



**North Little Rock Planning Commission**  
**May 10, 2022 - Agenda Meeting / Public Hearing 4:00 PM**  
**City Council Chambers – 300 Main Street, NLR, AR 72114**

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

**Administrative:**     ▪ Item 10 is withdrawn

**Approval of Minutes:** ▪ April 12, 2022

**Planning Commission Items:**

1. **SD2022-26** - Counts Massie Industrial Park Addition Lot 2RR (Replat and SPR, of a warehouse at 8800 Counts Massie Rd)
2. **SD2022-27** - Hale Add, Lot 1 (SPR of a truck sales and service bldg at 8720 Faulkner Lake Rd)
3. **Rezoning #2022-15** - Country Club of Arkansas Phase XXV-C - Rezoning from C3 to RU and to amend the Future Land Use Plan from Community Shopping to Single Family
4. **SD2022-28** - Country Club of Arkansas Phase XXVC, (Prelim Plat of 138 residential lots)
5. **SD2022-29** - Northshore Business Park, Lot 13R, Blk 10 (SPR of a golf shelters at 5401 Northshore Cv)
6. **SD2022-30** - Bellamy Ranch Add, Lots 1 & 2 (Replat of residential lot into 2 lots at 311 Spriggs Rd)
7. **Special Use #2022-03** - Military Heights Add, Lot 10, Blk 28 (SU for a bus shelter at 2620 Willow Street)
8. **SD2022-31** - Military Heights Addition, Lot 10, Blk 28 (SPR of a Rock Region Metro bus super shelter at 2620 Willow Street)
9. **PH2022-08**, to revoke previously approved Conditional Use applications which did not obtain a business license as required by the approval -
  - a. Revocation of an approved Conditional Use Application Request for a contractor's office with outdoor storage at 7718 MacArthur Drive, (6919 Service Road) North Little Rock, AR 72118
  - b. Revocation of an approved Conditional Use Application Request for auto sales at 2001 E Broadway, North Little Rock, AR 72114
  - c. Revocation of an approved Conditional Use Application Request for auto repair at 11921 Maumelle Boulevard, North Little Rock, AR 72113
  - d. Revocation of an approved Conditional Use Application Request for a tire store at 11921 Maumelle Boulevard, North Little Rock, AR 72113
10. **Withdrawn - Rezone #2022-13** - to amend the Future Land Use Plan from Community Shopping to Trade Fair and to Rezone from C3 to C4 to allow indoor mini-storage at 2400 W 58<sup>th</sup> Street.
11. **Conditional Use #2022-05** - To allow auto sales in a C4 zone at 1815 E. Broadway Street
12. **Conditional Use #2022-06** - To allow auto sales in a C4 zone at 1723 E Broadway Street
13. **Special Use #2022-01** - To allow a Daycare Center in C2 and C3 zones at 4210 E Broadway Street
13. **Special Use #2022-02** - To allow an Assisted Living Home for Veterans in R2 zone at 5 W Avalon Drive

**Public Comment / Adjournment:**



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

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

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

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

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

**North Little Rock Planning Commission**  
**Regular Meeting**  
**April 12, 2022**

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

**Members Present:**

Banks  
Belasco  
Chambers  
Clifton, Chairman  
Foster  
Phillips  
Wallace  
White, Vice-Chairman

**Members Absent:**

None

**Staff Present:**

Shawn Spencer, Director  
Donna James, Assistant Director  
Elaine Lee, City Attorney  
Alyson Jones, Secretary  
Beau Cooper, Secretary

**Approval of Minutes:**

A motion was made and seconded to approve the March 8, 2022, meeting minutes as submitted.

**Administrative:**

Chairman Clifton welcomes Donna James, Assistant Director of NLR Planning Department.

Chairman Clifton asked for any nominations for Chairman of Planning Commission.

Mr. Chambers nominated Chairman Clifton for reelection and it was seconded with no opposition.

There were no other nominations.

Chairman Clifton opened the floor for nominations for Vice Chairman of Planning Commission.

Mr. Chambers nominated Vice Chairman White for reelection and it was seconded with no opposition.

There were no other nominations.

Chairman Clifton thanked the Commission and public for their vote of confidence.

**Public Hearing:**

- 1. Rezone #2022-11 To Rezone from I2 to RU to allow from future development of a Single Family Subdivision located on property located North of Fontaine Bleau Apartments and West of Country Club of Arkansas Subdivision Phase XXV.**

Brian Dale, Joe White and Associates and Wes Martin, Hathaway Group, Developer

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>White</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>		

Rezone #2022-11 passed with (8) affirmative votes.

- 2. SD2022-15 – White Oak Crossing Phase II – (Preliminary Plat of 130 residential lots.)**
  - 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:**
    - Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond.
    - Street improvements must be approved by City Engineer and accepted by City Council.
    - Provide 25' property line corner radius.
    - Meet the city engineer's requirements on detention.
  - 3. Planning requirements before the plat will be signed:**
    - Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
    - Pay for street signs.
    - Pay for one tree per lot or provide a bond.
    - Pay for streetlights or provide a bond.
    - Street names to be approved by Planning Staff.
    - Provide (50') ROW dedication for White Oak Drive, Stacey Lane, Fitzgerald Lane, Lori Kaye Drive, Kennedy Lane, and Eastwood Creek Drive.).
    - Provide 10' utility easements along front property lines.
    - Provide a letter from the Fire Marshall's office approving the 2<sup>nd</sup> Access plan.
  - 4. Permit requirements/approvals submitted before a building permit will be issued:**
    - A signed and recorded plat must be on file with the Planning Department.
    - Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
    - 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:
      - Proposed pipe material specifications.
      - Proposed trench and bedding details, materials and specifications.
    - 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 30<sup>th</sup> 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.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience.

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

**3. Rezone #2022-12 To amend the Future Land Use Plan from Light Industrial to Heavy Industrial and to Rezone from I1 to I3 to allow for a heavy processing plant for Safe Foods at 1302 E 8<sup>th</sup> St.**

Josh Minton, Minton Engineering, Steve Huff, Safe Foods & Clayton Bayden, Lewis Architects

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>White</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>		

Rezone # 2022-12 was approved with (8) affirmative votes.

**4. SD2022-16 & SD2022-20 8<sup>th</sup> Street Industrial Addition Lot 2R – (Replat and SPR for warehouse at 14 Collins Industrial Place.)**

**SD2022-16 - 8th St. Industrial Add, Lot 2R (SPR of warehousing located at 1302 E. 8th St)**

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.

**SD2022-20 - 8th St. Industrial Add, Lot 2R (Replat of warehousing located at 1302 E. 8th St)**

- 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.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience.

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

**5. SD2022-17 Collins Industrial Addition Lot 4 – (SPR of an office warehouse at 14 Collins Industrial Place).**

**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.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience.

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

## 6. SD2022-18 Southern Farmers Addition Lot 1 – (SPR of a warehouse at 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.

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

Chairman Clifton asked for any questions or comments.

Mr. White asked if they would need approval from the Fire Marshall.

Mr. Spencer confirmed and added they had no problems with the application.

Mr. Chambers added that the discussion at that particular hearing was that the sewer line was large and they wanted to make sure to keep the distance in case of repair. In case the sewer line ever had to be repaired, it would not mess up the foundation of the building.

There were no additional comments from Commissioners or the audience.

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

**7. SD2022-19 ~~WITHDRAWN~~ Gracy Addition Lots 1-16 – (Preliminary Plat & SPR for Quad-plexes at 412 Parker Street).**

**8. SD2022-21 Springhill Development Block 4, Lot 5A, (Replat and SPR of a bank at 4240 Stockton Drive).**

**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) prior to the issuance of a CO.

**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. 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) OR comply with the City Engineer's requirements.
  - e. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
  - f. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
  - g. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
  - h. 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.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience.

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

**9. SD2022-22 Tulip Farms Addition Lot 2 – (Preliminary Plat & SPR of a warehouse at 13101 HWY 70).**

- 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.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience.

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

**10. SD2022-23 Giles Addition Block 5, Lot 6 – (SPR of an office and shop building at 800 Parker Street).**

- 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. 8<sup>th</sup> 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. 8<sup>th</sup> 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:**
- b. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
- c. Provide an approved fire protection plan.
  - d. 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.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements with minor revisions. There were no additional comments from Commissioners or the audience.

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

**11. Conditional Use #2022-3 To allow an Electric Fence in I2, Light Industrial District at 2901 HWY 161.**

Michael Pate, Amarok, device installer, stated that he attended the meeting for technical information and questions. He asked if he was correct in his understanding that a front yard fence would not be allowed.

Mr. Spencer agreed.

Mr. Pate stated that it doesn't work that way.

Mr. Spencer stated that Planning Commission does not have the authority to waive that condition and added he would have to ask for the waiver from the City Council.

Chairman Clifton stated that this application went through site plan review and many questions were answered.

Chairman Clifton asked if there were any comments or questions from the audience or Commissioners. Mr. White asked why this fence was needed. Mr. Pate asked if he could explain to the Commission how the fence and security system worked. Mr. Pate explained that there are two fences around the perimeter and once the alarm is tripped, an alarm panel is notified, which triggers an audible on-site alarm as well as a silent alarm which notifies a call center. The call center notifies whoever is on their call list for the property. The call center can also look at a cctv cameras of the fence line to identify what has set the alarm off.

Mr. Chambers asked Mr. Pate to clarify if the fence delivers an electric shock. Mr. Pate answered in the affirmative, comparing the intensity of the shock to the type of static shock someone might receive by walking across a carpet and touching a metal door knob. He also reassured the Commission that there would be many prominent signs, warning that the fence is electrified. He also assured the Commission that the fence meets all National Electric Code standards and that the shock is very quick and would not hurt pacemakers, children, animals, etc.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>White</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>		

Conditional Use #2022-3 was approved with (8) affirmative votes.

**12. Conditional Use #2022-4 To allow an Electric Fence in I2, Light Industrial District at 8950 Commerce Cove.**

Chairman Clifton recognized Mr. Pate, who had addressed the Commission for the previous item.

Mr. Pate stated that this was the exact same product and specifications that he had spoken about for the previous property. Chairman Clifton asked if there were any comments or questions from the audience or Commission members.

Mr. White asked if there was an uptick in crimes that was necessitating an increase in these types of fences being built. Mr. Pate stated that there didn't seem to be an increase necessarily, but that these clients were trying to be proactive in protecting their properties. Mr. Pate stated that these were the 5<sup>th</sup> or 6<sup>th</sup> electric fence permits he's requested in the past several years.

Mr. Foster asked what type of property these fences were protecting. Mr. Pate answered that from what he knew, these two properties have outdoor rental equipment as well as precious metals

associated with wiring for buildings and equipment that would be protected by the fences, but that he wasn't sure what was inside the buildings at the properties.

Chairman Clifton asked the City Attorney, Ms. Lee, to speak on the liability of these two projects. Ms. Lee stated that because these fences were designed to deter and not to injure and because there have already been three similar fences approved and built, that these two projects represent little to no risk for liability issues.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>White</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>		

Conditional Use #2022-4 was approved with (8) affirmative votes.

**13. Rezone #2022-13 To amend the Future Land Use Plan from Community Shopping to Trade Fair and to Rezone from C3 to C4 to allow indoor mini-storage at 2400 W 58<sup>th</sup> Street.**

Chairman Clifton asked for the applicant to address the Commission. Mr. Tyler Turchi approached the microphone to address the Commission. Mr. Turchi said that he is proposing to repair and remodel the old school on the property and use it for an indoor mini-storage.

Chairman Clifton asked if there was anyone in the audience who had any comments or questions regarding this proposal. Mr. James Smalley approached the microphone to address the Commission and stated his address as 2501 W. 58<sup>th</sup> St., NLR. His neighbor, Mr. Bill Deveaux, approached the microphone with him. Mr. Smalley stated that he had lived in the neighborhood for 50 years. He stated that the new school that was built in the neighborhood already causes a high amount of traffic, especially during the afternoons when school lets out, inconveniencing the residents. Mr. Smalley is opposed to the proposed mini storage, out of concern that it will cause even more traffic in the neighborhood, as it is located just a few blocks away.

Mr. Chambers asked Shawn Spencer if there is a special use or conditional use zoning that could be used to support the proposed mini-storage. Mr. Chambers noted that the building is currently empty and that the type of indoor storage facilities, like the one proposed, do not typically see a large amount of traffic or other disturbances. Mr. Spencer answered that conditional use would not be possible but a special use would be. Mr. Chambers asked Mr. Spencer to confirm that the special use would stay with the owner to whom it was granted and would not transfer to a new owner or business. Mr. Spencer confirmed that was correct. Mr. Chambers stated that special use zoning also gives the owner the chance to prove that the business does work for the area and then they can apply for more permanent zoning. Mr. Spencer confirmed that. Mr. Chambers stated his support for this project. Mr. Chambers asked if the owners would be required to install any sort of buffers between the property and the adjacent residential lots. Mr. Spencer stated that it could be required with a special use zoning.

Ms. Belasco stated that she has heard from many concerned neighbors about this project, mainly regarding concerns of an increase in traffic. She stated she shares Mr. Chambers' concerns that it should be zoned as special use so that future businesses would not be able to use the lot for something that would be inappropriate or disruptive to the neighborhood. She also stated concern for car lights disturbing neighboring residential lots, since most storage facilities are accessible 24-hrs a day. She stated that she wanted it noted in the minutes that she stated to the Commission her desire, and the desire of other neighbors she has spoken with, that they do not want to see apartments built there.

Mr. Smalley stated that there are already two storage facilities within a few blocks of this proposed plan.

Mr. Chambers stated that with special use zoning some of the concerns, such as hours of operation, headlights disturbing neighbors, traffic organization, and neighboring lot barriers could be addressed before approval. He asked Mr. Spencer to speak about zoning as special use. Mr. Spencer stated that if the applicant would like to withdraw the current proposal and resubmit with a special use zoning, then that would enable the Commission to approve a site use plan, which could include hours of operation, property buffers, etc.

Mr. White stated that this is a highly residential area and that this lot is a prime spot for homes to be built. He stated that he felt building a storage facility would be unfair to the residents of the neighborhood. He also stated concerns of asbestos in the current building, and the possibility of eventually people storing large items such as boats or RVs outside the facility and it becoming an eyesore for the neighborhood. He stated that he could not support this project, regardless of zoning.

Mr. Foster stated that this school has been empty for several years and asked if there had been any other applicants or interest in developing this property. Mr. Spencer stated that there had been a request several years ago for a C3 zoning for a mixed use building, but the applicant never followed through with the project.

Chairman Clifton asked Mr. Turchi if he had the option or the interest in postponing this application in order to resubmit as a special use request. Mr. Turchi asked for clarification about the special use process. Mr. Chambers explained the process. Mr. Turchi requested to postpone the consideration of this project so that it could be considered for special use and to allow him to consider all his options. Mr. Spencer told him to contact him the next day for assistance with that process.

