

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

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

Administrative: ▪ Item numbers 4 & 5 are postponed

Approval of Minutes: ▪ February 8, 2022

Planning Commission Items:

1. SD2022-13 Central Arkansas I-440 Business Park, Lot 8R-1 (SPR office and shop building for OES trucking at 1000 fiber Optic Dr.)
2. SD2022-14 Kum and Go Subdivision, Lot 2R & Springhill Development, Block 3, Lot 6R (Replat at 4300 Stockton Dr.)
3. Conditional Use #2022-2 To allow indoor recreation in C6 at 1112 W. 9th St.
4. Conditional Use #2022-3 **postponed** To allow an electric fence in an I2 zone at 2901 Hwy 161.
5. Conditional Use #2022-4 **postponed** To allow an electric fence in an I2 zone at 5950 Commerce Cove.
6. Rezone #2022-8 To amend the Land Use Plan from Light Industrial to Single Family and to rezone from C3 to Rd to allow for a single family house at 1305 N. Olive St.
7. Rezone #2022-9 To amend the Land Use Plan from Single Family to Multi-family and to rezone from R3 to R4 to recognize an existing 2nd residential building on the property at 1710 W. 18th St.
8. Rezone #2022-10 To rezone from the Conservation zoning classification to the proposed R4 zoning classification to allow for a multi-family development at 2700 River Rd.
9. Special Use #2022-1 To allow a daycare center in C3 & C2 at 4210 E. Broadway St.
10. Public Hearing #2022-3 To revoke special use #2018-2 which allowed a mobile at 7001 Faulkner Lake Rd. until May 14, 2021.

Public Comment / Adjournment:

NLR PLANNING COMMISSION MEETING PROCEDURES

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

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

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

**North Little Rock Planning Commission
Regular Meeting
February 8, 2022**

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

Members Present:

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

Members Absent:

Staff Present:

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

Approval of Minutes:

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

Administrative:

Public Hearing:

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

- 1. Engineering requirements before the plat will be signed:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
- 2. Planning requirements before the plat will be signed:**
 - a. Provide a 15' rear yard undisturbed buffer on the plat.
 - b. Provide a 10' utility easement around the property.
 - c. Provide a 15' sanitary sewer easement. Provide letter of approval from NLR wastewater on the location.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If any additional dumpsters are utilized they are to have masonry screening.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location along interstate.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide 2 additional street trees along Windsong Dr.
 - d. Provide (7) parking lot shade trees.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - h. Provide 6 foot front yard landscape strip between property line and paving.
 - i. Provide 4 foot side yard landscape strip between property line and paving.
 - j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 7. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.

- 8. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - c. Type A-3 assembly occupancies with an occupant load of 300 or more shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.3)
 - d. Type A-2 assembly occupancies with an occupant load of 100 or more shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.2)
 - e. Type E occupancies with a fire area exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.3)
 - f. Shall be within the building area limitations of Volume 2 Section 503.
 - g. If required in order to meet the building area limitations it shall be separated from the existing building by a two hour fire barrier. (Volume 2 Section 707.3.10)
 - h. Any cook top will require a Type 1 hood with an approved automatic fire-extinguishing system. (Volume 1 Section 609 & 904.11)
 - i. Shall be equipped where required by Volume 1 Section 907 with a fire alarm and detection system.
 - j. Shall have 20' wide Fire Apparatus access road that will support 85,000 lbs. to within 150' of any portion of the building. (Volume 1 Appendix D, NLR Ordinance 9267)
- 9. Meet the requirements of CAW.**
- 10. Meet the requirements of NLR Wastewater, including:**
 - a. A 15' exclusive sanitary sewer easement is required to cover the sewer facilities shown on the attached map. Please note that the map shows the approximate location of the sewer facilities and that the easements will need to be plotted from the surveyed location.
 - b. The planned parking improvements in the northeast portion of this project will require an adjustment to the height of manholes within the parking area. Please have the engineer submit a set of plans to our office for review.
 - c. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
 - d. If the planned addition will include food preparation a grease interceptor will be required.
 - e. If the planned addition will include a laboratory an acid neutralization tank will be required.

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 (9) affirmative votes.

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

- 1. Engineering requirements on detention:**
 - a. Storm water detention plan will be required during Site Plan Review process.
- 2. Engineering requirements before the plat will be signed:**
 - b. Half street improvements (street, drainage, curb and gutter, sidewalk, street lights) will be required during the Site Plan Review process.

- c. Street improvements must be approved by City Engineer and accepted by City Council.
- d. Provide 25' property line corner radius for E. 4th and N. Redwood St.
- 3. Planning requirements before the plat will be signed:**
 - a. Provide 10' utility easements along E. Broadway, N. Redwood, and E. 4th St.
 - b. For lot 7R, provide the minimum 40 foot front yard setback along E. 4th St. and the minimum 20 foot rear yard setback for C4 zoning. Label on drawing.
- 4. Meet the requirements of Community Planning, including:**
 - e. Provide the standard requirements of Zoning and Development Regulations.
- 5. Meet the requirements of the Master Street Plan.**
- 6. Meet the following requirements concerning signage:**
 - b. All signs require a permit and separate review.
- 7. Meet the requirements of CAW.**
- 8. Meet the requirements of NLR Wastewater.**

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (9) affirmative votes.

3. Rezone #2022-6 To rezone from C3 to R2 to allow for a single family house at 1516 N. Poplar St.

Stacy Medlock, Engineer representing the owner and contractor, Chris Baker of Baker's Construction, stated his client has purchased this property and wants to build a new single family home on the property. He stated that it is a narrow lot in between other residential properties.

Chairman Clifton asked for any questions or comments.

Glenda McClinton, owns home on E 16th St, asked how the rezoning will affect her neighborhood.

Mr. Reavis stated that rezoning will only apply to the lot in question. No change for any other lot would occur.

Chairman Clifton asked for any other questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Rezone #2021-21 was approved with (9) affirmative votes.

4. PH2022-26 River Rock Estates, Lots 1-26: To allow a hillside cut for a residential subdivision at the northwest corner of River Rd. and Paul Dukes Dr.

Jess Griffin, Engineer and applicant stated that he is here to answer any questions.

Chairman Clifton asked if staff received any calls or inquires about this application.

Mr. Reavis stated that they have received the preliminary Geotech report and they are here today to answer any questions or comments. He added that the applicant notified neighbors that there was a public hearing.

Mr. Foster asked if there was anything that would be adversely affecting the development that has been proposed.

Mr. Griffin stated that he did not but he did find that there was a sandstone formation that had been mined out of there and what was left was the shell. He stated that what was left and could be seen from the open cut along the road was that the veins of the shell were in a favorable direction. He stated that when they cut anything along that side it will be favorable in how they cut and work with it.

Mr. Foster stated that the Public Hearing, as written, it stated “to allow for hillside cut and development”. He stated that he wants everyone to know that it will have to follow the hillside cut and development ordinance.

Mr. Chambers asked the applicant if they had researched alternative ways to develop the property that weren't as economically damaging. He stated that he knows that there are many modern ways of development that are more economically friendly than what is purposed.

Mr. Griffin confirmed that they have looked at three to four other options. He stated that one good thing is that once it is cut it will be good for the road beds and select fill beneath the roads and road section. He believes it will be a useful thing to not haul select fill and have it readily available onsite to help build the roads, which will help create a better product.

Mr. White if this was the address he called about where the man's house was caving in and he stopped the hillside cut and brought it to the attention of the city.

Mr. Reavis stated that the address he called about was far north of the address in question and it is not the same site.

David Cook, City Engineer, stated that they are reviewing the Geotech report. He stated that it is an old barrow pit area, they are following the hillside cut ordinance, and have mailed out all of the proper letters. He stated that, as with any hillside cut, the City Engineer's office will also review the street and drainage plans before the hillside cut permit will be issued.

Mr. Chambers stated that the property is being developed under a small lot revision of the ordinance. He believes it will be sold on a standard “we have a lot for sale, come buy a lot”. He asked who would assure they follow the slope ordinance on a lot by lot basis so that the individual developers will also comply with the ordinance. He stated without that it could become very dangerous.

Mr. Cook stated that the Planning and Engineering have been asking working together to assure this. He stated that each applicant is asked if they will build greater than a five foot retaining wall on the property.

Mr. Reavis stated that before the final plat for the whole subdivision is signed, the applicant will have to provide a letter from Engineering that says the applicant has met and complied with the hillside cut ordinance. Then, when builders come in to pull a permit. They will be asked if they will be building a retaining wall. Then, that’s when it would be kicked back to Engineering for review.

Chairman Clifton stated that at the time of review will they be provided a letter of recommendation for the commission to review.

Mr. Reavis clarified that this will be the last time this application comes before the Planning Commission.

Chairman Clifton stated that he believes they will still have a final report.

Mr. Cook confirmed that they would have a final report but that it would be reviewed by Engineering with the Final Street and drainage review.

Mr. Foster stated that he is understanding of what staff is saying but he is concerned with how this will be enforced or upheld if or when any of the staff members retire from their job with the City of North Little Rock.

Mr. Reavis stated processes are are guided by the City of North Little Rock codes and ordinances.

Mr. Chambers made aware his concerns of the processes and codes being enforced and upheld.

Josh Ferguson stated that the applicant has thought about other options for development. He stated the hillside would eliminate having driveways down hillside road. He said this is going to be a very high end neighborhood with a strict covenant and ordinance. He stated that he will makes sure that all of these concerns are addressed in the covenant to reassure the ordinance will be upheld. He also stated that the developer would provide a Bill of Assurance.

Mr. White asked who would be in charge of enforcing a covenant.

Mr. Foster stated he believes that it would be the individual property owners who put money into a legal fund to help with the fees have to file a complaint with the courts.

Ms. Lee confirmed that it would usually be a board of neighborhood members who would be in charge of filing complaints on insubordinate property owners. She stated that Code Enforcement deals with city codes. She stated that anything with a Bill of Assurance would be upheld by a Board of Advisors.

Mr. White stated that in the past he has seen little to no enforcement of covenants by any certain Board of Advisors. He restated that his question is how the covenant will be enforced 20 years from now.

Mr. Foster stated that the enforcement will come down to individual property owners. He stated that the property owner would file charges at the courthouse.

Mr. White stated that he understands what should happen but doesn't believe the effort will be made unless it is bothering the individual property owners and is concerned with the long term future enforcement of the covenant.

