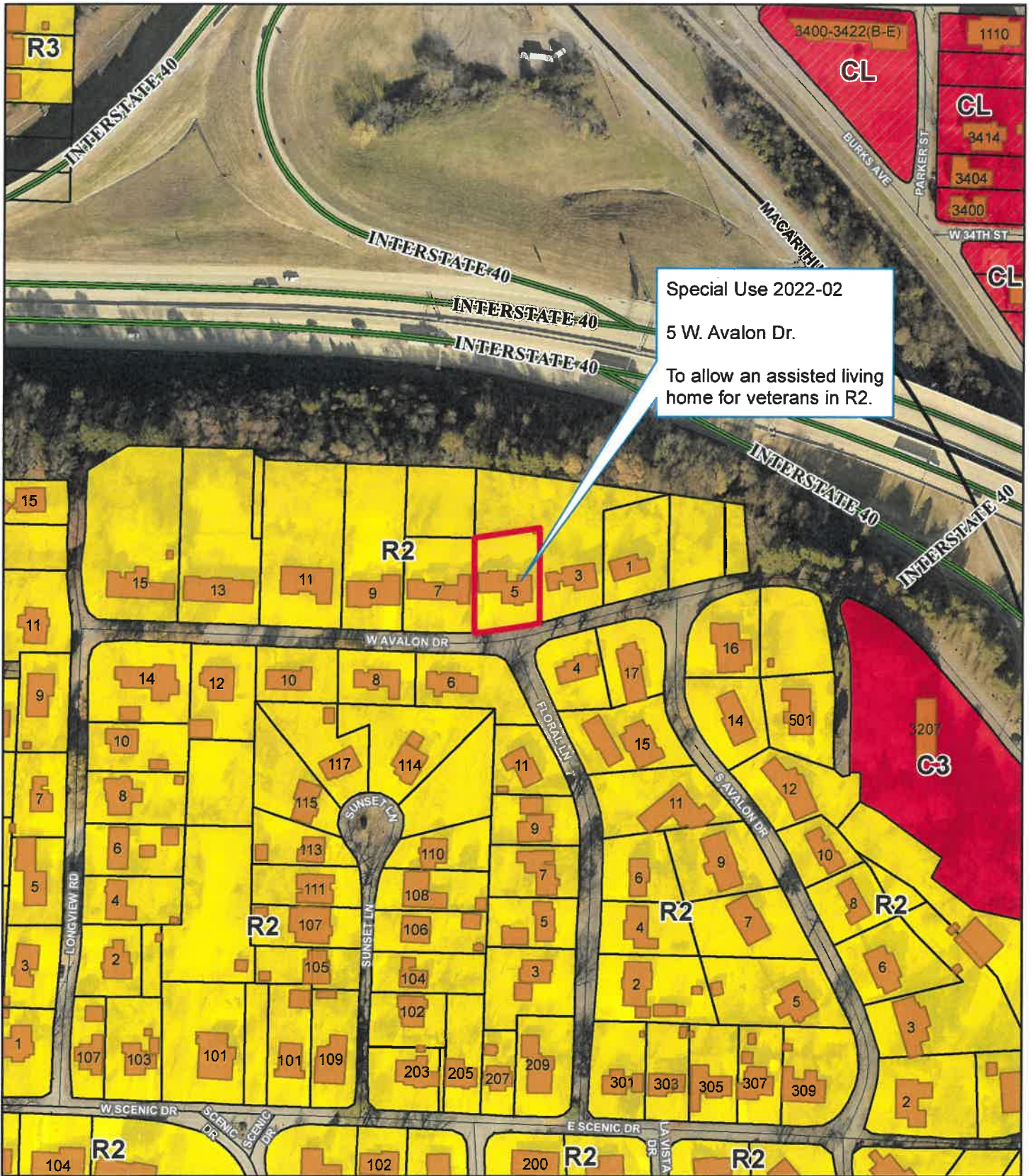
1 inch = 20 feet



Date: 3/17/2022

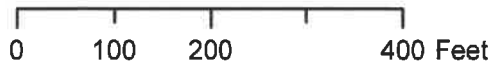
Not an actual survey

Special Use #2022-02



Zoning Map

1 inch = 200 feet



Date: 3/22/2022

Not an actual survey



Helping Our Military Engage in Services

To whom it may concern,

Helping Our Military Engage in Services H.O.M.E.S., is an organization that provides housing and care for Veterans in need of assistance with daily activities, but are not in need of nursing home or hospital care. H.O.M.E.S. plans to work with the Community Residential Care, CRC program through the VA Med Center. An application is on file and waiting review and is attached to this letter for your review along with more information about the CRC program. The home on 5 W Avalon, North Little Rock, 72118 will be used as a residential home for Veterans, each bedroom will hold one Veteran and the home will be shared by all 3 individuals. The CRC program will provide the Veterans with health care and other resources as needed and the home will be inspected by the CRC program. Meals, transportation, Peer support services, cleaning and laundry services will be provided by H.O.M.E.S. Furthermore, H.O.M.E.S. as the owners of the property will maintain the property and do our utmost to make sure the neighborhood maintains beauty and safety.