**Chairman Clifton asked for a vote to postpone this request.**

**The postponement was approved with (8) affirmative votes.**

**14. Rezone #2022-14 To Rezone from R0 to RU to allow for a future single family subdivision located at the Country Club of AR Phase XXV-C.**

Chairman Clifton asked for the applicant to step forward to address the Commission. Mr. Roy Andrews approached the microphone to address the committee. Chairman Clifton stated that this proposal has been before the site plan review committee and asked Mr. Spencer if the City Planning Department had received any objections to this project. Mr. Spencer stated that he had not received any calls. Chairman Clifton asked if there was anyone in the audience or on the Commission who wished to speak about this proposed project. Mr. Chambers stated that they had recently approved a similar project for rezoning. There were no other comments concerning this proposal.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>White</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>		

Rezone # 2022-14 was approved with (8) affirmative votes.

15. **Special Use #2022-3 – POSTPONED - To allow a Daycare Center in C2 and C3 at 4210 E Broadway Street.**
16. **Special Use #2022-02 – POSTPONED - To allow an Assisted Living Home for Veterans in R2 at 5 W Avalon Drive.**

**Public Comments/Adjournment:**

Mr. White asked about clarification on electric fences, especially in residential use. Mr. Spencer stated that city ordinance states that fences cannot be in the front yard. Mr. Chambers stated that the two items regarding electric fences that the Commission had heard today were for industrial zoned areas, not residential.

Chairman Clifton adjourned the meeting at 4:47 pm.

Respectfully Submitted:

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Donna James, Planning

**SD2022-26 Counts Massie Industrial Park, Lots 2RR (Replat and SPR of warehouse storage located at 8800 Counts Massie Road)**

**1. Engineering requirements on detention:**

- a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.

**2. Engineering requirements before the plat will be signed:**

- a. Provide half of the required 80 foot right-of-way.
- b. Street improvements must be approved by City Engineer and accepted by City Council.
- c. Show and label boundary of detention area as drainage easement.

**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. Label all drawings with proposed legal description – Counts Massie Industrial Park, Lot 2RR.
- c. Provide a minimum 10-foot utility easements around property perimeter.
- d. Provide a 50' building setback along Counts Massie.
- e. Provide a 30' building setback on all other sides but the Counts Massie side. One side is labeled 20'.
- f. Remove the "Lot 1" note, which is located on old Lot 3.
- g. Remove all built items (buildings, parking lots, type of materials, fences and contours) from plat.
- h. Remove the word "exception" on label 'Drainage and Utility easement exception' along north property line.

**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 stamped letter from engineer stating that existing gravel area can support an 85,000 pound vehicle.
- c. Provide all previously agreed on landscaping for all required landscaping for "old" Lot 2R. Show previous required landscaping on site plan drawing.
- d. 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.
- e. Provide CNLR Grading Permit application to City Engineer with grading plans.
- f. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- g. Provide CNLR Floodplain Development Permit application to City Engineer.
- h. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.

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

- a. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1-foot above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
- b. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.



- 6. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Show and label all existing dumpsters and proposed dumpsters (if any). Dumpster to have masonry screening.
  - c. Show and label (height and type) all existing fences and proposed fencing.
  - d. All exterior lighting shall be shielded, directed downward and not encroach onto neighboring properties.
  
- 7. Meet the requirements of the Master Street Plan, including:**
  - a. Sidewalks not required due to improvement district.
  - b. Provide half of the required 80-foot right-of-way
  
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs (add note). Remove note that states none will be provided.
  - c. Provide 14 street trees along Counts Massie for all of lot 2RR that abuts the ROW.
  - d. Provide 4 parking lot shade trees to be located within the customer/employee parking area.
  - e. Crepe Myrtles will not count as street trees or parking lot shade trees.
  - f. Correct note that states trees shall have a 2" caliper at planting. Ordinance requires 2.5" or greater.
  - g. Provide a continuous screen of shrubs for any landscape strip adjacent to the employee/customer parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
  - h. Parking lot shade trees must be located within the parking lot or a maximum distance of 10-feet from the edge of the parking lot.
  - 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.
  
- 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:
    - i. Group S-1 storage facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
    - ii. Fire barriers separating the building into separate fire areas shall have a three hour fire resistance rating. (Volume 2 Section 707.3.10)
    - iii. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
    - iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
    - v. Turning radius shall be sufficient to allow Fire Apparatus to drive around the building. Dimensions of a NLR Fire Apparatus are available.
  - c. Roads and gravel area shall support 85,000 lbs. (NLR Ordinance 9267)

- d. Provide stamped letter from engineer stating that existing gravel area can support an 85,000 pound vehicle.

**11. Meet the requirements of CAW.**

**12. Meet the requirements of NLR Wastewater.**

**SD2022-27 Hale Add, Lot 1 (SPR of a truck sales and service bldg located at 8720 Faulkner Lake Rd)**

- 1. Provide City Council waiver of the paving requirements of the rear truck parking areas before applying for a building permit.**
- 2. Shift site plan approximately 20' south to remove any required trees from the 100' APL easement or provide letter from APL that allows trees in their easement.**
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. Provide a recorded plat.
  - b. Provide half street improvements. The site is located on a dedicated Bike Route per the Master Bike Plan.
  - c. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient.
  - 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 CNLR driveway/curb cut permit application to City Engineer.
  - g. Provide CNLR Floodplain Development Permit application to City Engineer.
  - h. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
  - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 4. Meet the requirements of the City Engineer, including:**
  - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
  - b. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
  - c. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- 5. Meet the requirements of Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Dumpster to have masonry screening, label on dwg. Is one dumpster enough?
  - c. Remove contours from site plan.
  - d. Label height and type of fences. Fence height in rear and side yards are max 8'. Any fence located between the street and front of the building are a max of 6' (other than any required screening fence).
  - e. Screening fences between Industrial and residential/commercial shall be wood opaque and 8'.
  - f. All exterior lighting shall be shielded, directed downward and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
  - a. Provide 5-foot sidewalks and ramps with a minimum of 5-foot of green space between the sidewalk and curb to ADA standards and City standards.
  - b. Provide ½ street improvements. The site is located on a dedicated Bike Route per the Master 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 landscape legend of type, number and size of trees/shrubs.
- d. Provide landscape plan as shown for area between road and heavy asphalt area.
- e. Provide 45 parking lot shade trees. Parking lot shade trees are to be located along the heavy asphalt areas and gravel areas. Trees shall be a minimum of 2 ½-caliper measured at 3-feet above the ground surface at the time of planting.
- f. Parking lot shade trees must be located within 10-feet from the edge of the parking area.
- g. Provide a continuous screen of shrubs for any landscape strip adjacent to any paved or concrete parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart and shall be irrigated by an automatic underground irrigation system.
- 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 a 6-foot front yard landscape strip between property line and paving.
- j. Provide a 4-foot side yard landscape strip between property line and paving.
- k. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- l. Provide required screening between the residential uses.

**8. Meet the following requirements concerning signage:**

- a. All signs require a permit and separate review.
- b. Provide sign location on site plan.

**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:
  - i. Buildings uses for the storage of commercial trucks or buses where the fire area exceeds 5000 square feet shall be have an automatic fire sprinkler system. (Volume 2 Section 903.2.9.1)
  - ii. Fire barriers separating the building into separate fire areas shall have a three hour fire resistance rating. (Volume 2 Section 707.3.10)
  - iii. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
  - iv. All travel areas (gravel or paved) shall be able to support 85,000 lbs per the 2012 Fire Code.

**10. Meet the requirements of CAW.**

**11. Meet the requirements of NLR Wastewater, including:**

- a. There is an existing 12” sanitary sewer force main adjacent to the planned field lines along the south side of this property. This force main must not be damaged or disturbed. Please have the contractor coordinate this work with NLRW so that the force main can be marked immediately prior to construction.

**12. Meet the requirements of North Little Rock Electric.**

**Rezoning #2022-15**  
**May 10, 2022**

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**Request:** Rezoning from C3 to RU and to amend the Future Land Use Plan from Community Shopping to Single Family 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 to R0 and one lot of C3. With the rezoning request the Future Land Use Plan was amended for the commercial portion of the development from Single Family to Community Shopping.

At the Commission’s April 12, 2022, public hearing, a request was reviewed to rezone the R0 portion of the previous zoning action to RU. The City Council adopted an ordinance approving the request at their April 25, 2022, public hearing.

**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

**Current Zoning:** C3, General Commercial District

**Future Land Us:** Community Shopping

**Surrounding Uses and Zoning**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	R1	Country Club of AR Phase XXV-B
South	I2	Undeveloped Industrially Zoned Property
East	I2	Undeveloped Industrially Zoned Property
West	R4	Fontaine Bleau Apartments

**Background:**

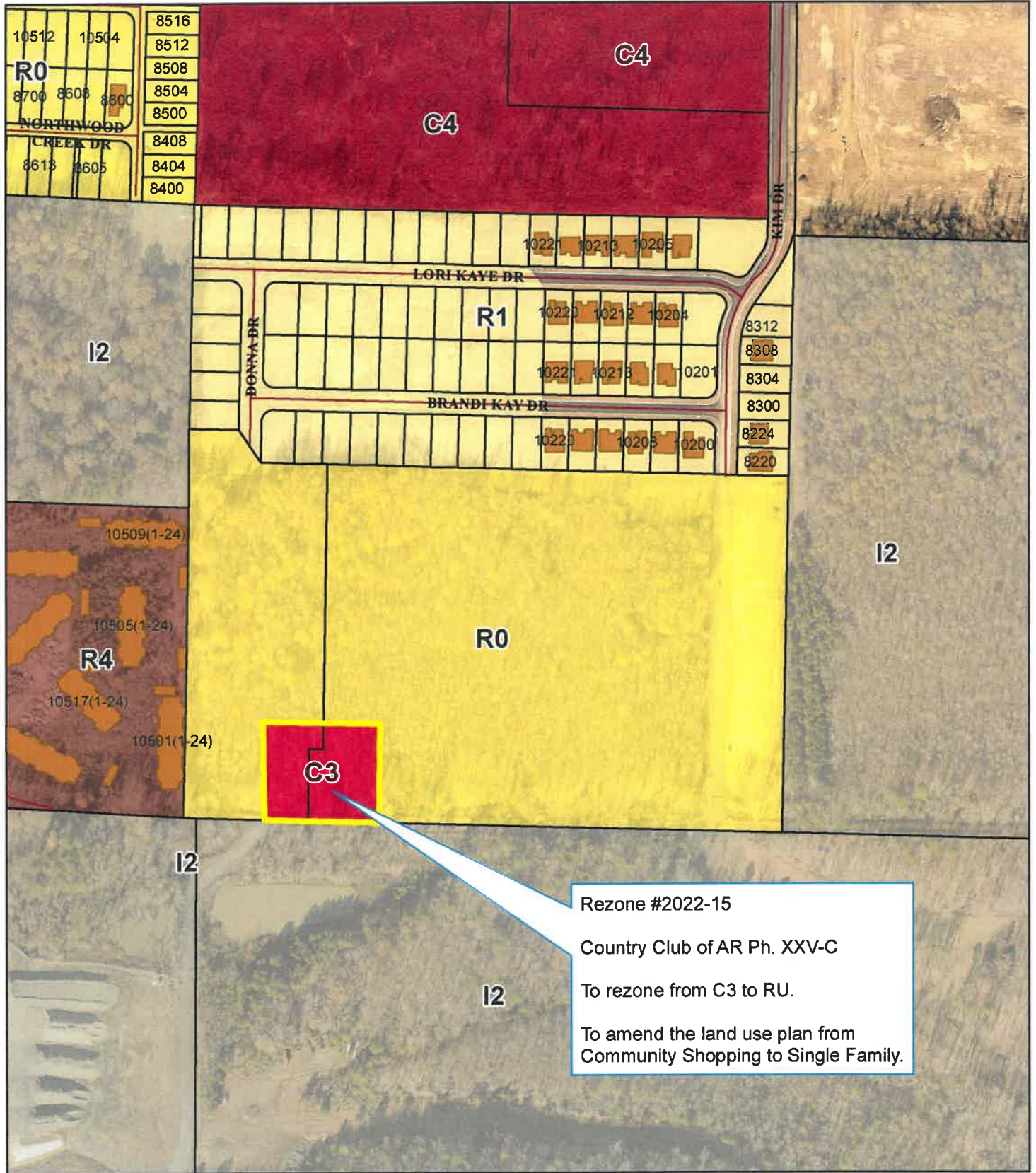
1. **Compatible with previous actions?** Yes, in the recent past the Council has granted a number of rezonings in this area from various classifications to a similar density zoning classification being requested.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public 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 to R0 and one lot of C3. 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. A previous action by the City Council rezoned the R0 portion of the development to RU. The applicant is now requesting to rezone the previously zoned C3 portion of the property to RU. The RU zoning district allows for similar lot sizes as the R0 zoning district but the front setback for the RU zoning district is allowed at 0 to 15-feet as opposed to the 25-foot front yard setback required by the R0 zoning district. The rear yard setback is allowed at 10-feet as opposed to the 25-foot required by R0 zoning district and the side yards are required at 5-feet on each side of the lot.

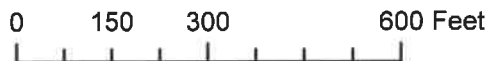
**Staff Recommendation:** The rezoning request and the amendment to the Future Land Use plan is consistent with the development pattern in the area. Staff supports the rezoning request and the amendment to the Future Land Use Plan.