Mr. Foster stated that another POA he has been part of would collect dues from each property owner to set aside for legal fees in order to uphold the covenant.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Rezone #2021-21 was approved with (7) affirmative votes.

5. Rezone #2022-7 To amend the Land Use Plan from Open Lands to Single Family and to Rezone from R3 to RU to allow for a single family residential subdivision at the northwest corner of River Rd. and Paul Dukes Dr.

Jess Griffin, Engineer, stated there are four or five lots that triggered having to do this. He said that there were only four or five lots that wouldn't fit the zoning.

Chairman Clifton asked staff if this was the best recommendation from the city,

Mr. Reavis stated that the north part of the subdivision off of Riverview Court, that there are a few lots that are not wide enough to be zoned R3. He believes that to make it the most economical, they need to have the extra lots on Riverview Court. He stated that there are some lots across the street that are zoned C6. Also, C6 and RU share some similarities concerning lot

size. He stated that Planning did see some compatibility with the similar zoning across the street. He added only a couple of the lots out of the entire 24 to 25 lot subdivision to have this zoning.

Mr. Foster asked if the zoning would be RU.

Mr. Reavis confirmed that the few lots in question would be RU and the rest would have a larger lot size.

Mr. Chambers added the smaller lot size will increase the difficulty in terms of slopes and development. He stated that he believes there is a better solution to the development.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Special Use #2021-19 was approved with (8) affirmative votes.

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

- 1. Meet the requirements of the hillside cut ordinance.**
- 2. Before the plat is signed: Provide a City Council ordinance rezoning the property to RU. Provide a letter from City Engineer stating that the Hillside Cut ordinance has been met. Provide a letter from NLR Electric stating their approval of the plat. Provide a letter from NLR wastewater stating their approval of the plat**
- 3. Engineering requirements before the plat will be signed:**
 - a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
 - b. Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Provide corner radii on lots 17 and 25 to City Engineers requirements.
 - d. Provide drainage easements on residential lots where the natural or manmade storm drainage will occur.
 - e. Meet the City Engineers requirements of the NLR Bike Plan for a Bike route w/ sharrow on Paul Duke Dr and River Rd.

4. Planning requirements before the plat will be signed:

- c. Pay for street signs.
- d. Pay for trees or provide a bond.
- e. Pay for street lights or provide a bond.
- f. Street names to be approved by Planning Staff.
- g. Provide 50' ROW for River View Court and Emerald Drive.
- h. Provide half of 50' ROW for River Rd.
- i. Provide 10' utility easements along front property lines.
- j. Provide a 30' easement centered over all existing overhead lines.

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

- d. A signed and recorded plat must be on file with the Planning Department.
- e. Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
- f. 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.
- g. Provide CNLR Grading Permit application to City Engineer with grading plans.
- h. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- i. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- j. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- k. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- l. Schedule preconstruction meeting with City Engineer. The contractor's on-site superintendent must be present.
- m. Street signs shall be installed before a building permit will be issued.

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

- a. Meet the requirements of the hillside cut ordinance.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.

- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

7. Meet the requirements of Community Planning, including:

- f. Provide the standard requirements of Zoning and Development Regulations.
- g. Provide a 15' front yard setback.
- h. Add a note to the plat that lot shall not have vehicular access to River Rd.

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

- b. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- c. Provide full street improvements.
- d. Provide ROW dedication for Emerald Drive and River view Court.
- e. Meet the requirements of the NLR Bike Plan for a Bike route w/ sharrow on Paul Duke Dr and River Rd.

9. Meet the requirements of the Screening and Landscaping ordinance, including:

- k. All disturbed areas are to be sodded, fertilized, watered and mulched.
- l. Provide 1 tree per lot.

10. Meet the following requirements concerning signage:

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

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

- k. Provide an approved fire protection plan.
- l. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - Where there are houses, fire hydrants shall have an average spacing of 500 feet along the road. The maximum distance from any point on a street frontage to a hydrant shall be 250 feet. (Volume 1 Appendix C Table C105.1)
 - Where hydrants are not needed for the protection of structures they shall be provided at spacing not to exceed 1000 feet. (Volume 1 Appendix C Table C105.1c)
 - In a one or two family residential development, where the number of one or two family dwelling units exceeds 30 there shall be two separate fire apparatus access roads, or all dwelling units shall be equipped throughout with an approved automatic sprinkler system. (Volume 1 Appendix D107)
 - Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
 - Roads will support 85,000 lbs. (NLR Ordinance 9267)

12. Meet the requirements of CAW, including:

- a. All CAW requirements in effect at the time of request for water service must be met.
- b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
- c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

13. Meet the requirements of NLR Wastewater, including:

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

14. Meet the requirements of NLR Electric, including:

- a. Provide a 30' easement on all existing overhead lines.

The grade is not to be disturbed in any part of the easement. Relocation of any North Little Rock Electric's facilities will be at the cost of the developer.

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.

Public Comments/Adjournment:

Chairman Clifton adjourned the meeting at 4:37pm.

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

- 1. Engineering requirements on detention:**
 - a. Before a building permit will be issued, pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops / parking).
- 2. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening.
 - d. Gravel not permitted per zoning ordinance.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location in industrial subdivision.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (19) street trees along Hwy 165.
 - d. Provide (6) street trees along Fiber Optic Dr.
 - e. Provide (6) parking lot shade trees.
 - f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - g. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - h. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - i. Provide 6 foot front yard landscape strip between property line and paving.
 - j. Provide 4 foot side yard landscape strip between property line and paving.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Must meet the requirements of the Arkansas 2012 AFC & ABC
 - c. All life safety plans will need to be submitted to the Fire Marshal's Office for review and permit fees.
- 8. Meet the requirements of CAW.**
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. Public sewer is available to this lot on the west side of Fiber Optic Drive. Please have the developer's plumber or engineer submit a plan for the street crossing to our office for review.
 - b. Investigate the structures labeled as "SSMH" near the southern edge of this property to determine what type of facility they are and adjust the label according. NLRW does not have gravity sewer in this area.
 - c. Verify that the force main shown in this drawing is in the correct location. If the location cannot be verified then it should be removed from the drawing.
 - d. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

- e. If the planned shop will include floor or trench drains an oil/water interceptor will be required. Careful attention should be given to the finished floor elevation at this facility to allow sufficient fall for the plumbing through this interceptor/monitoring well and then to the public main. A pump station will not be allowed.

SD2022-14 Kum and Go Subdivision, Lot 2R & Springhill Development, Block 3, Lot 6R (Replat at 4300 Stockton Dr.)

- 1. Engineering requirements on detention:**
 - a. Storm water detention plan not required as there is no increase of or a reduction of impervious surface.
- 2. Planning requirements before the plat will be signed:**
 - a. Provide cross access easement on plat with abutting property as shown.
 - b. Provide 40' front yard building line as shown.
 - c. Provide 10' easement along relocated property line for lot 2R.
 - d. Provide City Council Ordinance abandoning north-south 10' utility easement running down the middle of the property.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards for lot 6R or a performance bond.
 - b. Sidewalks for Lot 2R may be built at the time of development.
- 5. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 6. Meet the requirements of the Fire Marshal.**
- 7. Meet the requirements of CAW.**
- 8. Meet the requirements of NLR Wastewater, including:**
 - a. Public sewer is available to Lot 2R on the north side of Smokey Lane requiring a street cut and to the south of Lot 2R requiring an extension of the public main. Please have the developer's plumber or engineer submit a plan to our office for review.
 - b. Verify that adequate easement has been provided for the existing sanitary sewer along the southern edge of Lot 6R. There should be a minimum of 7.5' of easement between the centerline of the existing sewer line and the northern limits of the sewer, utility, and drainage easement.
 - c. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

CASE: Conditional Use #2022-2

REQUEST: To allow an indoor recreation business in a C6 zone

LOCATION OF REQUEST: 1112 W 9TH ST B

APPLICANT: Marc Massa OWNER: 924 WEST 15TH LLC

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

SITE CHARACTERISTICS: The building on the property consists of 3 units. This business will occupy the middle unit.

MASTER STREET PLAN: local street

ZONING: C6

SURROUNDING USES:

NORTH: C6 & R2 – single family EAST: Pike Ave
SOUTH: C6 – undeveloped WEST: R4- single family

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: This type of business is compatible with the surrounding area.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? The property has limited on-site parking since the building was built in a C6 zone.
6. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No
7. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No, a conditional use request is appropriate.

SUMMARY: The applicant is requesting a conditional use to allow for an indoor recreation business in a C6 zone. The applicant will occupy the middle unit in the building. The business will be a fitness & wellness business that will offer training to people of varying fitness levels. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with Conditions

CONDITIONS TO BE CONSIDERED:

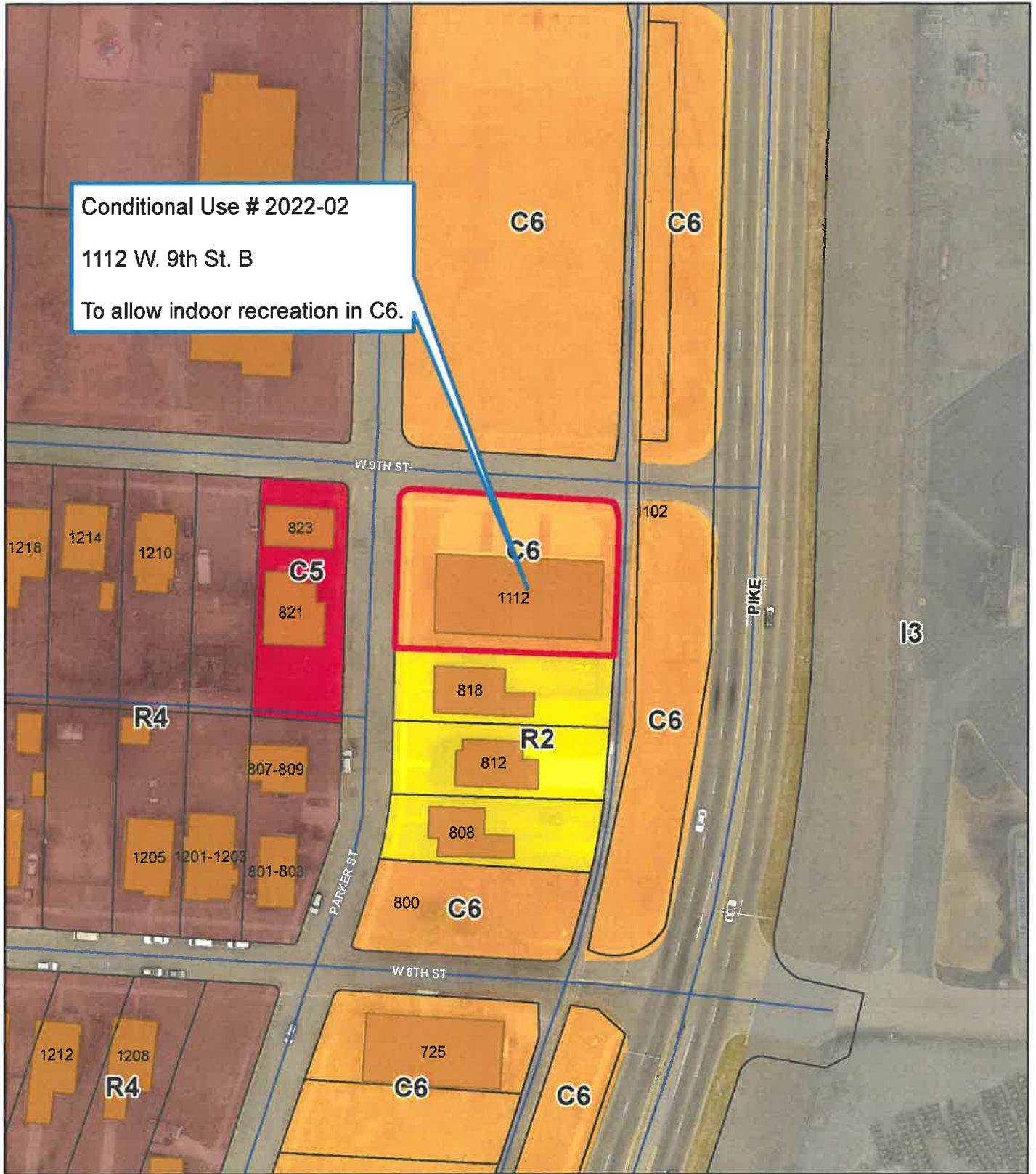
1. Hours of operation 5AM – 7PM; Sunday - Saturday
2. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
3. Business license to be issued after Planning Staff confirmation of requirements.
4. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Conditional Use # 2022-02

Conditional Use # 2022-02

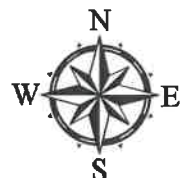
1112 W. 9th St. B

To allow indoor recreation in C6.



Zoning Map

1 inch = 100 feet



Date: 1/20/2022

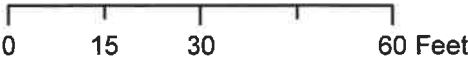
Map is not to survey accuracy

Conditional Use # 2022-02



Ortho Map

1 inch = 30 feet

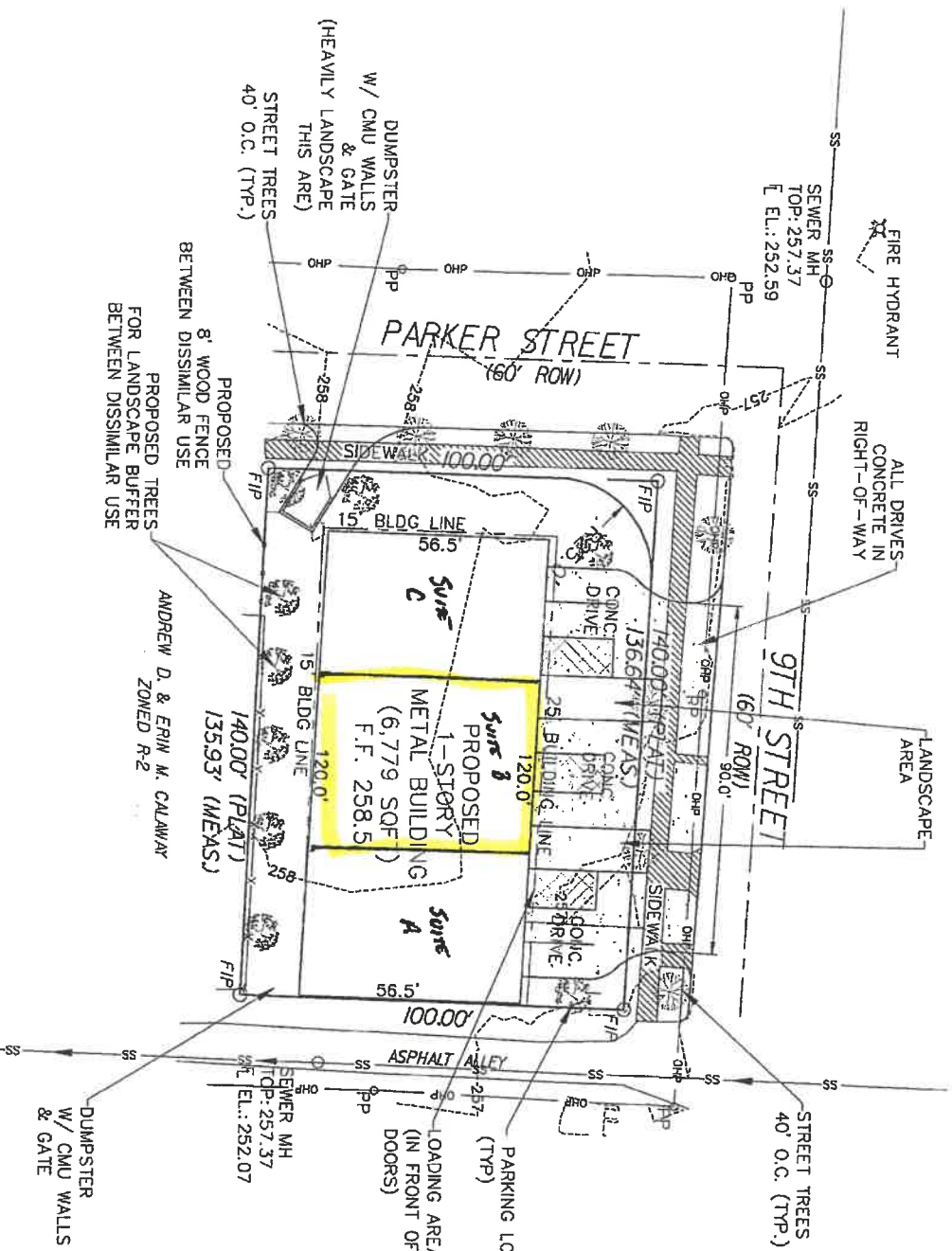


Date: 1/20/2022

Map is not to survey accuracy

- NOTES:**
1. PROPERTY ZONED C-6.
 2. TOTAL AREA OF LOT IS 0.32± ACRES.
 3. WATER RUNS ALONG THE NORTH SIDE OF W. 9TH STREET & THE WEST SIDE OF PARKER STREET.
 4. FIRE HYDRANT IS 74' NORTHWEST OF THE NORTHWEST CORNER AT NW CORNER OF W. 9TH STREET @ PARKER STREET.

SITE PLAN



SCALE: 1" = 20'



LEGAL DESCRIPTION:
 LOT 1R, BLOCK 5, GILES SUBDIVISION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

FLOOD STATEMENT:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.: 05119C 0944 G DATED, JULY 6, 2015, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAN.

OWNER & DEVELOPER
 924 W 15TH, LLC
 924 W 15TH STREET
 NORTH LITTLE ROCK, ARKANSAS 72114



LEGEND:

FOUND IRON PIN	○
SET IRON PIN	●
BUILDING LINE	—
CHAIN LINK FENCE	-X-
BOUNDARY LINE	—
BUILDING	▒
CEILING LINE	—
WATER LINE	—
CONCRETE	▒
ASPHALT	▒

MARLBAR ENGINEERING CO., INC.
 2318 NORTH L. KENNEDY BOULEVARD
 PULASKI COUNTY, ARKANSAS 72116
 PHONE: (501) 752-1811
 FAX: (501) 752-1810

REVISION	DATE	DESCRIPTION

SITE PLAN REVIEW
 LOT 1R, BLOCK 5, GILES SUBDIVISION
 NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DRAWN BY	DATE	SCALE	SHEET NUMBER
JOB	1/18/2016	1" = 20'	1 of 1
APPROVED BY	DATE	SCALE	SHEET NUMBER
JOB	1/18/2016	1" = 20'	1 of 1

Reavis, Timothy

From: Marc Massa <dogtownfitness5012306100@gmail.com>
Sent: Tuesday, January 4, 2022 11:50 AM
To: Reavis, Timothy
Subject: DogTown Fitness.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

My name is Marc Massa with DogTown Fitness. I'm hoping to open up a small fitness/wellness center at 1112 W.9th NLR 72114. I'm a class structured environment with all fitness levels from beginners to experts. At this location the river trail runs right next to the building. I personally ran in the Little Rock Marathon this past November, my first one. We offer a running club, so we r excited to use the trail for training for the upcoming Marathon in March. I'm hoping to bring a positive environment to the community. Thank you for giving me the opportunity to help others, in turn will help me.

Sent from my iPhone



CASE: Rezoning #2022-8

REQUEST: To amend the Land Use Plan from Light Industrial to Single Family and to rezone from the C3 zoning classification to the proposed R2 classification to allow for a single family house.

LOCATION OF REQUEST: 1305 N. Olive St.