Thanks for your consideration and attention to this matter,

Eddie and Angela Smith, H.O.M.E.S. Inc.

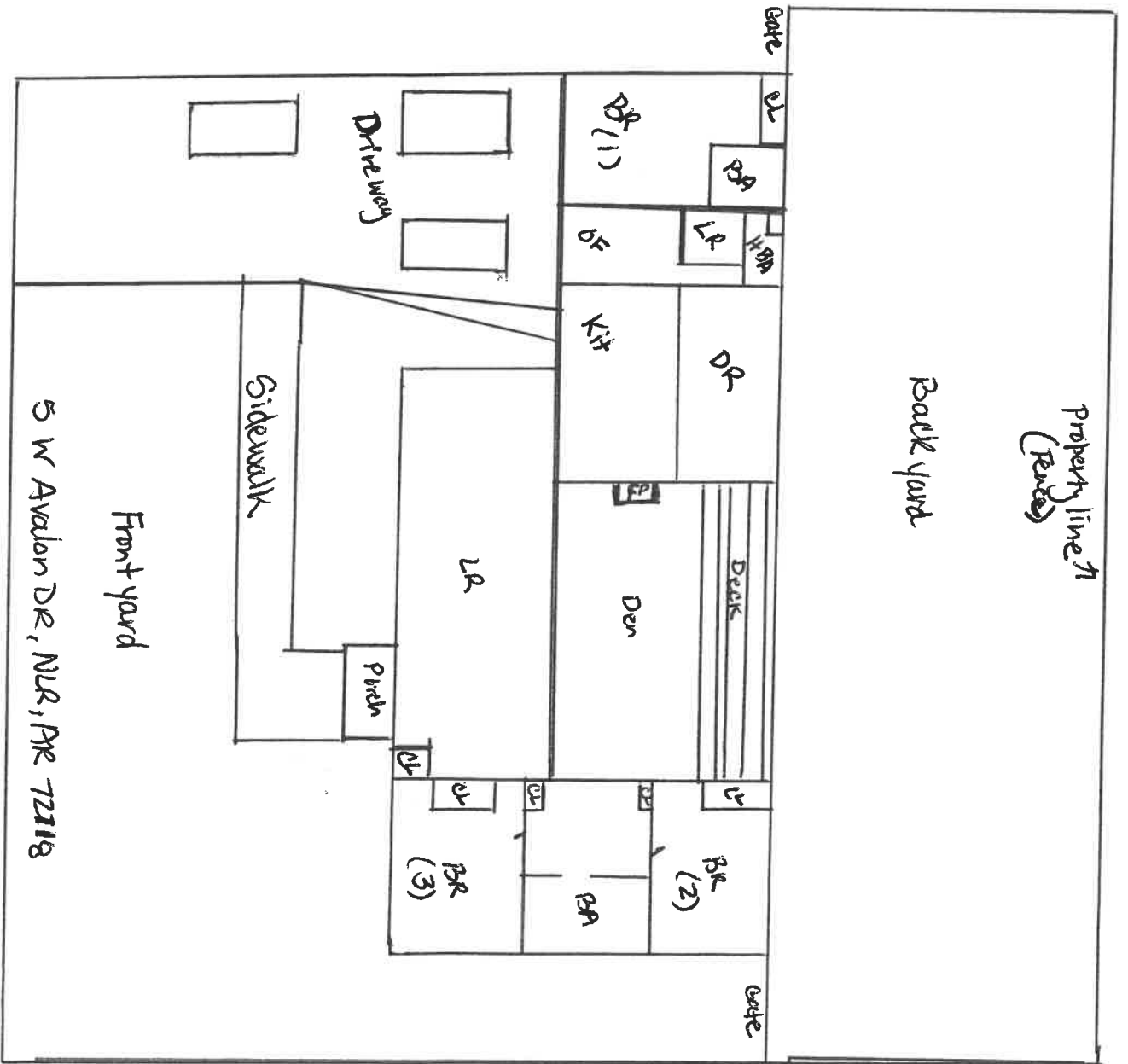
Milvethomes1@gmail.com
501 541 4087 Angie
501 765 4953 Eddie

Home - 2330 sqft +

Address - 5 W Avalon Dr,
NLR, PR 72118

Owners - H.O.M.E.S
Eddie + Angela Smith
21005 Hwy 365 S
LR, PR 72206

#1 N Avalon



← W Avalon Dr →

#3 W Avalon