# Rezone Case #2022-15

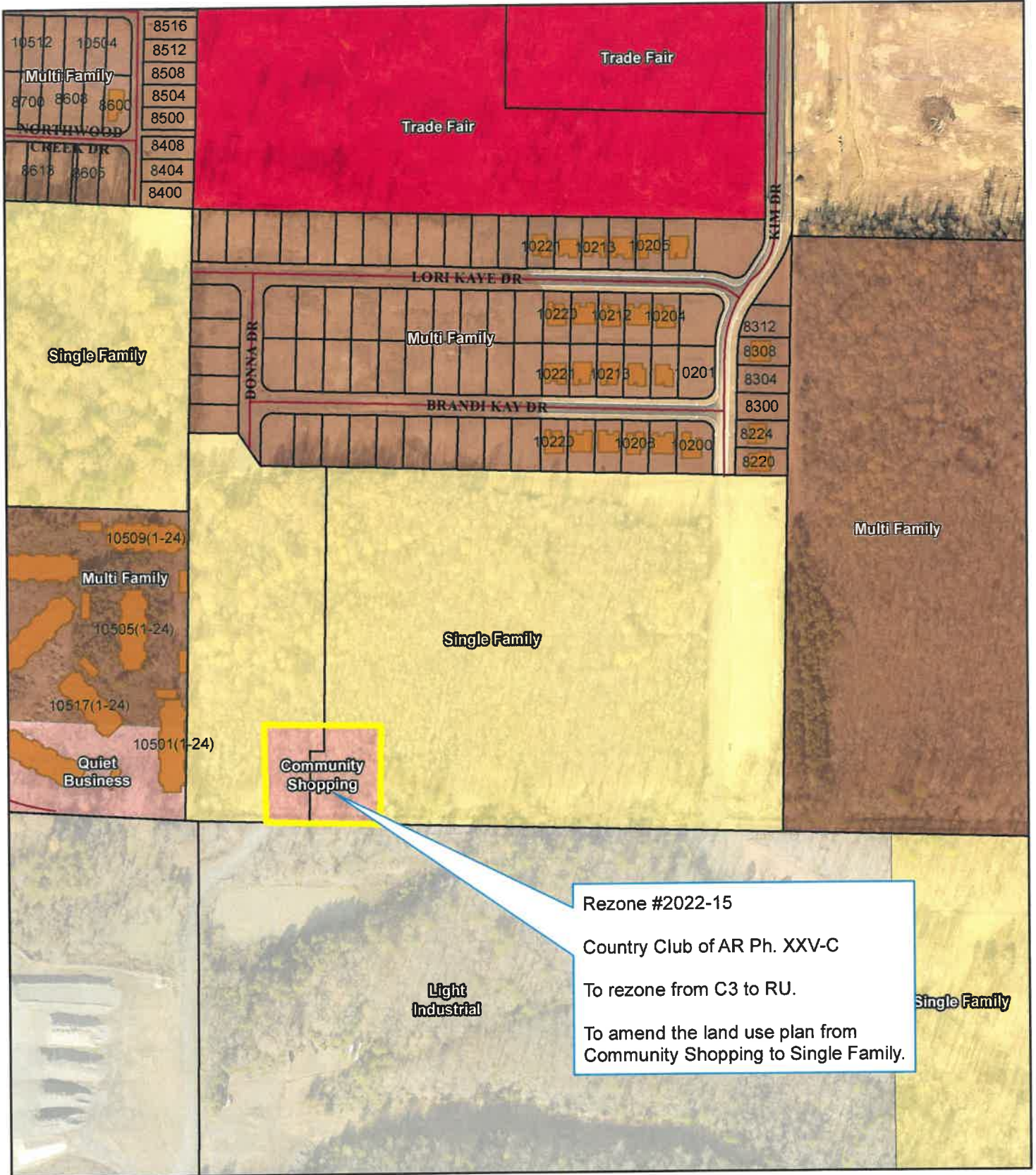


1 inch = 300 feet



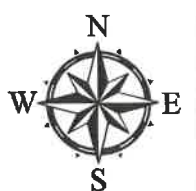
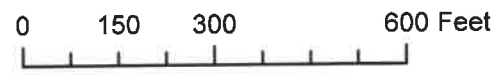


# Rezone Case #2022-15



Rezone #2022-15  
 Country Club of AR Ph. XXV-C  
 To rezone from C3 to RU.  
 To amend the land use plan from  
 Community Shopping to Single Family.

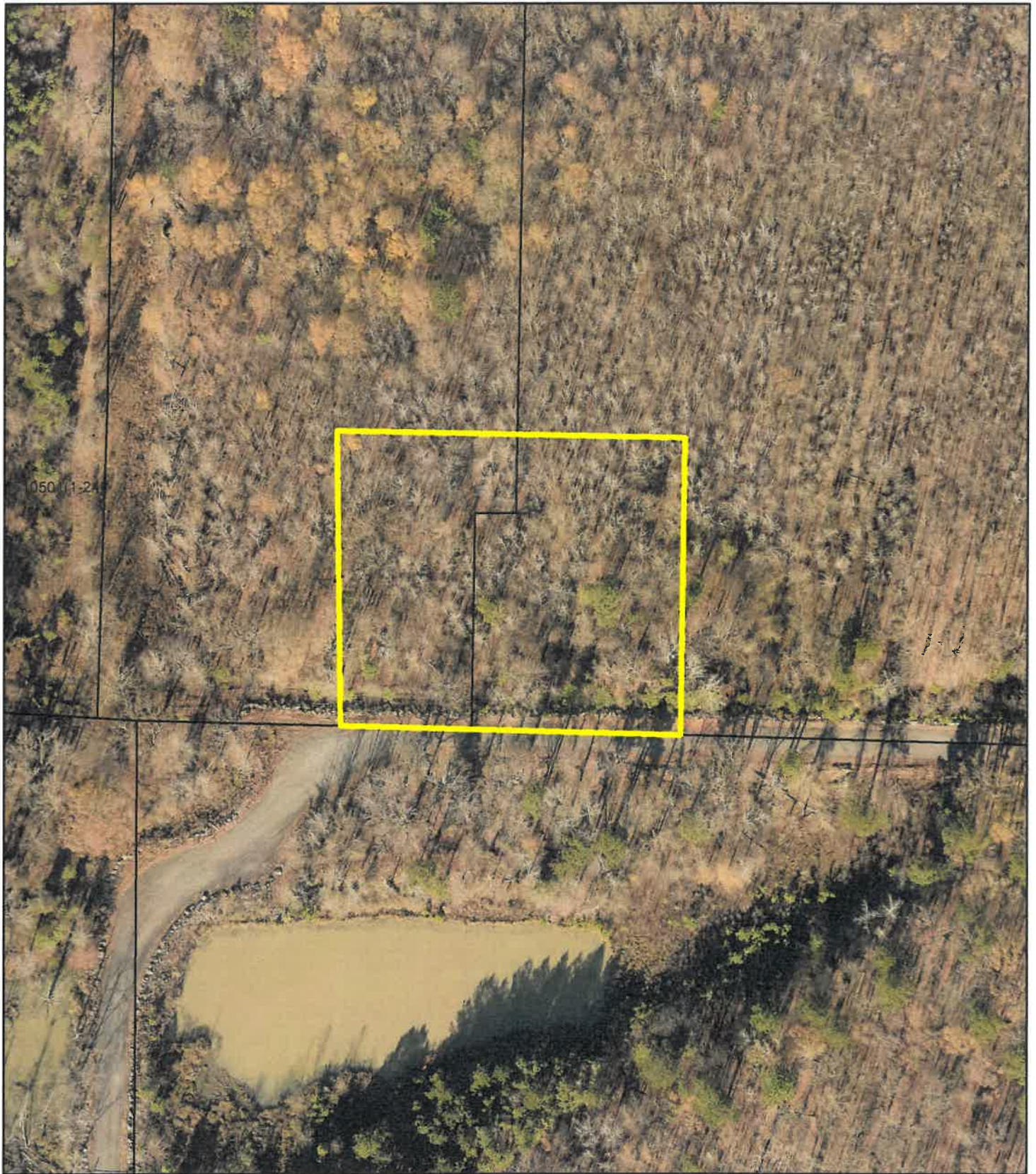
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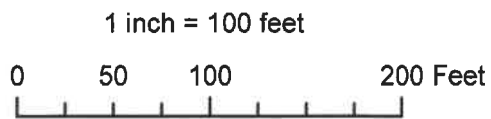
Date: 3/30/2022



# Rezone Case #2022-15

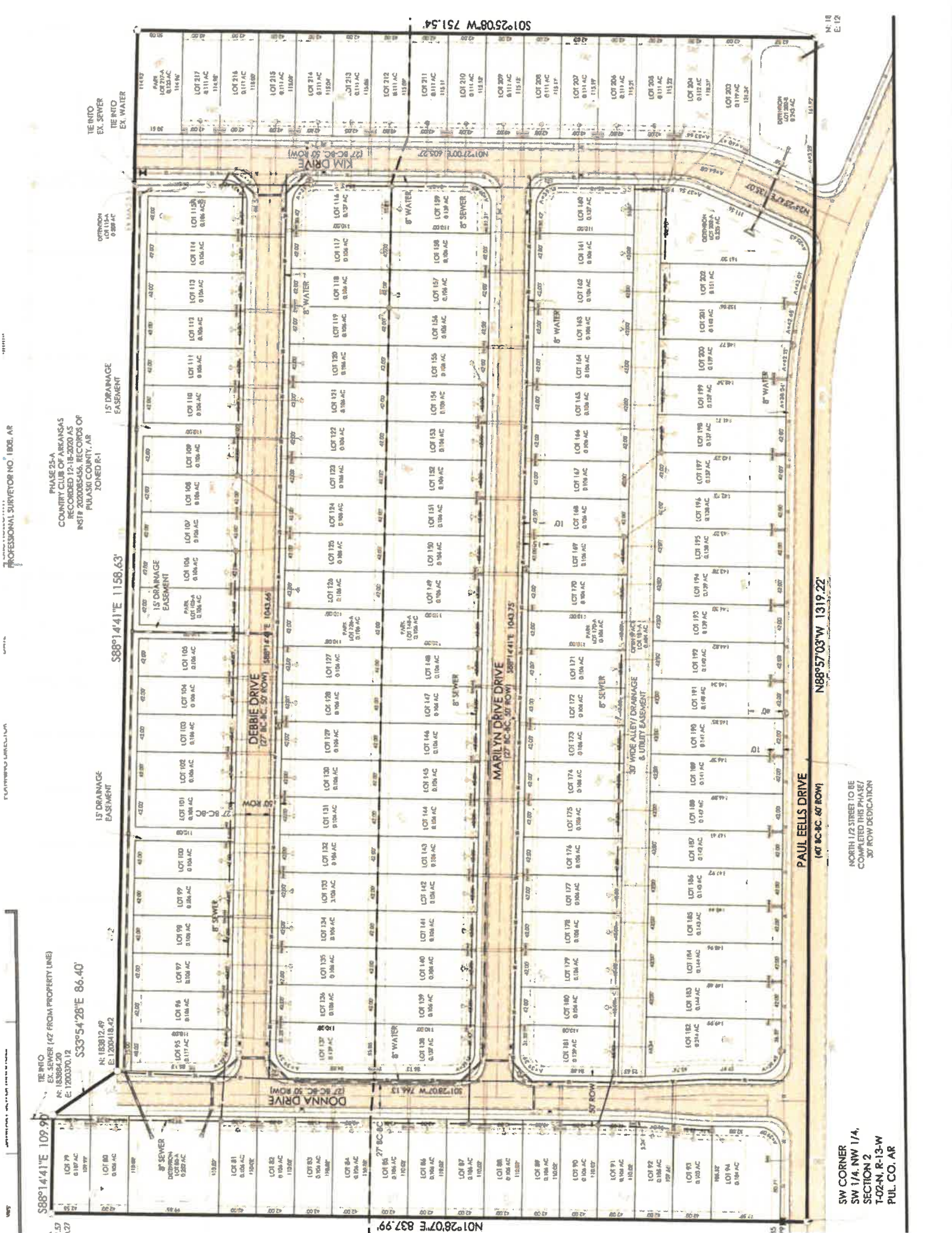


**Ortho Map**



Date: 3/30/2022





PROFESSIONAL SURVEYOR NO. 1808, AR

PHASE 25-A  
 COUNTRY CLUB OF ARKANSAS  
 RECORDED 12-18-2020 AS  
 INSTR 2020085456, RECORDS OF  
 PULASKI COUNTY, AR  
 ZONED R-1

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 EX. SEWER  
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 E: 1200418.42  
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15' DRAINAGE EASEMENT

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SW CORNER  
 SW 1/4, NW 1/4,  
 SECTION 2  
 T-02-N, R-13-W  
 PUL. CO. AR

NORTH 1/2 STREET TO BE  
 COMPLETED THIS PHASE/  
 30' ROW DEDICATION

N88°57'03"W 1319.22'

PAUL BELLS DRIVE  
(40' RC AC, 60' ROW)

MARILYN DRIVE  
(27' RC AC, 50' ROW)

DEBBIE DRIVE  
(27' RC AC, 50' ROW)

DONNA DRIVE  
(27' RC AC, 50' ROW)

S01°25'08"W 751.54'

N 1/2  
E 1/2

SW CORNER  
 SW 1/4, NW 1/4,  
 SECTION 2  
 T-02-N, R-13-W  
 PUL. CO. AR

**SD2022-28 Country Club of Arkansas Phase XXVC, (Prelim Plat of 138 residential lots)**

- 1. Before the plat is signed, provide an approved City Council Ordinance rezoning the portion of the property to RU from C3.**
- 2. Provide a 60' right of way for Paul Eells Drive on the plat.**
- 3. 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.
  - b. Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
- 4. 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. All lots that abut Paul Eells are to have a 30' front building setback per the Subdivision Ordinance.
  - c. Provide a no right of vehicular access easement on the plat for lots along Paul Eells Dr.
  - d. Provide half of 60' ROW dedication for Paul Eells Drive.
  - e. Provide a proposed phasing plan that meets the Fire Marshals requirements for access.
  - f. Provide street signs or provide a bond.
  - g. Provide 1 tree per residential lot or provide a bond.
  - h. Provide streetlights or provide a bond.
  - i. Street names to be approved by Planning Staff.
  - j. Provide 50' ROW dedication for Debbie Drive, Marilyn Drive, Kim Drive, and Donna Drive.
  - k. Clearly label which lots are proposed as open space, parks, detention, and alleys.
  - l. Provide a letter from the Fire Marshall stating the subdivision meets his requirements for access.
  - m. The RU Zoning District has a maximum front building setback of 15-feet.
- 5. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. A signed and recorded plat must be on file with the Planning Department.
  - b. Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
  - c. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
    - i. Proposed pipe material specifications.
    - ii. Proposed trench and bedding details, materials and specifications.
  - d. Provide CNLR Grading Permit application to City Engineer with grading plans.
  - e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - f. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
  - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
  - h. Prior to construction, Owner's Architect/Engineer shall submit 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.
- 6. Meet the requirements of the City Engineer, including:**
- a. Contractor shall notify City Engineer at least 1-day prior to the construction of all stormwater pipes and inlet structures within City ROW.
  - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
  - c. Provide full construction of Paul Eells Drive.
- 7. Meet the requirements of 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. If the streets are private trash pick-up on private streets must be arranged by property owners association.
- 8. Meet the requirements of the Master Street Plan, including:**
- a. Provide 6-foot sidewalk 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 to Paul Eells Drive and provide intersection improvements at the intersection of Paul Eells Drive and Kim Drive.
- 9. Meet the requirements of the Screening and Landscape Ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide 1 tree per residential lot or provide a bond.
- 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:
    - i. 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)
    - ii. 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)
    - iii. In a one or two family residential development, where the number of one or two family dwelling units exceeds 30 there shall be two separate fire apparatus access roads, or all dwelling units shall be equipped throughout with an approved automatic sprinkler system. (Volume 1 Appendix D107)

**12. Meet the requirements of CAW.**

**13. Meet the requirements of NLR Wastewater, including:**

- a. Flow calculations will be required for the collections system capacity analysis.
- b. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
- c. Provide fifteen foot (15') exclusive sanitary sewer easement centered over existing gravity mains as well as proposed new construction.
- d. Where possible, sanitary sewer mains must be installed along the front of the lots to allow NLRW operation and maintenance activities. Where sewers must be installed along the rear of a lot an unrestricted all weather access road suitable for Vaccon type cleaning equipment must be provided.
- e. The White Oak Interceptor Fee applies to this project. Please contact Gina Briley at NLRW to discuss this fee.