APPLICANT AND OWNER: EASON BRANDON/WHITNIE

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

SITE CHARACTERISTICS: a 50' x 100' vacant lot

MASTER STREET PLAN: local street

ZONING: C3

LAND USE PLAN: Light Industrial

SURROUNDING USES:

NORTH: C3 – single family house

SOUTH: C3 – vacant lot

EAST: C3 – single family houses

WEST: C3 – single family house & church parking lot

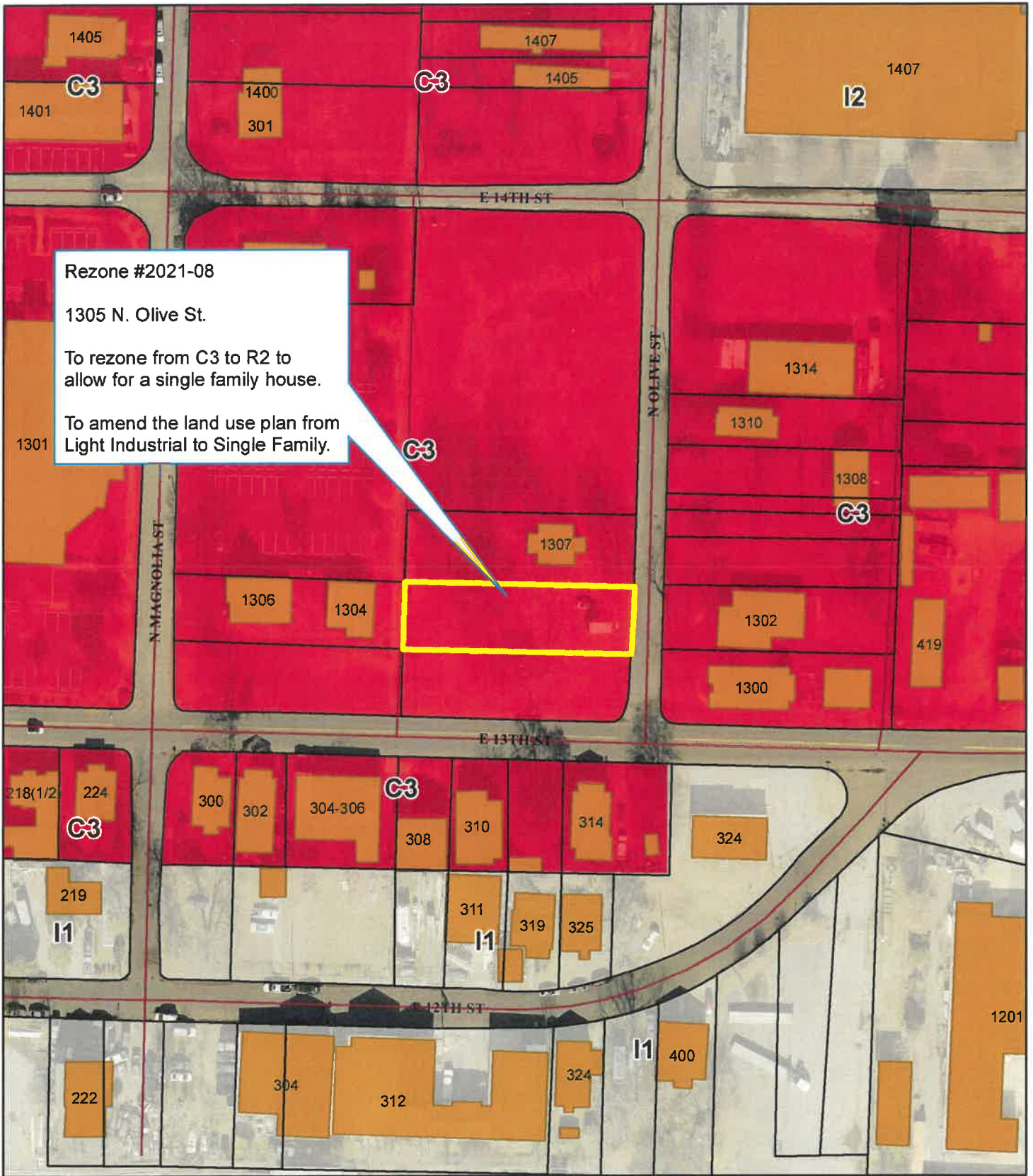
BACKGROUND: Many lots in this area were originally platted as single family lots, but now are zoned C3. In order to pull permits to build a house, the property must be properly zoned.

1. COMPATIBLE WITH PREVIOUS ACTIONS: City Council has approved rezoning requests for properties in this situation in the past.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: No change.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? Yes, a single family house on this property is preferred to a vacant lot.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes. the lot was originally platted for single family development.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No. R2 is appropriate for this request.

SUMMARY: The applicant is requesting to rezone property from C3 to R2 to allow for an 1800 ft. single family house. The property was originally platted for single family development. In order for the applicant to pull a building permit, the zoning must be correct. At the time of writing, no neighbors have objected to the request.

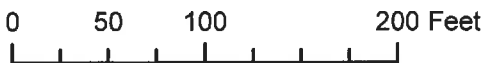
STAFF RECOMMENDATION: Approval

Rezone Case #2022-08



Rezone #2021-08
1305 N. Olive St.
To rezone from C3 to R2 to allow for a single family house.
To amend the land use plan from Light Industrial to Single Family.

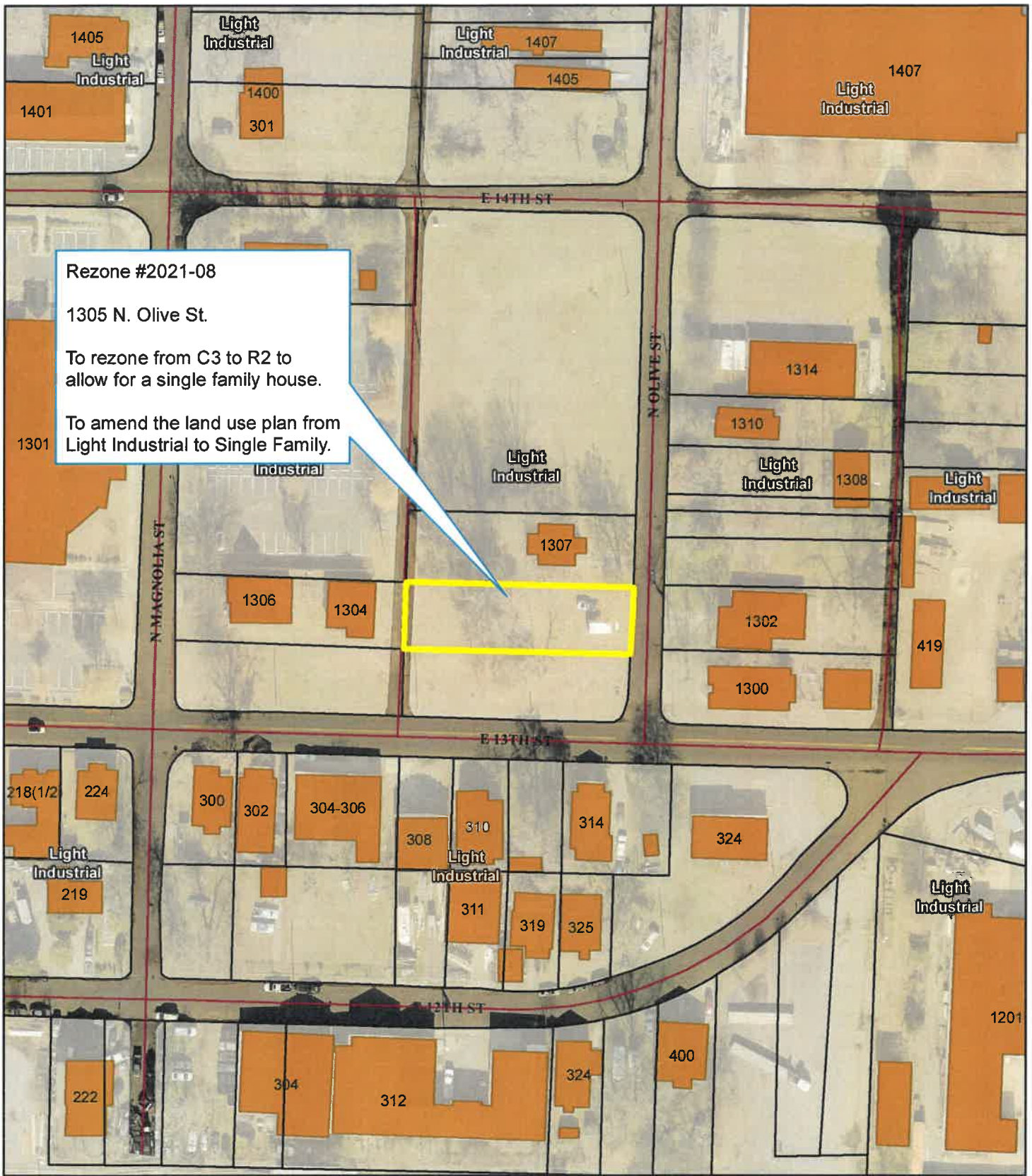
1 inch = 100 feet



Zoning Map

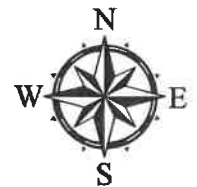
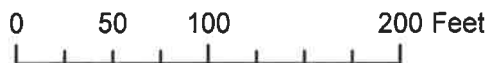
Date: 2/25/2022

Rezone Case #2022-08



Rezone #2021-08
1305 N. Olive St.
To rezone from C3 to R2 to allow for a single family house.
To amend the land use plan from Light Industrial to Single Family.

1 inch = 100 feet



Land Use Map

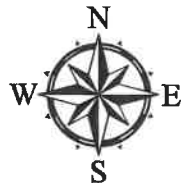
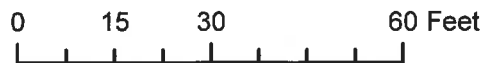
Date: 2/25/2022

Rezone Case #2022-08



Ortho Map

1 inch = 30 feet



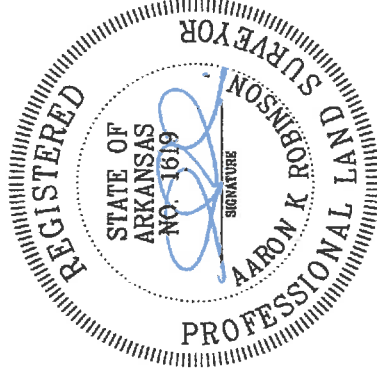
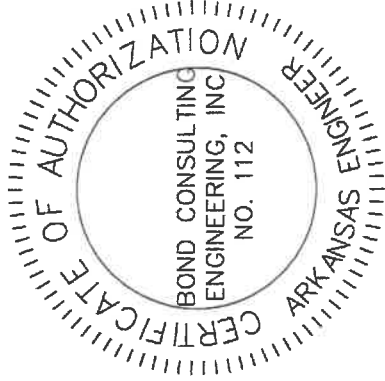
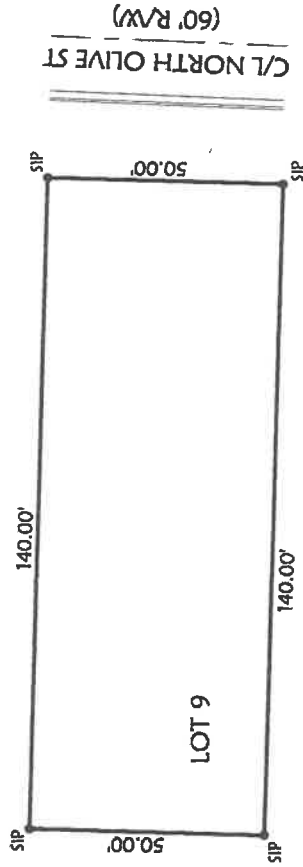
Date: 2/25/2022



NORTH



Scale 1" = 40'



CERTIFICATE OF SURVEYING ACCURACY:

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

AARON K. ROBINSON
REGISTERED LAND SURVEYOR
ARKANSAS LICENSE NO. 1619

FLOOD STATEMENT:
FIRM FLOOD INSURANCE RATE MAP PANEL 0501B2 0344 G (EFFECTIVE DATE: JULY 6, 2015) INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530
E-mail: tbond@bondce.com
E-mail: arobinson@bondce.com

Prepared For:
Racove Construction LLC
1305 North Olive Street
North Little Rock, AR 72114

LOT SURVEY
DAVIS ADDITION
BLOCK 8, LOT 9
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Scale: 1" = 40'
Date: September 8, 2021
Job No.: 9140
Drawn By: RAS

Brandon Eason
1519 Creekview Dr.
Sherwood, AR 72120

To the City of North Little Rock:

I am requesting a rezoning of ¹³⁰⁵~~1307~~ N. Olive street from Commercial to Residential (R1). I plan to build a single family home at approximately 1800 sqft in size. Upon approval of the rezoning, I will be able to obtain the funding necessary to complete the build.

Common Address:

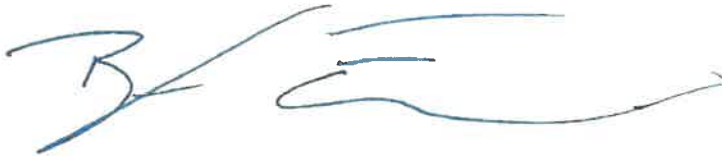
1307 N. Olive St.
North Little Rock, AR 72114

Parcel no.

33N2890108200

Thanks,

Brandon Eason



CASE: Rezoning #2022-9

REQUEST: To amend the Land Use Plan from Single Family to Multi-family and to rezone from R3 to R4 to recognize an existing 2nd residential building on the property.

LOCATION OF REQUEST: 1710 W. 18TH ST

APPLICANT: Danny Jimenez for TCB INVESTMENTS LLC

OWNER: TCB INVESTMENTS LLC

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

SITE CHARACTERISTICS: The property contain a single family house and an old duplex in the rear.

MASTER STREET PLAN: local street

ZONING: R3

LAND USE PLAN: Single Family

SURROUNDING USES:

NORTH: R3 – single family
SOUTH: R3 – single family

EAST: R3 – duplex
WEST: R3 – single family

BACKGROUND: Since the duplex hasn't been in use for over a year, it lost its "legal, non-conforming" status. The owner cannot pull remodel permits on for the duplex in the back unless the zoning allows for the use.

1. COMPATIBLE WITH PREVIOUS ACTIONS: Yes. The City Council has approved rezoning requests for properties in this situation in the past.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Since the building is existing, the request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? Yes, the remodeled building will be an asset to the area.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes. The applicant is not proposing to expand the building.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

SUMMARY: The applicant is requesting to rezone property from R3 to R4 to recognize an existing 2nd residential building on the property. The applicant wants to pull remodel permits for the 2nd residential building – a duplex, but is not permitted to do so unless the zoning allows for it.

STAFF RECOMMENDATION: Approval

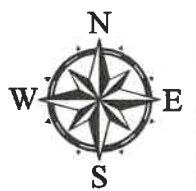
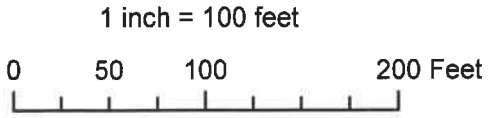
Rezone Case #2022-09



Rezone #2022-09
1710 W. 18th St.
To rezone from R3 to R4 to recognize an existing second residence.
To amend the land use plan from Single Family to Multi Family.

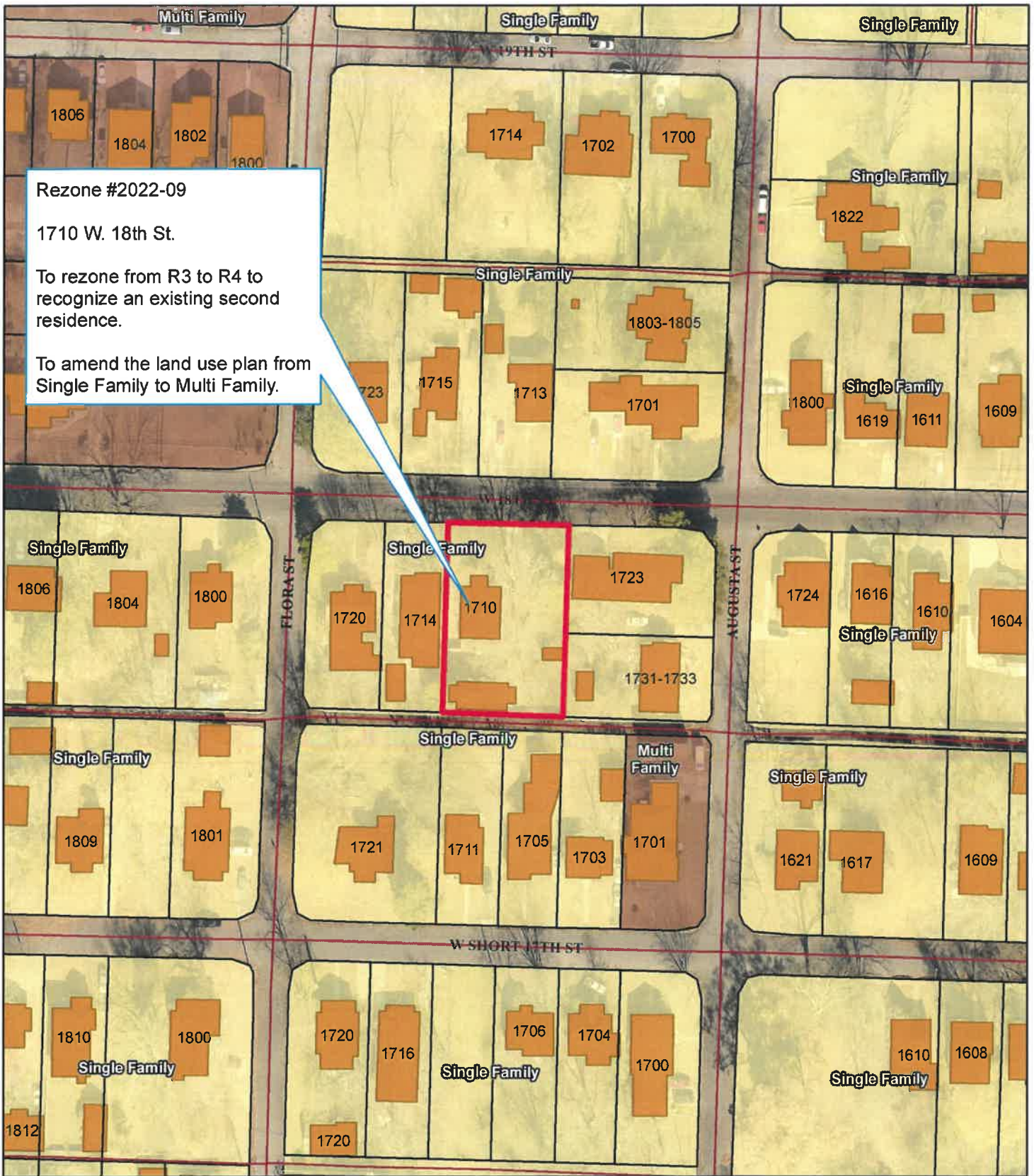


Zoning Map



Date: 2/25/2022

Rezone Case #2022-09

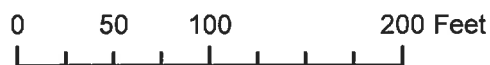


Rezone #2022-09
1710 W. 18th St.
To rezone from R3 to R4 to recognize an existing second residence.
To amend the land use plan from Single Family to Multi Family.



Land Use Map

1 inch = 100 feet

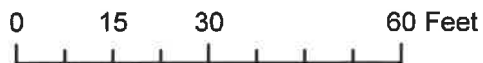


Date: 2/25/2022

Rezone Case #2022-09



1 inch = 30 feet



Date: 2/15/2022



Ortho Map



To : City of North Little Rock Planning Dept.

RE: Re-Zoning of 1717 W 18th St, North Little Rock , AR

To all that it may concern,

fhe company I'm representing, TCB Investments recently purchased the property at 1710 w 18th st, North Little Rock and we are planning on doing some renovations and repairs and reselling the property. We plan to pull all applicable permits for city inspections on all work to be performed.

Although the county records indicate that there is a second residential improvement on the back half of the property, a Multifamily Duplex, allegedly built in 1940 at the same time as the home(according to property report) making the improvements to show a Triplex (to include the single family residence in the front with a Duplex on the back of the property). It was brought to our attention, however, that this has not yet been recognized by the City as Multifamily at all, only the single family residence is included in their current survey. . We are asking for Rezoning here to allow this to function as a Multifamily Triplex.

Renovations to include but not limited to the following (this could change per the City of NLR Building and Mechanical Inspectors)

1. Update HVAC, ELECTRIC, AND PLUMBING as directed by City of NLR Inspectors
2. Framing Repairs as needed
3. Update all 3 kitchens as needed
4. Update all bathrooms as needed
5. Structural repairs as needed
6. Roofing as needed
7. Paint interior and exterior
9. Replace all light fixtures
10. Replace all floor coverings

Regards,

Danny Jimenez, Project Manager
Representing TCB Investments

CASE: Rezoning #2022-10

REQUEST: To rezone from the Conservation zoning classification to the proposed R4 classification to allow for a multi-family development.

LOCATION OF REQUEST: 2700 RIVER RD

APPLICANT: THOMAS ENGINEERING COMPANY

OWNER: JOSHUA MINISTRIES AND COMM DEV CORP

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

SITE CHARACTERISTICS: The site is undeveloped. A communication tower currently occupies the property.