**16. Meet the requirements of NLR Electric.**

**SD2022-29 Northshore Business Park, Lot 13R, Blk 10 (SPR of golf shelters located at 5401 Northshore Cv)**

- 1. Provide the current recorded plat for the lot, (Lot 13R, Block 10, Northshore Business Park Subdivision).**
- 2. Provide a site plan which includes all the existing improvements (buildings/parking/tee box stations) and the proposed improvements on the site plan.**
- 3. Engineering requirements on detention:**
  - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. The most current signed and recorded plat must be on file with the Planning Department.
  - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - c. Provide CNLR Floodplain Development Permit application to City Engineer.
- 5. Meet the requirements of the City Engineer, including:**
  - a. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
  - b. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- 6. Meet the requirements of Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Provide dumpster location. Dumpster to have masonry screening.
  - c. No fence is to be located in front of a building (building line, building setback or building).
  - d. All exterior lighting shall be shielded, directed downward and not encroach onto neighboring properties.
- 7. Meet the requirements of the Master Street Plan.**
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide a parking plan for the property.
  - d. Provide parking lot shade trees. All trees located within the parking area shall be planted in curbed landscape islands. The minimum size of a curbed landscape island, per tree, shall be at least 8-foot wide and at least 18-inches deep. Trees shall be a minimum of 2 ½-caliper measured at 3-feet above the ground surface at the time of planting.
  - e. Parking lot shade trees must be located within the parking lot. Trees located 10-feet from the edge of the parking area may serve the parking lot shading requirement, but may not satisfy more than 50 percent of the overall requirement for the parking lot or area.
- 9. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.

**10. Meet the requirements of the Fire Marshal.**

**11. Meet the requirements of CAW.**

**12. Meet the requirements of NLR Wastewater.**

**13. Meet the requirements of North Little Rock Electric.**



**SD2022-30 Bellamy Ranch Add, Lots 1, 2, 3 (Replat of residential lot into 2 lots located at the 311 Spriggs Rd)**

- 1. Include the lot (SW corner) owned by Richard Strohm in this replat. The proposed Lot 3 is part of a larger lot that was platted in 1923.**
- 2. Engineering requirements before the plat will be signed:**
  - a. Provide ROW dedication on Spriggs Road 25-feet from centerline as shown on the plat.
- 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. Provide 10-foot utility easements along the street frontage and on the rear of each lot.
- 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. Any street improvements must be approved by City Engineer and accepted by City Council.
- 5. Meet the requirements of the City Engineer, including:**
  - a. All driveways are to be concrete within the ROW.
- 6. Meet the requirements of Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
- 7. Meet the requirements of the Master Street Plan, including:**
  - b. Provide ROW dedication on Spriggs Road 25-feet from centerline as shown on the plat.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- 9. Meet the requirements of the Fire Marshal.**
- 10. Meet the requirements of CAW.**
- 11. Meet the requirements of NLR Wastewater, including:**
  - a. A public main extension is required to connect to sanitary sewer.
- 12. Meet the requirements of North Little Rock Electric.**



**Special Use #2022-03**

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**Request:** A Special Use for a bus shelter with an electronic changeable sign

**Location of the Request:** 2620 Willow Street

**Applicant:** Brad Peterson - Crafton Tull on behalf of Rock Region Metro

**Owner:** Hyde Family LLC

**P.C. Background:** 1<sup>st</sup> time on the agenda

**Site Characteristics:** The area is a mix of office, professional and medical, government buildings, and the Willow House, a North Little Rock Housing Authority 12-story multi-family building. There is currently a shelter located just north of the location proposed for the new shelter. Willow Street is a two lane roadway with sidewalks located adjacent to the curb. West Pershing is a four-lane median divided roadway. There is a traffic light at this intersection.

**Master Street Plan:** West Pershing Boulevard is indicated on the City’s Master Street Plan as a Minor Arterial Street. Willow Street is classified as a local street. There are no dedicated bike lanes in this area.

**Surrounding Uses and Zoning**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	C1	City of NLR Community Center/Laman Library/NLR Senior Citizens Center
South	R4	The Willow House
East	C1	Professional Office
West	C1	Medical Office

**Background:**

1. **Compatible with previous actions?** The City has not reviewed a request for this type shelter previously.
2. **Neighborhood Position/Comment?** None at the time of this printing.
3. **Effect on public service and utilities?** The addition of the “super shelter” replacing an existing smaller bus shelter should have minimal impact on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** Possibly, the new shelter will offer greater protection for the riders and offer amenities not currently in place at the existing shelter.
6. **Is the site of adequate size for the development?** The shelter seating and amenities will be placed on private property. A portion of the roof has been designed to overhang the public right of way.
7. **Will this set a precedent for future rezoning?** Most likely not.

8. **Should a difference zoning classification be requested?** No, a Special Use is the avenue to allow this type shelter (Super Shelter) to be constructed within any area of the City.

**Summary:**

This is the first request to the City of North Little Rock by Rock Region Metro concerning this type shelter, a Super Shelter. The shelter is to be located on private property with a portion of the roof overhanging onto the right of way. The shelter is proposed 8-feet deep and 40-feet wide. The structure will be constructed from steel framing, aluminum composite panel and polycarbonate panel sides and roofing. The amenities will include new bike racks and a bike fix station. A new crosswalk and sidewalk ramps will be constructed across Willow Street on the south side of Pershing Boulevard.

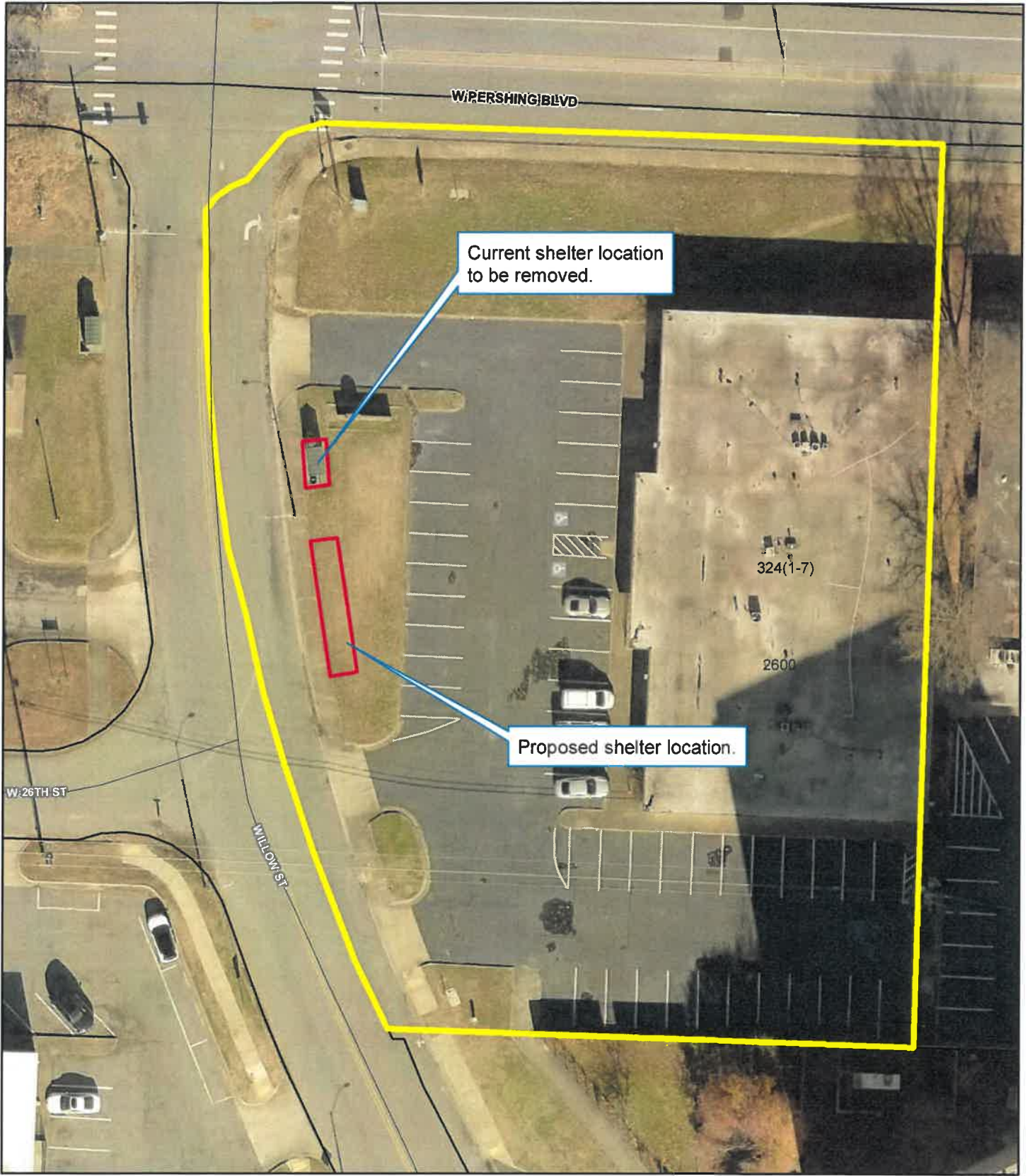
The shelter is proposed with a double sided digital display sign, electronic changeable copy sign, 3-foot 8-inches wide and 5-foot 8-inches in height. The signage is proposed to announce bus schedules but will also provide space for advertising. The shelter will also have backlit acrylic signage on the front face of the roof structure naming Rock Region METRO.

**Design Review Committee and Design Review Committee Recommendation:** The applicant met with the Design Review Committee on April 12, 2022. The Committee recommended approval with conditions.

**Conditions to Consider:**

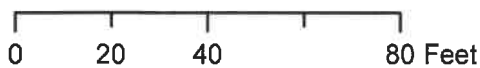
1. The shelter is to be a regular bus shelter stop and not a bus lay-over area allowing buses to wait to “get back on schedule”.
2. All seating and amenities are to be located outside the right of way with the only encroachment into the right of way being the roof overhang.
3. The lighting for the shelter shall be dimmed during non-bus service hours.
4. All sign permits require a separate review. Prior to the issuance of a sign permit for the digital sign staff shall verify the sign meets the minimum requirements for digital signage based on Section 14.19 Electronic Changeable Copy Signs of the North Little Rock Zoning Ordinance.
5. Meet all the requirements of the NLR Fire Marshal, NLR Electric, NLR Wastewater and CAW.

# Special Use #2022-03



Ortho Map

1 inch = 40 feet



Date: 4/25/2022

Not an actual survey



# Special Use #2022-03



OrthoMap

1 inch = 200 feet

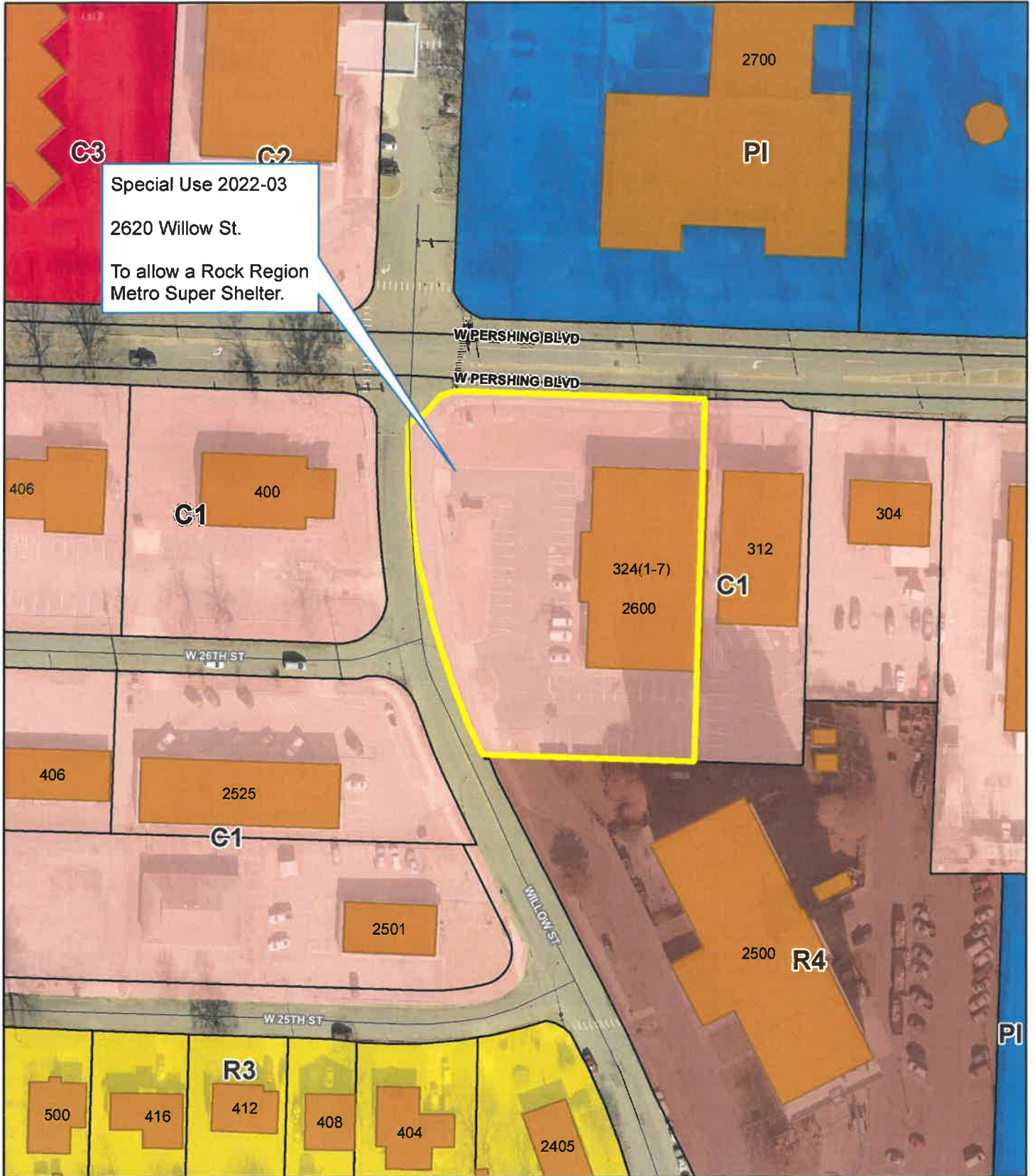


Date: 4/25/2022

Not an actual survey

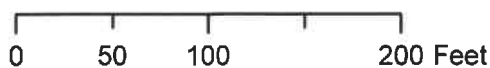


# Special Use #2022-03



Zoning Map

1 inch = 100 feet



Date: 4/1/2022

Not an actual survey

**FULL SIZE SHELTER**



**SD2022-31 Military Heights Add, Lot 10, Blk 28 (SPR for a bus shelter located at 2620 Willow Street)**

- 1. Provide approved City Council ordinance for Special Use before a building permit will be issued.**
- 2. The shelter is to be a regular bus shelter stop and not a bus lay-over area allowing buses to wait to “get back on schedule.**
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. Stormwater detention plan not required as there is no increase of impervious surface.
  - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- 4. Meet the requirements of the City Engineer, including:**
  - a. Allow the encroachment of the canopy into the ROW.
  - b. Repair or replace existing sidewalk, curb or paving to City Engineer’s standards.
- 5. Meet the requirements of Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Move the proposed shelter to the east allowing all seating to be located out-side the right of way.
- 6. Meet the requirements of the Master Street 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 (2) street trees 40-feet on center.
  - d. 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.
- 8. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal.**
- 10. Meet the requirements of CAW.**
- 11. Meet the requirements of NLR Wastewater.**
- 12. Meet the requirements of North Little Rock Electric.**
- 13. Meet the requirements of Rock Region Metro.**





The City of  
**NORTH LITTLE ROCK**  
OFFICE OF COMMUNITY PLANNING  
120 Main St. • North Little Rock, AR 72114-2134  
Phone (501) 975-8835 • Fax (501) 975-8837

To: Chairman Norman Clifton and  
The North Little Rock Planning Commission

From: Donna James - Assistant Director of Planning

Date: May 10, 2022

Subject: Revocation of approved Conditional Use Permit Requests  
Per Section 8.1.3(c) of the North Little Rock Zoning Ordinances

Section 8.1.3(c) of the North Little Rock Zoning Ordinances states as a condition of approval of a Conditional Use Permit the approval may include time limitations. The ordinance further states the maximum time allowed for obtaining the required permits is one (1) year. The required permits include the issuance of a business license for the business type approved by the Conditional Use Permit. The ordinance continues with failure to obtain the permits/business license will result in notice of termination by city staff. The notice provided to the applicant/property owner is to include a time and place for a revocation hearing before the North Little Rock Planning Commission at which time the owner may request a time extension.