MASTER STREET PLAN: local street

ZONING: Conservation

LAND USE PLAN: Open Lands

SURROUNDING USES:

NORTH: Esplanade Development

SOUTH: Arkansas River

EAST: Conservation – undeveloped

WEST: Conservation - undeveloped

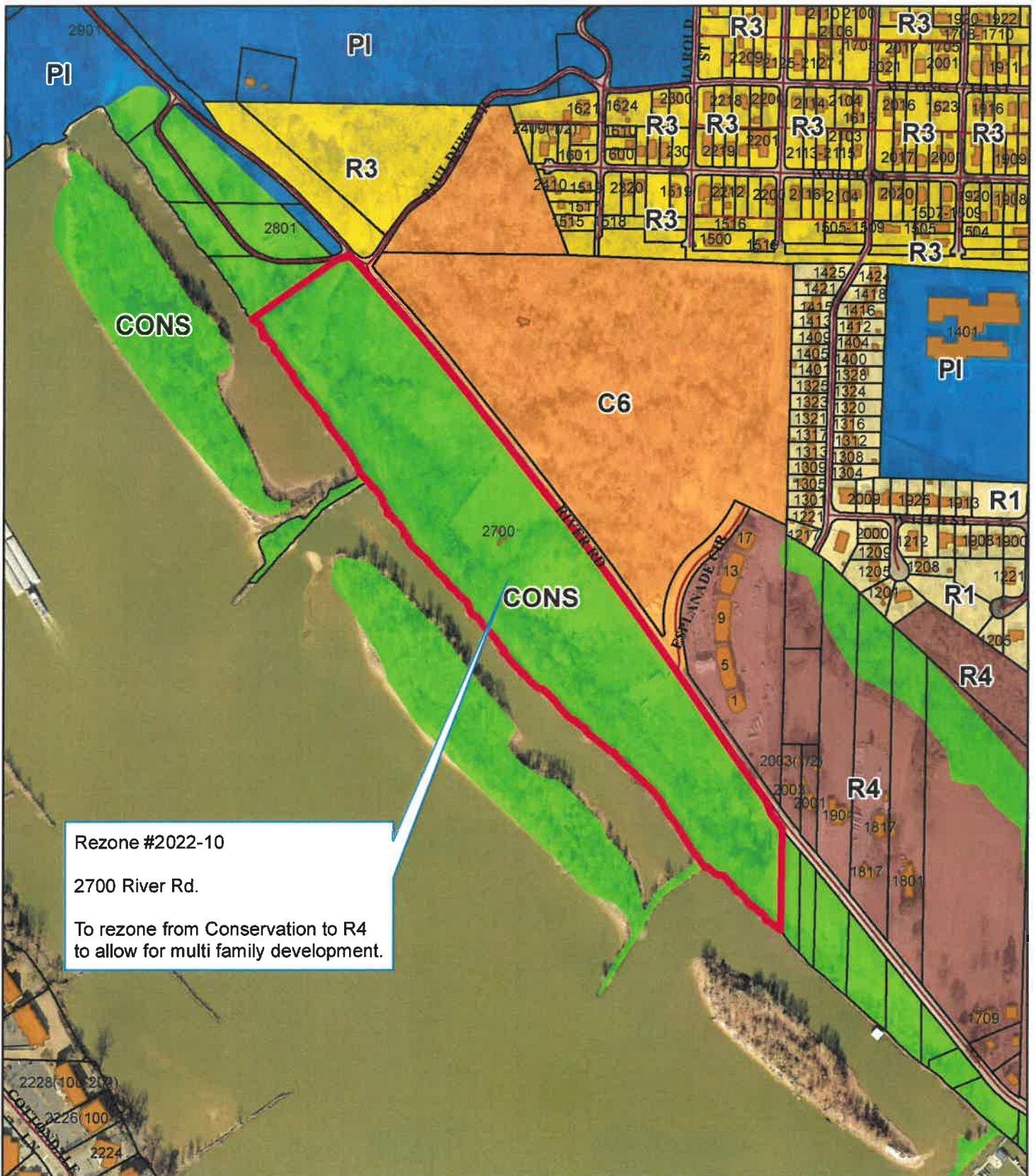
BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: No. the property between River Road and the Arkansas River is zoned conservation.
2. NEIGHBORHOOD POSITION: Staff has received two calls in opposition.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Full comments from utility providers would come during site plan review.
4. LEGAL CONSIDERATION/REASONABLENESS: This request is in conflict with the City's adopted land use plan for property right on the Arkansas River.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? Development at this location may cause environmental harm to the wildlife habitats along the river. Development here would also detract from the scenic nature the conservation zoning is intended to preserve.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Yes. Rezoning this property will open the door for rezoning more the land along the Arkansas River away from conservation.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? For a multi-family development, R4 is an appropriate request.

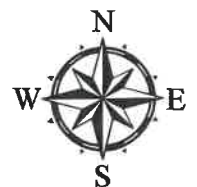
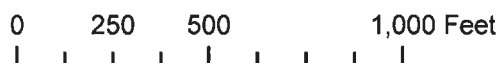
SUMMARY: The applicant is requesting to rezone property from Conservation to R4 to allow for a multi-family development. All the property between River Road and the Arkansas River is zoned Conservation. Rezoning the property for multi-family would set a precedent for development along the river.

STAFF RECOMMENDATION: Deny. Planning staff supports the Open Lands designation as outlined in the City's adopted Land Use Plan for the area along the Arkansas River. City Engineer's office does not support this rezone.

Rezone Case #2022-10



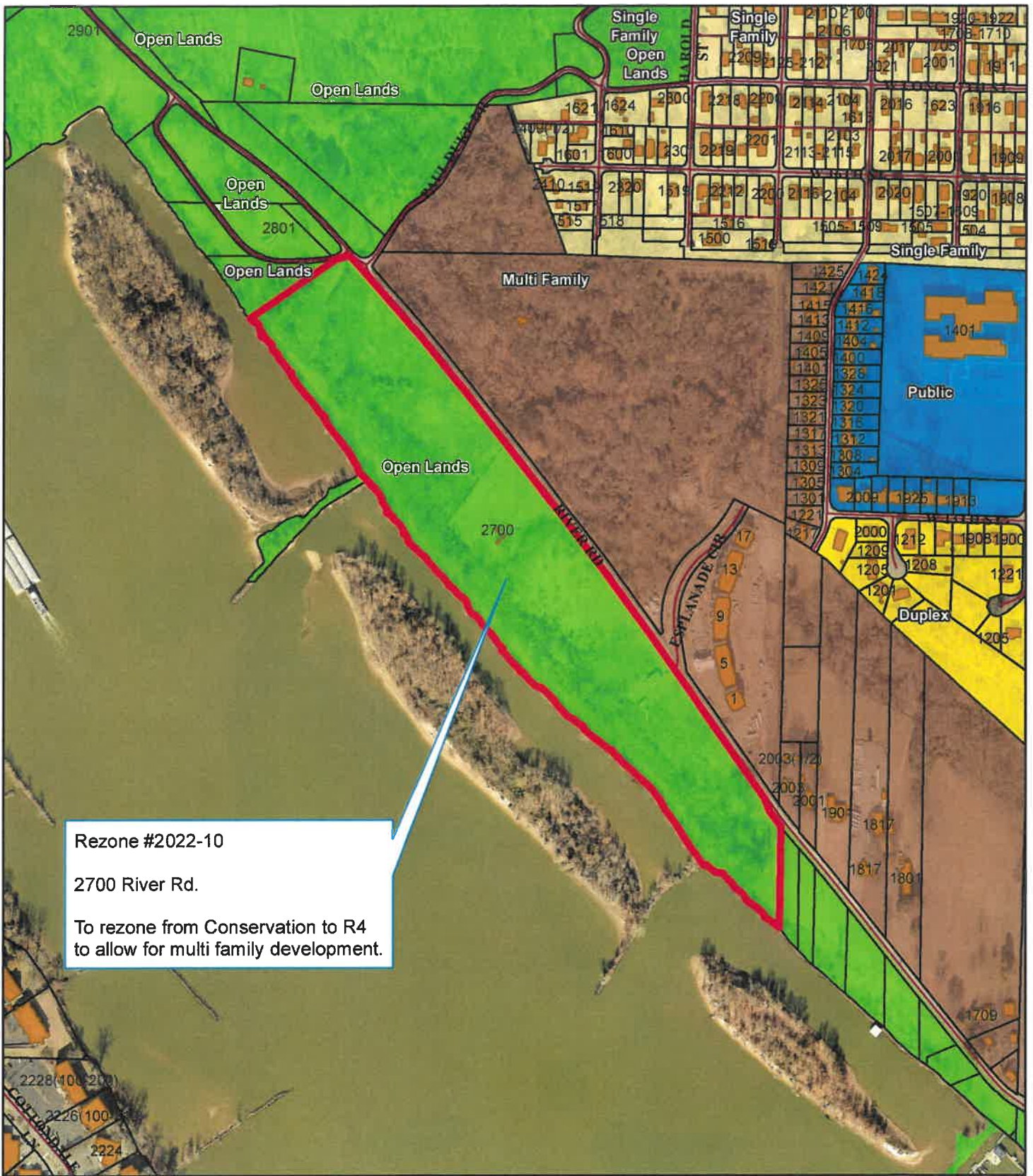
1 inch = 500 feet



Zoning Map

Date: 2/22/2022

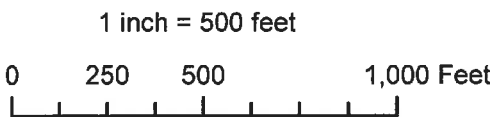
Rezone Case #2022-10



Rezone #2022-10
2700 River Rd.
To rezone from Conservation to R4
to allow for multi family development.



Land Use Map

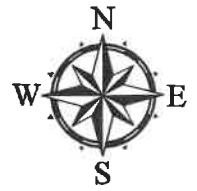
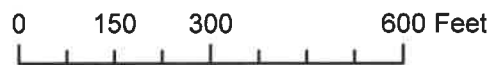


Date: 2/22/2022

Rezone Case #2022-10



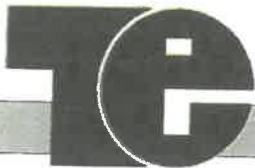
1 inch = 300 feet



Date: 2/22/2022



Ortho Map



THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116

(501) 753-4463

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

January 25, 2022

Mr. Shawn Spencer, Director
North Little Rock Planning Department
120 Main Street
North Little Rock, AR 72114

RE: Rezoning Application
25 +/- Acres on River Road

Dear Mr. Spencer:

Please accept this letter to serve as our application for a rezoning request of approximately 25 acres of land located on the river side of River Road southeast of Paul Duke Drive. We wish to be placed on the March 8, 2022 Planning Commission meeting agenda.