Staff has reviewed business licenses issued by the City Clerk's office for approved Conditional Use Permits. It does not appear a business license was issued for each of the addresses indicated on the attached spreadsheet. Staff has contacted the current property owners to inform them of the date and time of public hearing before the Commission for the revocation of their approved Conditional Use Permit.

Once the Commission provides recommendations of the revocation requests, staff will forward these recommendations to the Mayor and City Council for final action. If you have any questions or need any additional information please do not hesitate to contact me.

case #	PC Date	Site Address, City, State, Zip	Site Legal Description	Usage Purpose	Current zoning	PC Results	Council Resul	Ordinance #	Ordinance Date
2020-05	August 11, 2020	7718 MacArthur Drive	Lot 12 Meadow Lane Acres	Contractor's Office w/outdoor storage	C4	approved	approved	9283	September 14, 2020
2020-06	August 11, 2020	2001 E Broadway	Lot 7 Block 12 Washington Avenue	auto sales	C-4	approved	approved	9285	September 14, 2020
2020-07	August 11, 2020	11921 Maumelle Blvd	Lot 11 of the Wal-Mart Commercial Addition	auto repair	C-3	approved	approved	9277	August 24, 2020
2020-08	August 11, 2020	11921 Maumelle Blvd	Lot 11 of the Wal-Mart Commercial Addition	tire store	C-3	approved	approved	9278	August 24, 2020

## Conditional Use #2022-05

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**Request:** to allow auto sales in a C4 zone.

**Location of the Request:** 1815 E Broadway Street, North Little Rock, AR

**Applicant:** Brooks Autoplex Corporation – Veronica Edwards

**Owner:** Hutslar Trust

**P.C. Background:** The Commission reviewed a Special Use Request at their April 22, 2019, public hearing to allow the use of this site for storage building sales. The Commission voted to recommend approval of the request to City Council. The Council later denied the request at their April 22, 2019, public hearing. The current request has not previously been considered by the Commission - 1<sup>st</sup> time on the agenda. The site has a history of auto sales with a business license being issued for auto sales at this site in 2019. Per the Zoning Ordinance a nonconforming use of a structure or structure and premises may not resume if considered abandoned. A nonconforming use of a structure or structure and premises shall be considered abandoned when it is discontinued for 12-consecutive months. All future use of the structure and premises shall conform to requirements of the Zoning Ordinance.

**Site Characteristics:** The site contains an office building and a paved parking located at the intersection of E Broadway and North Plum Street. There is a 6-foot chain link fence located on the site along the street frontages. There are commercial uses, auto sales and undeveloped commercial property located in the immediate area.

**Master Street Plan:** East Broadway is a Principal Arterial on the Master Street Plan. The site is not located on a dedicated bike route per the Master Bike Plan.

### Surrounding Uses and Zoning

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	C4	Vacant
South	C4	Auto Sales
East	C4	Vacant Commercial Building
West	C4	Warehouse/Auto Sales

### **Background:**

1. **Compatible with previous actions?** There are other auto sales lots located along East Broadway.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** The addition of auto sales at this location will have minimal effect on public services and utilities.
4. **Legal Consideration/Reasonableness?** Request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** No change expected.

6. **Is the site of adequate size for the development?** Yes.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a difference zoning classification be requested?** No. A Conditional Use is appropriate for this zoning classification.

**Summary:** The applicant is seeking approval of a Conditional Use to allow auto sales at this location in conjunction with auto repair. The C4 zoning classification allows auto repair as an allowable use for the property. Auto Sales within the C4 zoning classification requires approval of a Conditional Use. Per the Zoning Ordinance there shall be a ratio of one vehicle per every 450 square feet of open lot paved area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. Based on the current paved open lot area on this lot (approximately 11,400 square feet) a maximum of 25 vehicles are allowed.

Fences shall not be allowed in the front yard of an automobile/vehicle outdoor sales or leasing lot, except as otherwise required by separate regulation. The site currently contains a 6-foot chain link fence.

In addition to the auto sales lot the applicant proposes the placement of an office for a towing business which will operate from this site. The applicant states there will be no vehicles towed to this lot, the lot will serve as the office for the towing business and storage of the wrecker when not in use or on a service call. Towed vehicles will not be kept at this location.

**Design Review Committee and Design Review Committee Recommendation:** The applicant met with the Design Review Committee on April 21, 2022. The Committee recommended approval with conditions.

**Conditions to Consider:**

1. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. Based on the current paved open area on the lot a maximum of 25 vehicles is allowed.
2. A six (6) foot opaque privacy fence or a solid masonry wall shall be required when automobile/vehicle outdoor sales or leasing lot abuts a residential use or zoning district. Fences or walls shall not extend beyond the front building line of the abutting residential use or zoning district.
3. Fences shall not be allowed in the front yard of an automobile/vehicle outdoor sales or leasing lot, except as otherwise required by separate regulation.
4. Existing fences located in the front yard of an automobile/vehicle outdoor sales or leasing lot shall be removed, unless required when adjacent to residential use.
5. Automobile/vehicle outdoor sales or leasing lots shall not utilize barbed wire or razor wire. Any existing barbed wire or razor wire shall be removed.

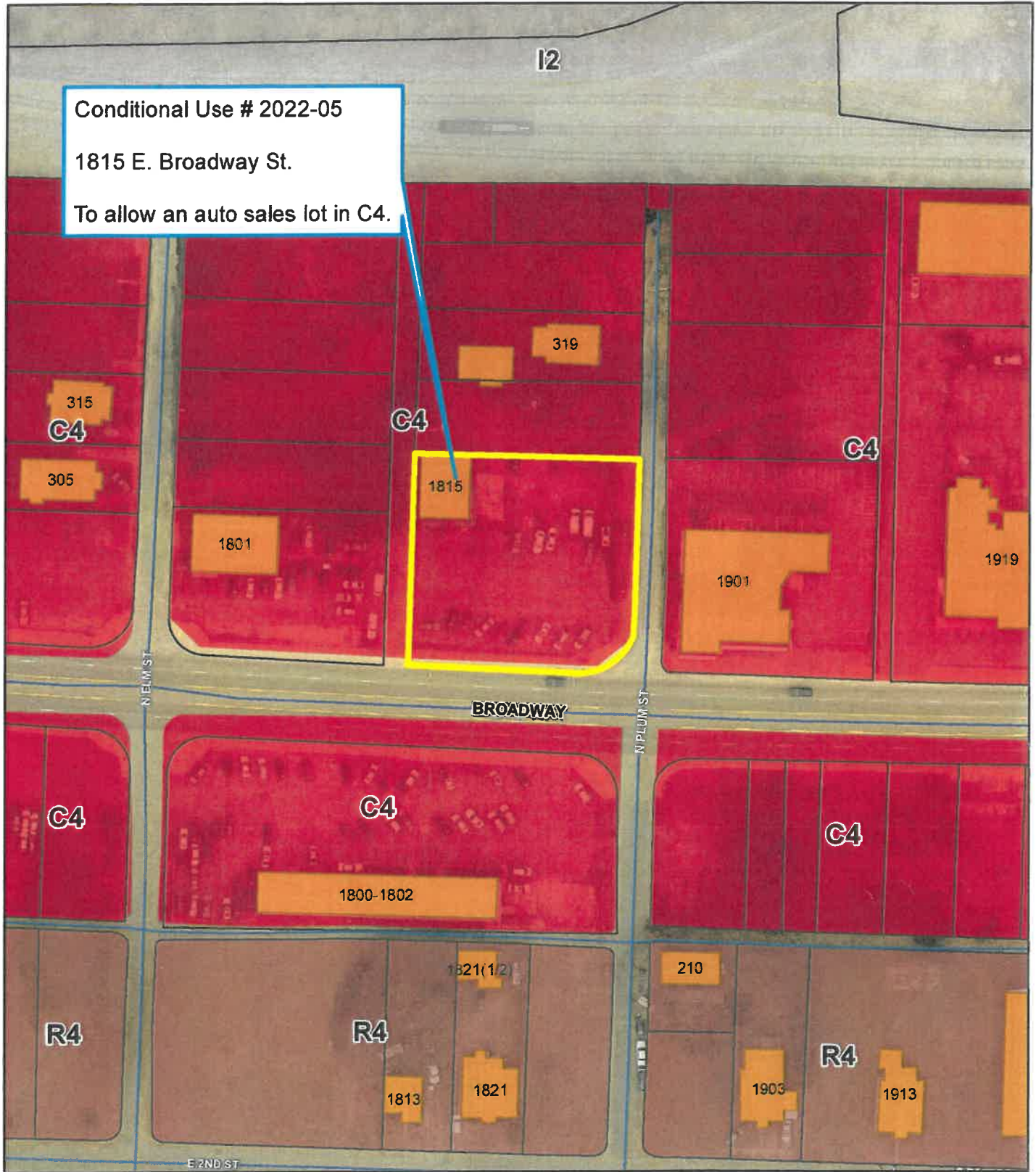
6. All exterior automobile/vehicle outdoor sales or leasing lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential use or zoning district.
7. Sales or lease vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the Standards of Article 6 and approved by the City Engineer. Sale or lease vehicles shall not be displayed on grass or gravel surfaces.
8. Automobile/vehicle outdoor sales or leasing lots and any structures located on the lot shall meet all applicable City, County, State and Federal requirements and codes.
9. All signage shall meet the requirements of Article 14, Signs of the Zoning Ordinance.
10. Sale vehicles shall be secured after business hours and shall not be used as storage.
11. No inoperable or wrecked vehicles shall be stored or sold from the sales lot nor any vehicle parts as defined under Chapter 8 of the North Little Rock Code, Property Maintenance and Nuisance Abatement Code.
12. Vehicle sales lot shall be maintained at all times.
13. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
14. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Special Use and/or removal of electric power meter.
15. Meet the requirements of the NLR Fire Marshal and NLR Wastewater.

# Conditional Use # 2022-05

Conditional Use # 2022-05

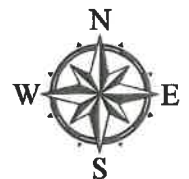
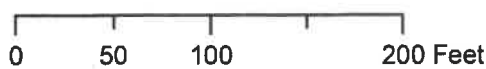
1815 E. Broadway St.

To allow an auto sales lot in C4.



Zoning Map

1 inch = 100 feet



Date: 2/22/2022

Map is not to survey accuracy

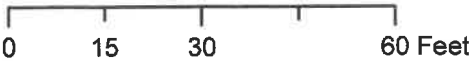


# Conditional Use # 2022-05



Ortho Map

1 inch = 30 feet



Date: 2/22/2022

Map is not to survey accuracy



# Conditional Use # 2022-05

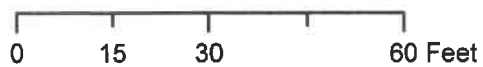


Approx. 11,400 square feet  
Allows for 25 cars.



Ortho Map

1 inch = 30 feet



Date: 4/5/2022

Map is not to survey accuracy

## Conditional Use #2022-06

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**Request:** to allow auto sales in a C4 zone

**Location of the Request:** 1723 E Broadway Street, North Little Rock, AR

**Applicant/Owner:** Amilcar and Mirian Guzman

**P.C. Background:** A business license for auto sales was issued by the City for this site from 2000 - 2014. Per the Zoning Ordinance a nonconforming use of a structure or structure and premises may not resume if considered abandoned. A nonconforming use of a structure or structure and premises shall be considered abandoned when it is discontinued for 12-consecutive months. All future use of the structure and premises shall conform to requirements of the Zoning Ordinance. The current request has not previously been considered by the Commission - 1<sup>st</sup> time on the agenda.

**Site Characteristics:** The site contains a commercial building with a paved area containing 7,400 square feet. A building permit was issued for this property in March 2022, to allow the owner to enlarge the overhead doors, update the restrooms, renovate the office and paint the exterior of the building.

**Master Street Plan:** East Broadway is a Principal Arterial on the Master Street Plan. The site is not located on a dedicated bike route.

### Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4	Single Family
South	C4	Vacant
East	C4	Warehouse/Auto Sales
West	C4	Auto Sales

### **Background:**

1. **Compatible with previous actions?** The site has a history of auto sales. There are a number of auto sales businesses located along East Broadway.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal.
4. **Legal Consideration/Reasonableness?** Request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** No change expected.
6. **Is the site of adequate size for the development?** Yes.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a difference zoning classification be requested?** No. A Conditional Use is appropriate for this zoning classification.

**Summary:** The applicant is seeking approval of a Conditional Use to allow auto sales at this location in conjunction with auto repair. The C4 zoning district allows auto repair as an allowable use for the property. Auto Sales within the C4 zoning district requires approval of a Conditional Use. Per the Zoning Ordinance there shall be a ratio of one vehicle per every 450 square feet of open lot paved area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. Based on the current paved open lot area (approximately 7,400 square feet) on this lot a maximum of 16 vehicles are allowed.

Currently there is not a screening fence along the north property line adjacent to the single-family home. Per the Zoning Ordinance a 6-foot opaque privacy fence or a solid masonry wall is required when automobile/vehicle outdoor sales or leasing lot abuts a residential use or zoning district. The fence or wall must not extend beyond the front building line of the abutting residential use or zoning district.

**Design Review Committee and Design Review Committee Recommendation:** The applicant met with the Design Review Committee on April 21, 2022. The Committee recommended approval with conditions.

**Conditions to Consider:**

1. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. Based on the current paved open area on the lot a maximum of 16 vehicles is allowed.
2. A six (6) foot opaque privacy fence or a solid masonry wall shall be required when automobile/vehicle outdoor sales or leasing lot abuts a residential use or zoning district. Fences or walls shall not extend beyond the front building line of the abutting residential use or zoning district.
3. Fences shall not be allowed in the front yard of an automobile/vehicle outdoor sales or leasing lot, except as otherwise required by separate regulation.
4. Existing fences located in the front yard of an automobile/vehicle outdoor sales or leasing lot shall be removed, unless required when adjacent to residential use.
5. Automobile/vehicle outdoor sales or leasing lots shall not utilize barbed wire or razor wire. Any existing barbed wire or razor wire shall be removed.
6. All exterior automobile/vehicle outdoor sales or leasing lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential use or zoning district.
7. Sales or lease vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the Standards of Article 6 and approved by the City Engineer. Sale or lease vehicles shall not be displayed on grass or gravel surfaces.

8. Automobile/vehicle outdoor sales or leasing lots and any structures located on the lot shall meet all applicable City, County, State and Federal requirements and codes.
9. All signage shall meet the requirements of Article 14, Signs of the Zoning Ordinance.
10. Sale vehicles shall be secured after business hours and shall not be used as storage.
11. No inoperable or wrecked vehicles shall be stored or sold from the sales lot nor any vehicle parts as defined under Chapter 8 of the North Little Rock Code, Property Maintenance and Nuisance Abatement Code.
12. Vehicle sales lot shall be maintained at all times.
13. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
14. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Special Use and/or removal of electric power meter.
15. Meet the requirements of NLR Fire Marshal and NLR Wastewater.

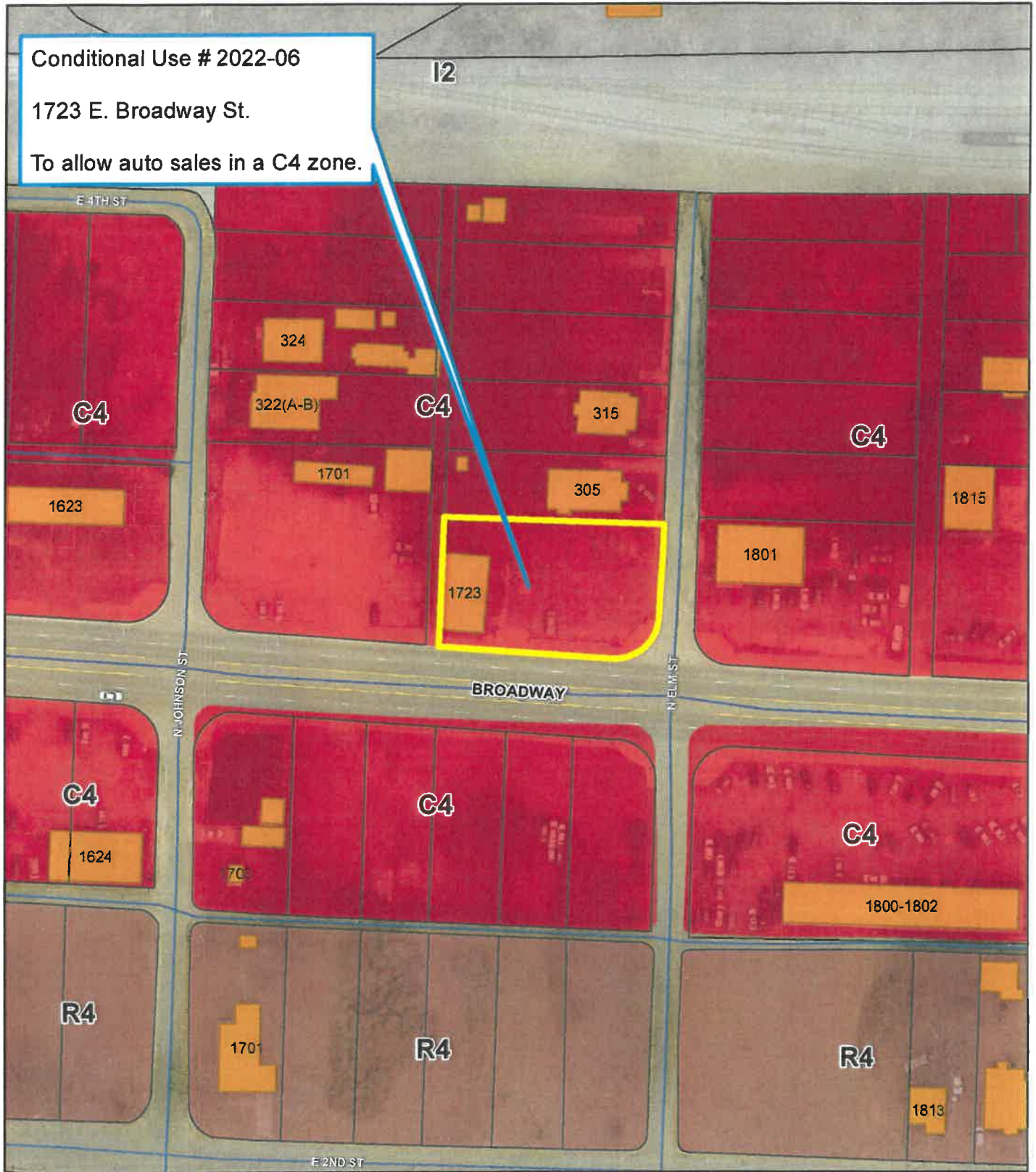


# Conditional Use # 2022-06

Conditional Use # 2022-06

1723 E. Broadway St.

To allow auto sales in a C4 zone.



Zoning Map

1 inch = 100 feet



Date: 3/30/2022

Map is not to survey accuracy

# Conditional Use # 2022-06



Ortho Map

1 inch = 30 feet



Date: 3/30/2022

Map is not to survey accuracy

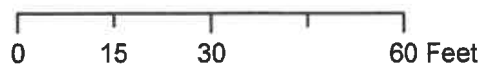


# Conditional Use # 2022-06



Ortho Map

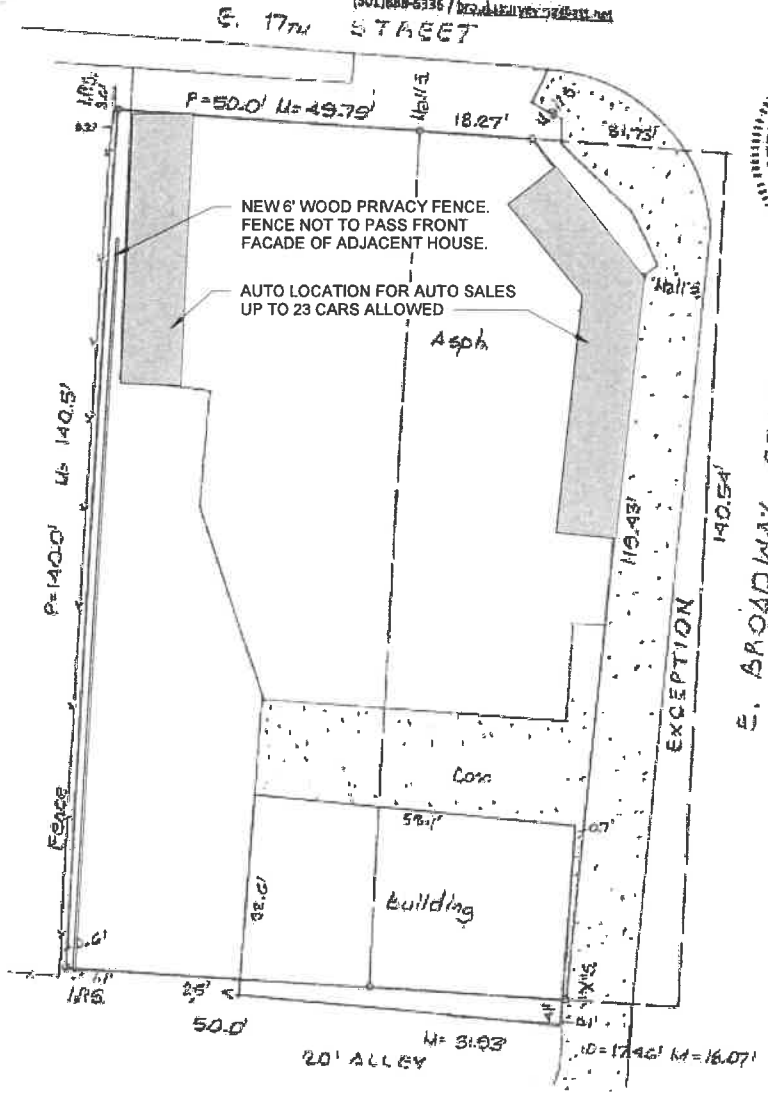
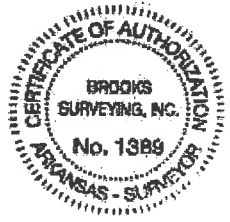
1 inch = 30 feet



Date: 3/30/2022

Map is not to survey accuracy

BROOKS SURVEYING, INC.  
 20820 ARCH STREET PIKE  
 HENSLEY, AR 72065  
 (501) 688-6336 / [www.brookssurveying.com](http://www.brookssurveying.com)



SEE ATTACHED LEGAL DESCRIPTION

Date of Survey: January 12, 2022  
 Scale: 1" = 20'  
 Property Address: 1723 E. Broadway  
 For Use & Benefit of: Amilcar Guzman



This is to certify that the above described land has been surveyed. The corners are marked as shown and are in accordance with existing monuments in the area. Survey makes no statement concerning flood status of property unless otherwise stated. This survey is certified to and limited to the parties shown hereon.

**Special Use # 2022-01**  
**May 10, 2022**

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**Request:** A Special Use request to allow a daycare center in a C2 & C3 Zoning 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  
Postponed from the Commission's April 12, 2022, Public Hearing due to applicant not being present

**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 & C3

#### **Surrounding Uses and Zoning**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	C3	Rose City Shopping Center
South	C3	Don's Weaponry
East	C3	Convenience store
West	C3	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 then the applicant could request a Conditional Use. Since half the property is zoned C2 a Special Use is appropriate.

**Summary:** The applicant is requesting a Special Use for a daycare center in a C2 & C3 Zoning Districts. 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.

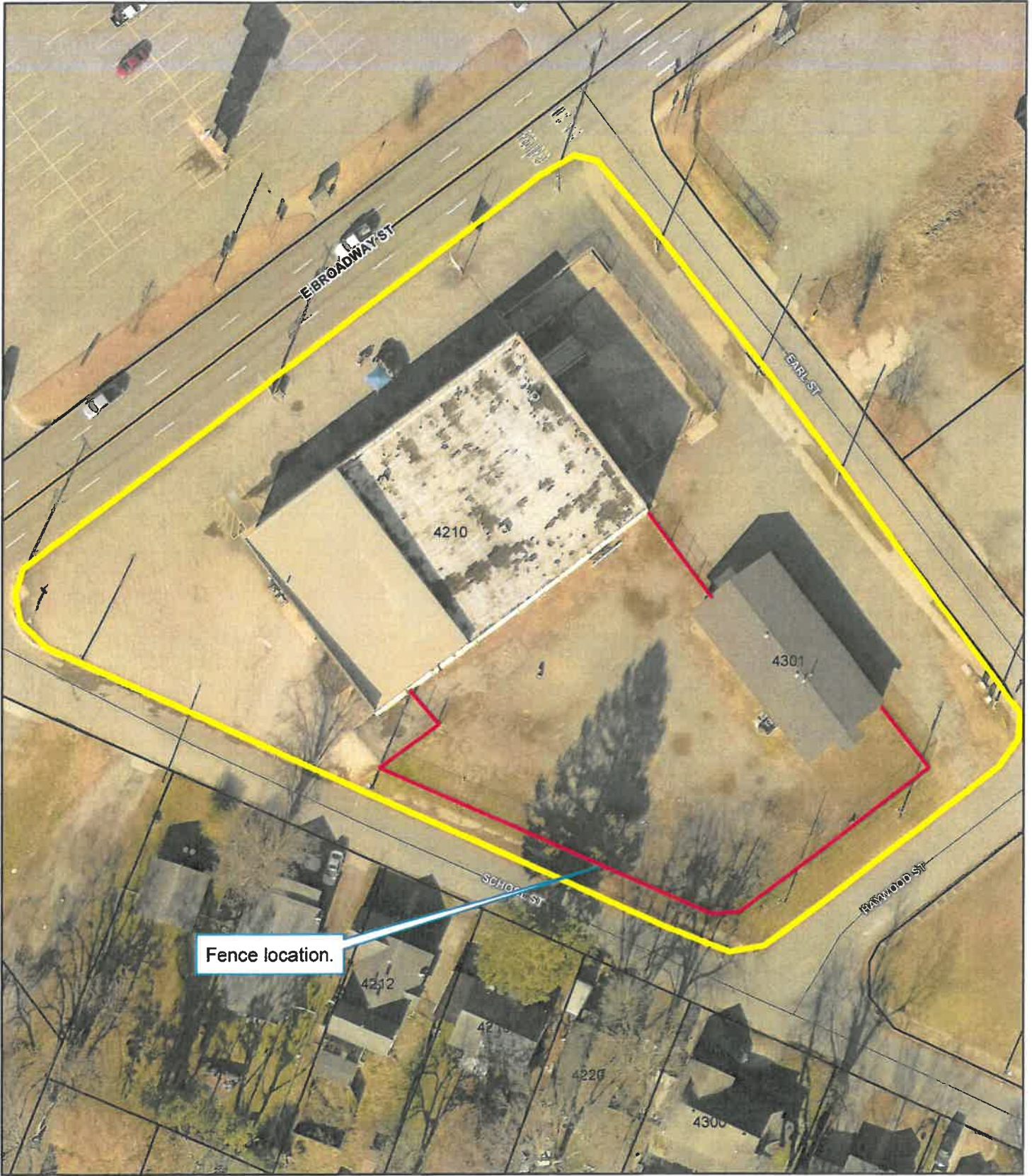
**Design Review Committee and Design Review Committee Recommendation:** The applicant met with the Design Review Committee on February 16, 2022. The Design Review Committee recommends approval with conditions as established by the Zoning Ordinance.

**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

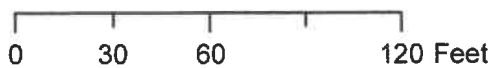


Fence location.