The property is currently zoned conservation. The owner is requesting the property be rezoned to R-4 to allow for future apartment development.

Items included with this submittal:

Exhibit A - Overall Survey of Property
Exhibit B - Legal Description
Letter from Property Owner
Review Fee in the amount of \$220.00

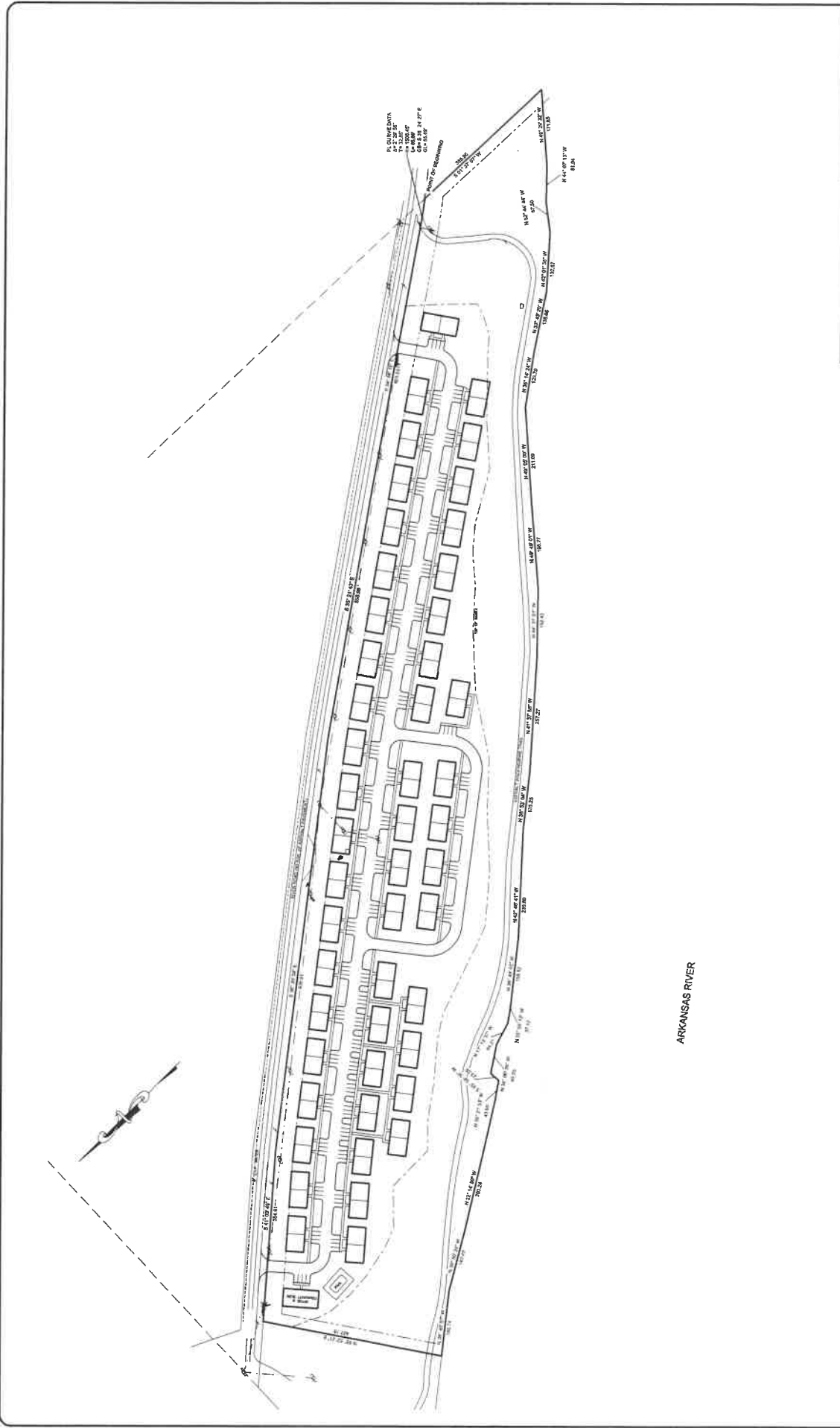
Developer Information:

TERRAFORMA, LLC
P.O. Box 13437
Maumelle, AR 72113

If you have any questions, please give me a call.

Sincerely,

John R. Pownall, P.E.
President



1. 15' 00" MIN. SIDE SETBACK
 2. 10' 00" MIN. FRONT SETBACK
 3. 10' 00" MIN. REAR SETBACK
 4. 10' 00" MIN. SIDE SETBACK
 5. 10' 00" MIN. FRONT SETBACK
 6. 10' 00" MIN. REAR SETBACK
 7. 10' 00" MIN. SIDE SETBACK
 8. 10' 00" MIN. FRONT SETBACK
 9. 10' 00" MIN. REAR SETBACK
 10. 10' 00" MIN. SIDE SETBACK

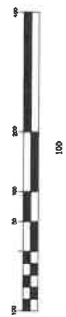
THOMAS ENGINEERING COMPANY
 3110 LODDOUT ROAD, N. LITTLE ROCK, AR. 72116
 TEL. 501-263-4463

SKETCH PLAN
 RIVER ROAD
 NORTH LITTLE ROCK, ARKANSAS

APPROVED: _____ DATE: 2/21/22
 DRAWN BY: _____
 SCALE: 1" = 100'
 SHEET NO. **C1**

48 BUILDINGS (68 UNITS)
 186 SPACES
 4 SPACES
 200 SPACES

DATA
 DUPLEX BUILDINGS
 PARKING SPACES
 OFFICE SPACES
 TOTAL SPACES



ARKANSAS RIVER

CASE: Special Use #2022-1

REQUEST: To allow a daycare center in a C2 & C3 zone

LOCATION OF REQUEST: 4210 E BROADWAY ST

APPLICANT: Andrew Rodgers

OWNER: KIM PROPERTIES LLC

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

SITE CHARACTERISTICS: Site consists of two buildings on the property and a drop off area along Earl St.

MASTER STREET PLAN: Principal Arterial

ZONING: C2 & C3

LAND USE PLAN: Community Shopping

SURROUNDING USES:

NORTH: C3 – Rose City Shopping Center

SOUTH: C3 – Don's Weaponry

EAST: C3 – Convenience store

WEST: C3 – Little Caesar's

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Daycares have been approved along E. Broadway in the past.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? The applicant is proposing a 24 hour facility. Due to the building's location along E. Broadway, this is not unreasonable.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? If the entire property was zoned C3, then the applicant could request a conditional use. Since half the property is zoned C2, a special use is appropriate.

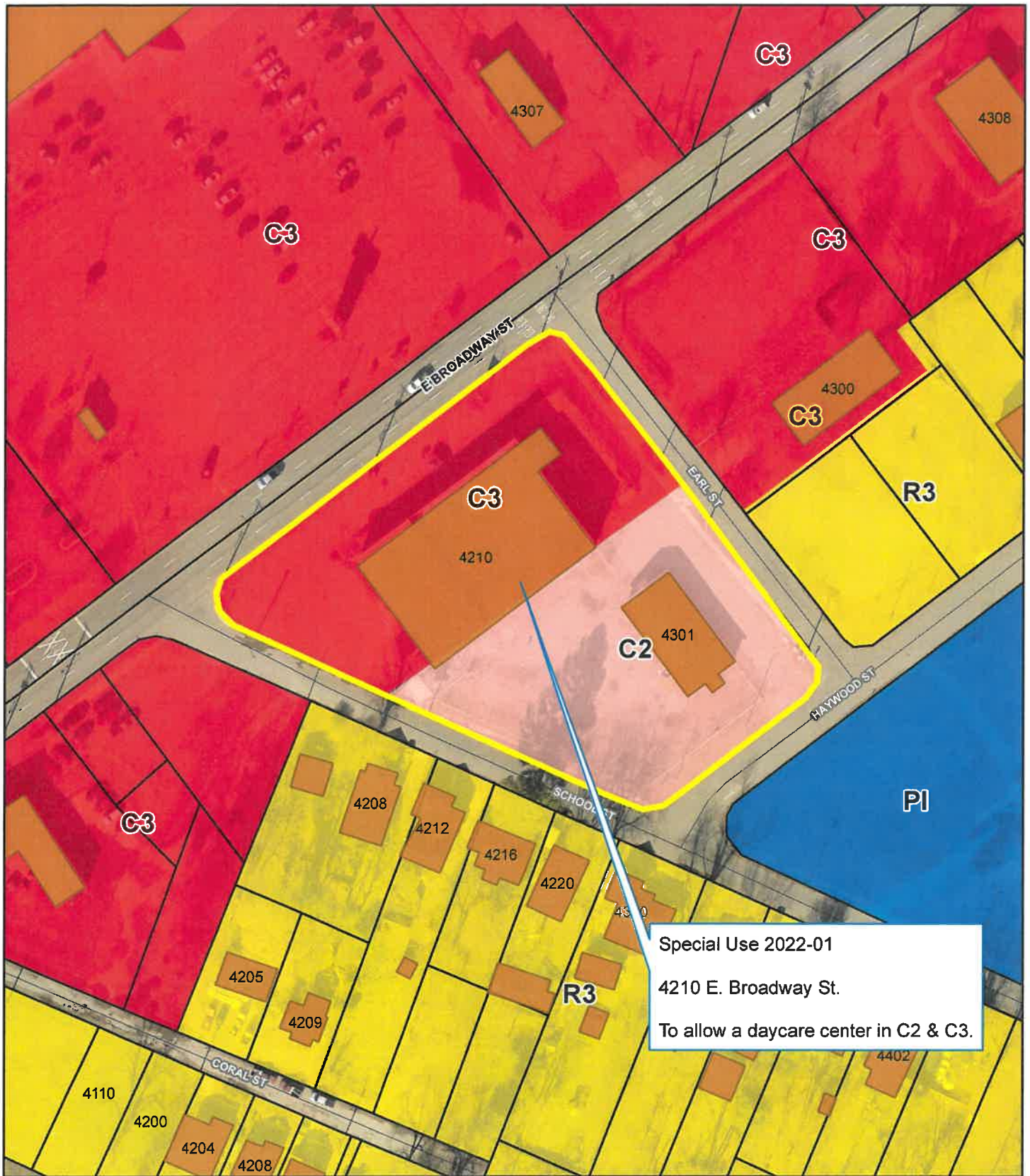
SUMMARY: The applicant is requesting a special use for a daycare center in a C2 and C3 zone. The applicant proposes to use both buildings on the property. The building along Earl Street will be used for aftercare. The daycare is proposed to be 24 hours. A 24 hour facility requires additional safety measures from the Fire Marshal's office. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with conditions

CONDITIONS TO BE CONSIDERED:

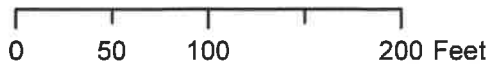
1. Hours of operation: 24 hours a day.
2. Playground to be directly accessed from the building.
3. Playground to have emergency exit away from the building.
4. Playground fence to be 6' wood privacy fence.
5. Applicant must meet all Fire Marshal requirements for a 24 daycare facility.
5. Applicant must 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



Zoning Map

1 inch = 100 feet



Date: 1/26/2022

Not an actual survey

Special Use #2022-01

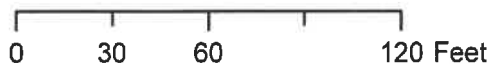


Fence location.