Ortho Map

1 inch = 60 feet

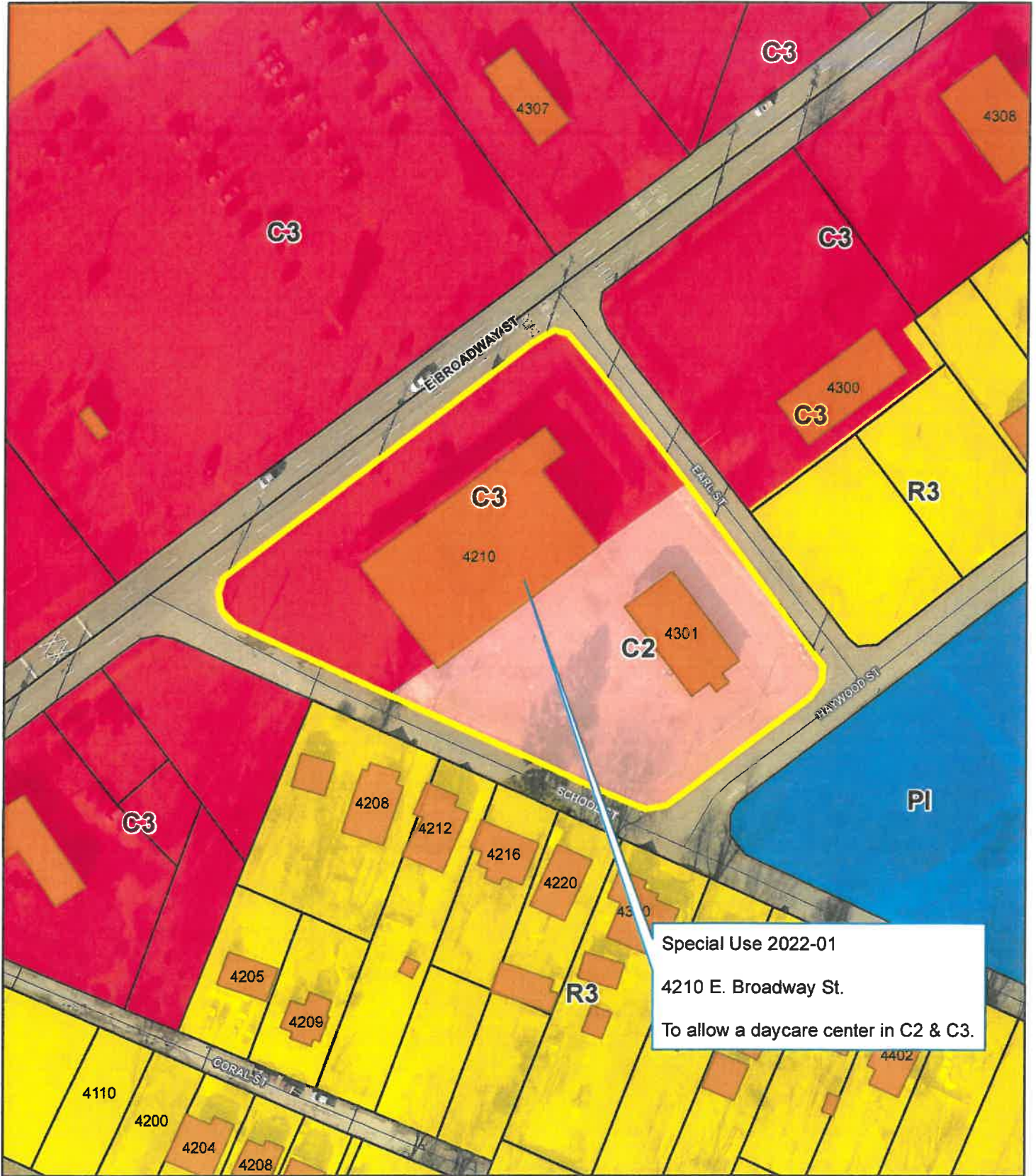


Date: 2/25/2022

Not an actual survey



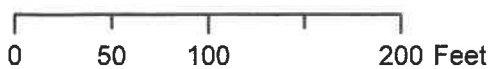
# Special Use #2022-01



**Zoning Map**

Date: 1/26/2022

1 inch = 100 feet



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**  
**May 10, 2022**

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**Request:** A Special Use request to allow an assisted living home for Veterans in a R2 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:** Postponed from the Commission’s April 12, 2022, Public Hearing due to lack of notice.

**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 roadway 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

**Surrounding Uses and Zoning**

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

**Background:**

1. **Compatible with previous actions?** The City has reviewed this type of requests in 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.
2. **Neighborhood Position/Comment?** 2-calls with concerns and in opposition.
3. **Effect on public service and utilities?** Minimal.
4. **Legal Consideration/Reasonableness?** The request is a reasonable request.
5. **Is the site of adequate size for the development?** Yes.

6. **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:**

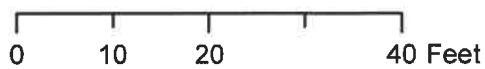
1. Approval letter from the Community Residential Care Program for the placement of Veterans at this location prior to the issuance of a zoning certificate for a business license.
2. A maximum of three Veterans are allowed to live in the house.
3. HOMES, Helping Our Military Engage in Services, must 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 prior to the issuance of a zoning certificate for a business license.
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

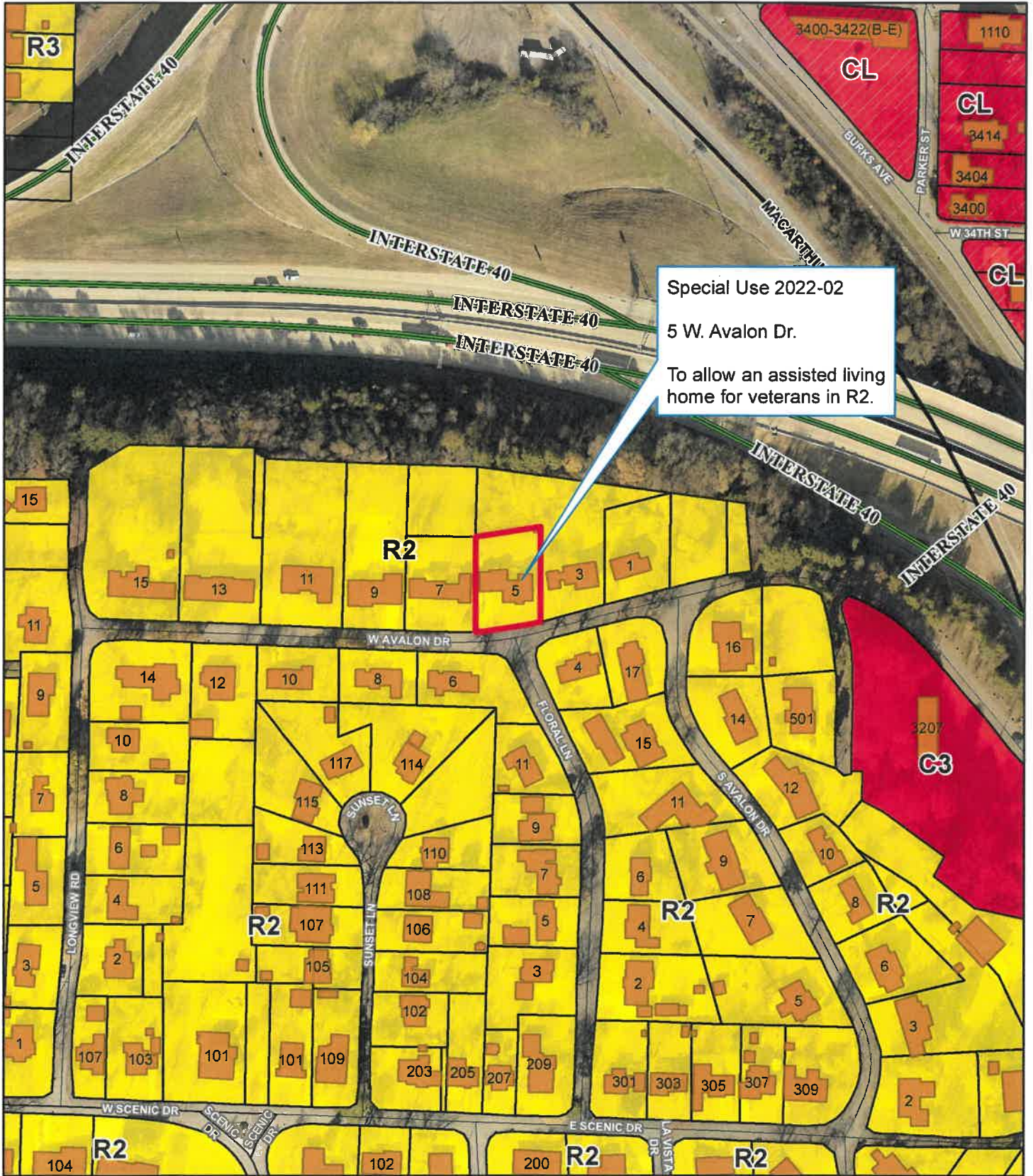


Date: 3/17/2022

Not an actual survey



# Special Use #2022-02

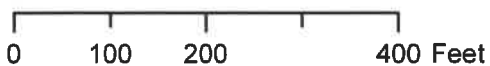


Special Use 2022-02  
5 W. Avalon Dr.  
To allow an assisted living home for veterans in R2.



Zoning Map

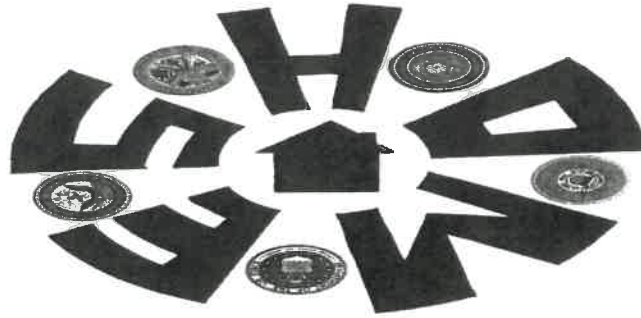
1 inch = 200 feet



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,

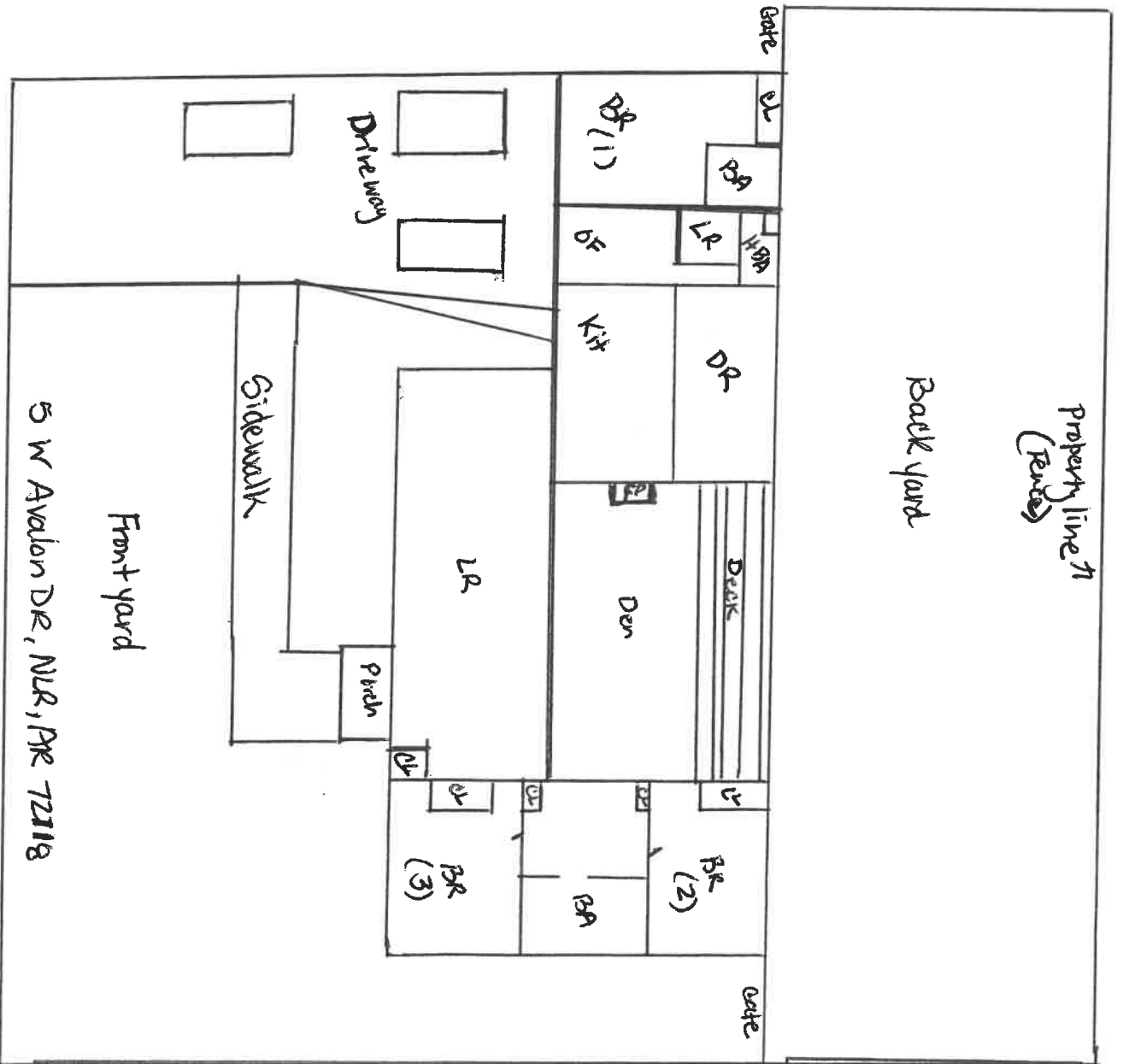
Eddie and Angela Smith, H.O.M.E.S. Inc.

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

Home - 2330 sqft

Address - 5 W Avalon Dr,  
NLR, AR 72118

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



#17 N Avalon

Property line  
(Fence)

Back yard

Front yard

5 W Avalon Dr, NLR, AR 72118

← W Avalon Dr →

↑ N

#3 W Avalon

April 7, 2022

North Little Rock Planning Commission  
120 Main Street  
North Little Rock, AR 72114

RE: Non-Resident Property Owners' Opposition to Special Use Application #2022-02  
Application to Allow an Assisted Living Facility in Scenic Hill's Single-Family Neighborhood

Dear Commissioners,

I am an owner of residential property on Scenic Hill. My parents bought our house and adjoining lot in 1961. It is the Private Drive on the left side of the curve going up West Avalon from MacArthur Drive. Since my parents have both deceased, I continue to own the property. Although I do not live there now, my son and his wife lives there.

I want to add my voice to opposing this Special Use Application on behalf of the neighborhood. We know first hand how bad the speeding is around the area. Years ago, my father requested that the city place a yellow caution sign coming down West Avalon just past the intersection with South Avalon to indicate "Hidden Drive". This was an effort to remind motorists to slow down. It seems to be largely ignored as there have been many near misses.

So with a commercial facility that will increase traffic further, limited parking in driveways, lining up parked cars on both sides of the street on West Avalon with the people that drive excessive speeds through there routinely-that's a recipe for disaster. Both the City and NLRPD should be aware of how many times residents have asked for increased radar / speed patrols to control drive through traffic in an otherwise peaceful, quiet neighborhood.

Respectfully,



Alan D. Sarna

April 7, 2022

**North Little Rock Planning Commission**  
120 Main Street  
North Little Rock, AR 72114

RE: **Non-Resident Property Owners' Opposition to Special Use Application #2022-02**  
Application to Allow an Assisted Living Facility in Scenic Hill's Single-Family Neighborhood

Dear Commissioners,

We, the undersigned owners of residential property in the Scenic Hill neighborhood, are writing to express our very strong opposition to Special Use Application #2022-02, which seeks approval to convert a single-family residence just inside the entrance of our neighborhood into a commercial multi-family facility. This type of use is simply incompatible with the single-family residential zoning classification of our neighborhood that has been in place for years. We are respectfully requesting that the Commission deny this application, with more details on the reasons for our opposition provided below.

**Increased Traffic and Parking Issues**

The proposed commercial facility will cause greatly increased traffic and parking issues in the residential neighborhood. Numerous employees and/or independent contractors will be coming and going at all hours of the day and night to deliver food and supplies, and provide housekeeping, laundry, food, and healthcare services. The Applicant's own request states that "Meals, transportation, peer support services, cleaning and laundry services will be provided" by Applicant's staff. The CRC program as well as the State Health Department will also be conducting periodic inspections of the facility. This is in addition to family and friends who will be visiting multiple families at the facility. All this activity will greatly increase traffic and make it unsafe for the many residents who enjoy walking and biking in the Scenic Hill neighborhood.

Additionally, there is insufficient parking at the residence for this type of commercial facility. The paved drive at the residence has room for only two vehicles without blocking others in that will need to come and go at will. Additional parking will spill into the street and result in lines of traffic when multiple workers and family members are present, which will happen frequently. Vehicles that enter the drive will need to exit by backing out onto West Avalon to exit, which presents an increased danger of accidents due to limited visibility at the location as well as other parked cars that will further reduce visibility.

**Commercial Nature of the Proposed Facility is Incompatible with Single Family Residential Neighborhood**

The type of facility that Applicant is proposing is, by its very nature, a commercial facility. The Applicant is a **for-profit** Arkansas corporation and will need to obtain a license to conduct business within the City of North Little Rock. It will also most likely need to obtain a license from the Arkansas Department of Health. The Applicant will have numerous employees and independent contractors working onsite to provide housekeeping, laundry, food, and healthcare services. This type of use is especially incompatible with Scenic Hill's designation as a single-family residential district.

**Decreased Property Values and Setting Precedent for Additional Commercial Intrusion**

If the Application is approved, the installation of this facility will be detrimental to residential property values in our neighborhood. It will set a precedent for future commercial facilities of this nature in our single-family neighborhood, negatively impacting existing property values. If the Applicant intends to install a parking lot in the front yard of the facility, this will further damage the appearance of the neighborhood at one of only two main entrances. The Applicant has obtained a building permit already, and it is unknown how they intend to



transform this residence visually. This will be one of the very first things that visitors and prospective homebuyers see as they enter our neighborhood. This is yet another factor that will have a negative impact on neighborhood property values. Potential homebuyers will simply look elsewhere, where single family residential zoning is protected.

**Problems Unique to the Specific Location of the Proposed Facility**

The proposed location of the Facility presents additional problems unique to the location. The residence at 5 West Avalon Drive is located very near one of two entrances to Scenic Hill neighborhood. West Avalon Drive is a very steep hill that curves sharply to the left just prior to the proposed facility location. Visibility is limited, which increases the potential for accidents due to continuous traffic coming and going, parking on the street, and pulling in and out of the drive. This makes the location particularly unsuitable for a commercial facility such as the one proposed by the Applicant.


**Concerns About Applicant's Background and Experience Operating Similar Facilities**

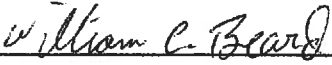
We would also ask that the Commission consider whether the Applicant has any history or experience with operating a similar facility of this nature in general, but especially in a residential neighborhood. The Applicant has not conducted any survey of the residents or expressed an interest in alleviating any potential concerns.

Please consider all of the above in your decision-making process on this application to allow a commercial facility in this residential neighborhood. We urge you to deny this proposed use that is completely at odds with the zoning and intended purpose of this single-family neighborhood.

Thank you very much for your time and consideration.

Respectfully,

	ALAN D. SARNA	501 EAST SCENIC
Signature	Printed Name	Street Address of Property Owned

	William C. Beard	909/11 W SCENE
Signature	Printed Name	Street Address of Property Owned

Signature	Printed Name	Street Address of Property Owned
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Signature	Printed Name	Street Address of Property Owned
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Signature	Printed Name	Street Address of Property Owned
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Signature	Printed Name	Street Address of Property Owned
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April 2, 2022

Mr. Norman Clifton, Chairman  
Mr. Steve White, Vice Chairman  
Mr. Don Chambers, Subdivision Chair  
Mr. Emanuel Banks, Commissioner  
Ms. Vandy Belasco, Commissioner  
Mr. Charley Foster, Commissioner  
Mr. Avon "Junior" Phillips, Commissioner  
Mr. Edward Wallace, Commissioner  
**North Little Rock Planning Commission**  
120 Main Street  
North Little Rock, AR 72114

RE: **Resident Opposition to Special Use Application #2022-02**  
Application to Allow an Assisted Living Facility in Scenic Hill's Single-Family Neighborhood  
Scheduled for Consideration at the April 12, 2022, Planning Commission Meeting

Dear Commissioners,

We, the undersigned residents of the Scenic Hill neighborhood, are writing to express our very strong opposition to Special Use Application #2022-02, which seeks approval to convert a single-family residence just inside the entrance of our neighborhood into a commercial multi-family facility. This type of use is simply incompatible with the single-family residential zoning classification of our neighborhood that has been in place for years. We are respectfully requesting that the Commission deny this application, with more details on the reasons for our opposition provided below.

#### **Increased Traffic and Parking Issues**

The proposed commercial facility will cause greatly increased traffic and parking issues in the residential neighborhood. Numerous employees and/or independent contractors will be coming and going at all hours of the day and night to deliver food and supplies, and provide housekeeping, laundry, food, and healthcare services. The Applicant's own request states that "Meals, transportation, peer support services, cleaning and laundry services will be provided" by Applicant's staff. The CRC program as well as the State Health Department will also be conducting periodic inspections of the facility. This is in addition to family and friends who will be visiting multiple families at the facility. All this activity will greatly increase traffic and make it unsafe for our many residents who enjoy walking and biking in the neighborhood.

Additionally, there is insufficient parking at the residence for this type of commercial facility. The paved drive at the residence has room for only two vehicles without blocking others in that will need to come and go at will. Additional parking will spill into the street and result in lines of traffic when multiple workers and family members are present, which will happen frequently. Vehicles that enter the drive will need to exit by backing out onto West Avalon to exit, which presents an increased danger of accidents due to limited visibility at the location as well as other parked cars that will further reduce visibility.

#### **Commercial Nature of the Proposed Facility is Incompatible with Single Family Residential Neighborhood**

The type of facility that Applicant is proposing is, by its very nature, a commercial facility. The Applicant is a for-profit Arkansas corporation and will need to obtain a license to conduct business within the City of North Little Rock. It will also most likely need to obtain a license from the Arkansas Department of Health. The Applicant will have numerous employees and independent contractors working onsite to provide housekeeping, laundry, food,

and healthcare services. This type of use is especially incompatible with Scenic Hill's designation as a single-family residential district.

**Decreased Property Values and Setting Precedent for Additional Commercial Intrusion**

If the Application is approved, the installation of this facility will be detrimental to residential property values in our neighborhood. It will set a precedent for future commercial facilities of this nature in our single-family neighborhood, negatively impacting existing property values. If the Applicant intends to install a parking lot in the front yard of the facility, this will further damage the appearance of the neighborhood at one of only two main entrances. The Applicant has obtained a building permit already, and it is unknown how they intend to transform this residence visually. This will be one of the very first things that visitors and prospective homebuyers see as they enter our neighborhood. This is yet another factor that will have a negative impact on neighborhood property values. Potential homebuyers will simply look elsewhere, where single family residential zoning is protected.

**Problems Unique to the Specific Location of the Proposed Facility**

The proposed location of the Facility presents additional problems unique to the location. The residence at 5 West Avalon Drive is located very near one of two entrances to Scenic Hill neighborhood. West Avalon Drive is a very steep hill that curves sharply to the left just prior to the proposed facility location. Visibility is limited, which increases the potential for accidents due to continuous traffic coming and going, parking on the street, and pulling in and out of the drive. This makes the location particularly unsuitable for a commercial facility such as the one proposed by the Applicant.

**Concerns About Applicant's Background and Experience Operating Similar Facilities**

We would also ask that the Commission consider whether the Applicant has any history or experience with operating a similar facility of this nature in general, but especially in a residential neighborhood. The Applicant has not conducted any survey of the residents or expressed an interest in alleviating any potential concerns.

Please consider all of the above in your decision-making process on this application to allow a commercial facility in our residential neighborhood. We urge you to deny this proposed use that is completely at odds with the zoning and intended purpose of our single-family neighborhood.


Thank you very much for your time and consideration.

Respectfully,

  
Signature

Dawn Jackson  
Printed Name

9 W. Avalon Dr.  
Street Address

  
Signature

STEVE JACKSON  
Printed Name

9 W AVALON DR  
Street Address

  
Signature

Julie Snyder  
Printed Name

321 W. Scenic Dr.  
Street Address

  
Signature

GERALDINE RAMBO  
Printed Name

321 W SCENIC DR  
Street Address

~~Signature~~ ~~Printed Name~~ ~~Street Address~~ moved

~~Signature~~ ~~Printed Name~~ ~~Street Address~~ recently moved


~~Signature~~ ~~Printed Name~~ ~~Street Address~~ duplicate

Paul Crossman  
Signature Printed Name Street Address  
PAUL CROSSMAN 11 Floral Ln.

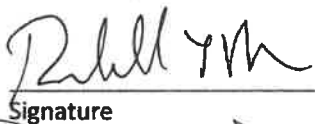
  
Signature Printed Name Street Address  
Constance Phillips 403 E. Scenic

Carol Crow  
Signature Printed Name Street Address  
Carol Crow 506 W. Scenic Dr.

Denise D. Clark  
Signature Printed Name Street Address  
Denise Clark 312 W. Scenic Dr.

  
Signature Printed Name Street Address  
Ricky Ripper 120 Parkview Dr.

Cheryl Ripper  
Signature Printed Name Street Address  
Cheryl Ripper 120 Parkview Dr.

  
Signature Printed Name Street Address  
Randall Naylor 5 S. Avalon Dr.

Randall J. Freeman  
Signature Printed Name Street Address  
Randall J. Freeman 523 West Scenic

Cynthia Naylor  
Signature Printed Name Street Address  
Cynthia Naylor 5 S. Avalon Drive



Denise Lee  
Signature

Denise Lee  
Printed Name

9 LaVista Dr.  
Street Address

Rudy Colclasure  
Signature

RUDY COLCLASURE  
Printed Name

109 EAST SCENIC DR.  
Street Address

Theresa Tiner  
Signature

Theresa Tiner  
Printed Name

521 W. Scenic DR  
Street Address

Steven Tiner  
Signature

Steven Tiner  
Printed Name

521 W. Scenic Dr.  
Street Address

Norma Labor  
Signature

NORMA LABOR  
Printed Name

#3 Floral Ln  
Street Address

Ike Labor  
Signature

IKE LABOR  
Printed Name

#3 Floral Ln  
Street Address

Oran Burt  
Signature

ORAN BURT  
Printed Name

#1 Cliffwood Circle  
Street Address

Louis Lefebvre  
Signature

Louis Lefebvre  
Printed Name

11 Floral Ln  
Street Address

Phoebe Jung  
Signature

Phoebey Jung  
Printed Name

2 Scenic DR.  
Street Address

Salley Sipes  
Signature

Salley Sipes  
Printed Name

4 Longview Road  
Street Address

Erin Pierce  
Signature

ERIN PIERCE  
Printed Name

6 Longview Rd.  
Street Address

Joe Schaffner  
Signature

Joe Schaffner  
Printed Name

11 Longview Rd.  
Street Address

*Phillip White*

Signature

Phillip White

Printed Name

508 W. Scenic Dr.

Street Address

*Todd Crow*

Signature

Todd Crow

Printed Name

506 West Scenic

Street Address

*Mari Young*

Signature

Mari Young

Printed Name

504 W. SCENIC DR.

Street Address

*Mari Young*

Signature

Mari Young

Printed Name

504 W Scenic Dr

Street Address

*Kathy Wilson*

Signature

Kathy Wilson

Printed Name

406 W. Scenic Dr

Street Address

*Charles E Wilson*

Signature

Charles E Wilson

Printed Name

406 W Scenic Dr

Street Address

*Melissa Pruitt*

Signature

Melissa Pruitt

Printed Name

404 W. Scenic Drive

Street Address

*Jason Pruitt*

Signature

Jason Pruitt

Printed Name

404 W Scenic Dr

Street Address

*Kristy Lewis*

Signature

Kristy Lewis

Printed Name

506 W. Scenic

Street Address

*Janet Foutch*

Signature

Janet Foutch

Printed Name

10 Scenic Dr

Street Address

*Amoree McGowan*

Signature

Amoree McGowan

Printed Name

115 Sunset Lane

Street Address

*Donald E McGowan*

Signature

DONALD E. MCGOWAN

Printed Name

115 Sun Set Lane

Street Address

Joe Buford Signature JOE BUFORD Printed Name 407 W. Scenic Drive Street Address

Nicole Crutch Signature NICOLE CRUTCH Printed Name 402 W SCENIC DRIVE Street Address

Jeffrey Graham Signature Jeffrey Graham Printed Name 105 Valley View Dr Street Address 72118 APT A

Douglas Dempsey McGilbray Signature Douglas Dempsey McGilbray Printed Name 105 VALLEY VIEW Street Address APT B 72118

Jammy C. Everett Signature Jammy C. Everett Printed Name 409 W. Scenic Dr Street Address 72118

Becky Puckett Signature Becky Puckett Printed Name 1 West Avalon Dr. Street Address 72118

Patrick Puckett Signature Patrick Puckett Printed Name 1 WEST AVALON Street Address 72118

Jett D. Martin Signature Jett D. Martin Printed Name 6 W. Avalon Dr Street Address NLR, AR 72118

Jessica Martin Signature Jessica Martin Printed Name 6 W. Avalon Dr Street Address NLR, AR 72118

Holly Dunning Signature Holly Dunning Printed Name 308 W Scenic Street Address NLR AR 72118

Signature Printed Name Street Address

Signature Printed Name Street Address