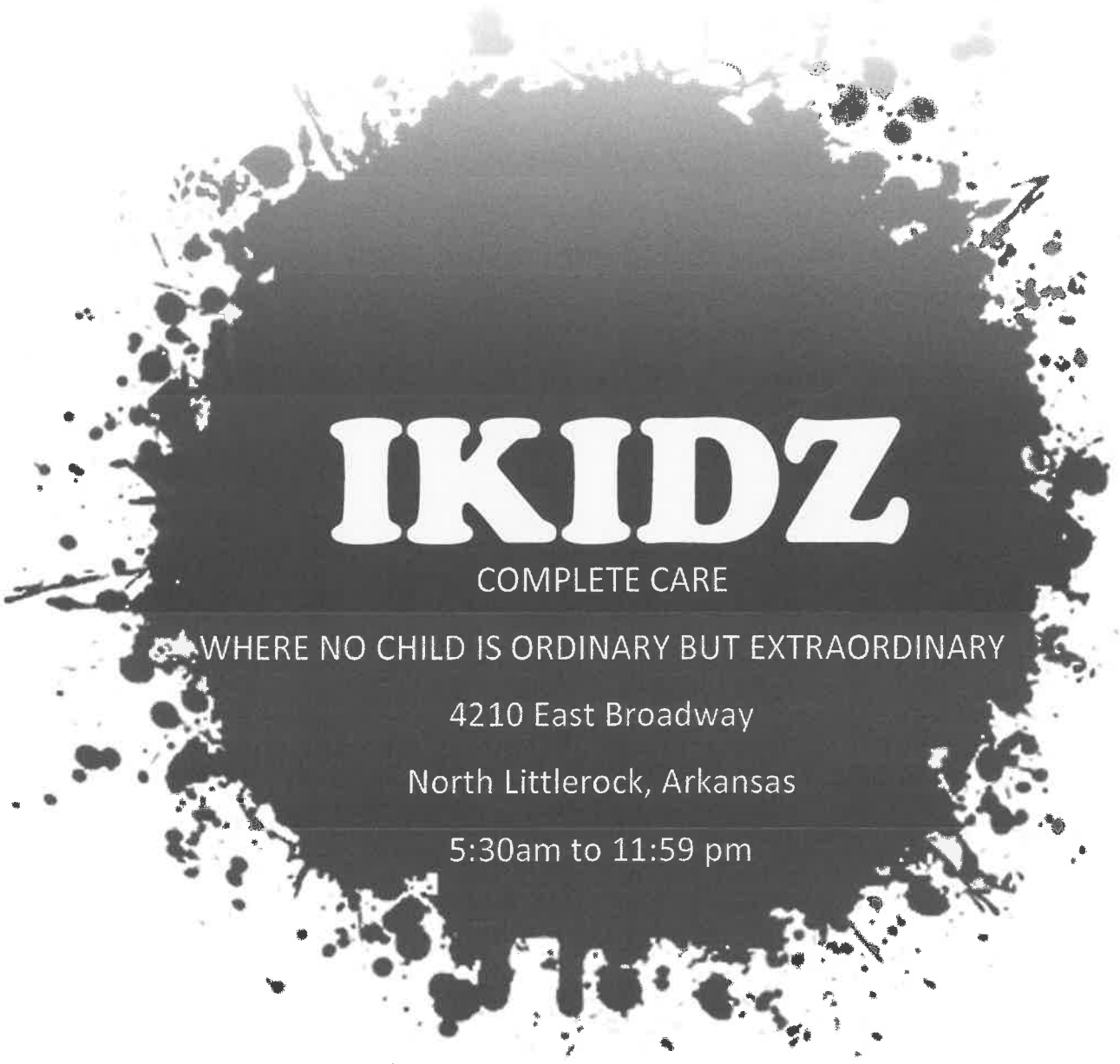
Ortho Map

1 inch = 60 feet



Date: 2/25/2022

Not an actual survey



IKIDZ

COMPLETE CARE

WHERE NO CHILD IS ORDINARY BUT EXTRAORDINARY

4210 East Broadway

North Littlerock, Arkansas

5:30am to 11:59 pm

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.

The exterior is designed as followed:

1. Front & side parking
2. Large, fenced rear yard space which is gated and will be made private for children safety
3. Sidewalk access to additional building
4. Front windows
5. Signage space along roof line
6. Paved entrances and exits
7. Proper lighting
8. Secured Access

Added spaces:

1. Bathrooms expanded: 6 children's toilets and 6 sinks
2. Kitchen Area: 3 compartment sink and hand wash area
3. Added electrical outlets for ventless ovens



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

Memo

To: Planning Commissioners
From: Planning Staff
Date: 03/08/2022
Re: Public Hearing #2022-3: Revoke Special Use #2018-2

On April 10, 2018 the Planning Commission voted to recommend approval for a special use #2018-2 to allow a mobile home in an R2 zone at 7001 Faulkner Lake Rd. The applicant, Mr. Delano Davis, agreed to a three year time frame for the mobile home to be on the property, then he would remove it (condition #8 on the attached ordinance). Three years have passed. The mobile home is still on the property. This is a zoning violation. Surrounding property owners have complained about the mobile home still being on the property.

The original City Council ordinance was approved on May 14, 2018. The three years ended May 14, 2021. The full ordinance is enclosed.

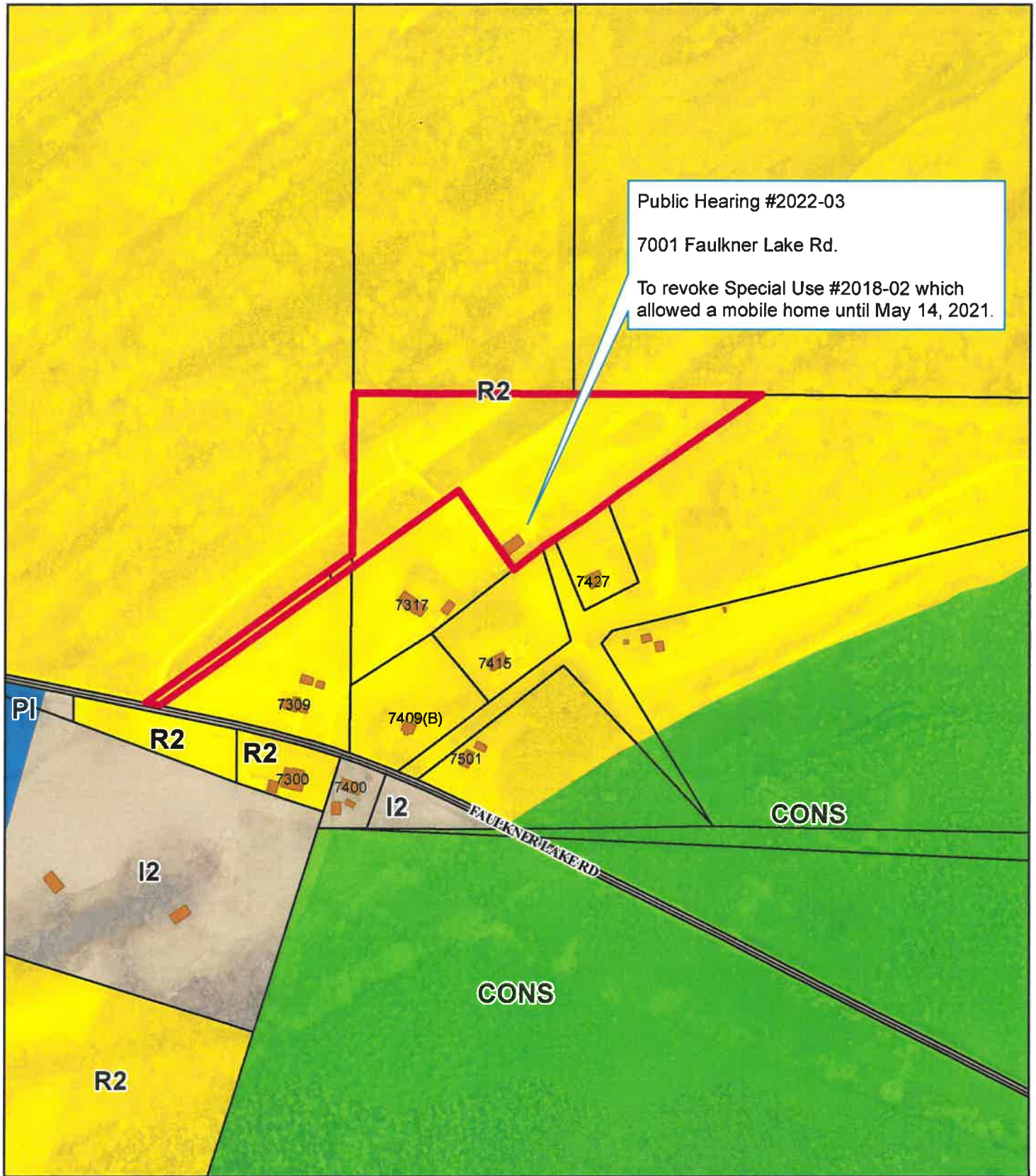
You are voting “yes” to recommend City Council revoke the special use or “no” to recommend City Council not revoke the special use.

Public Hearing Case # 2022-03

Public Hearing #2022-03

7001 Faulkner Lake Rd.

To revoke Special Use #2018-02 which allowed a mobile home until May 14, 2021.



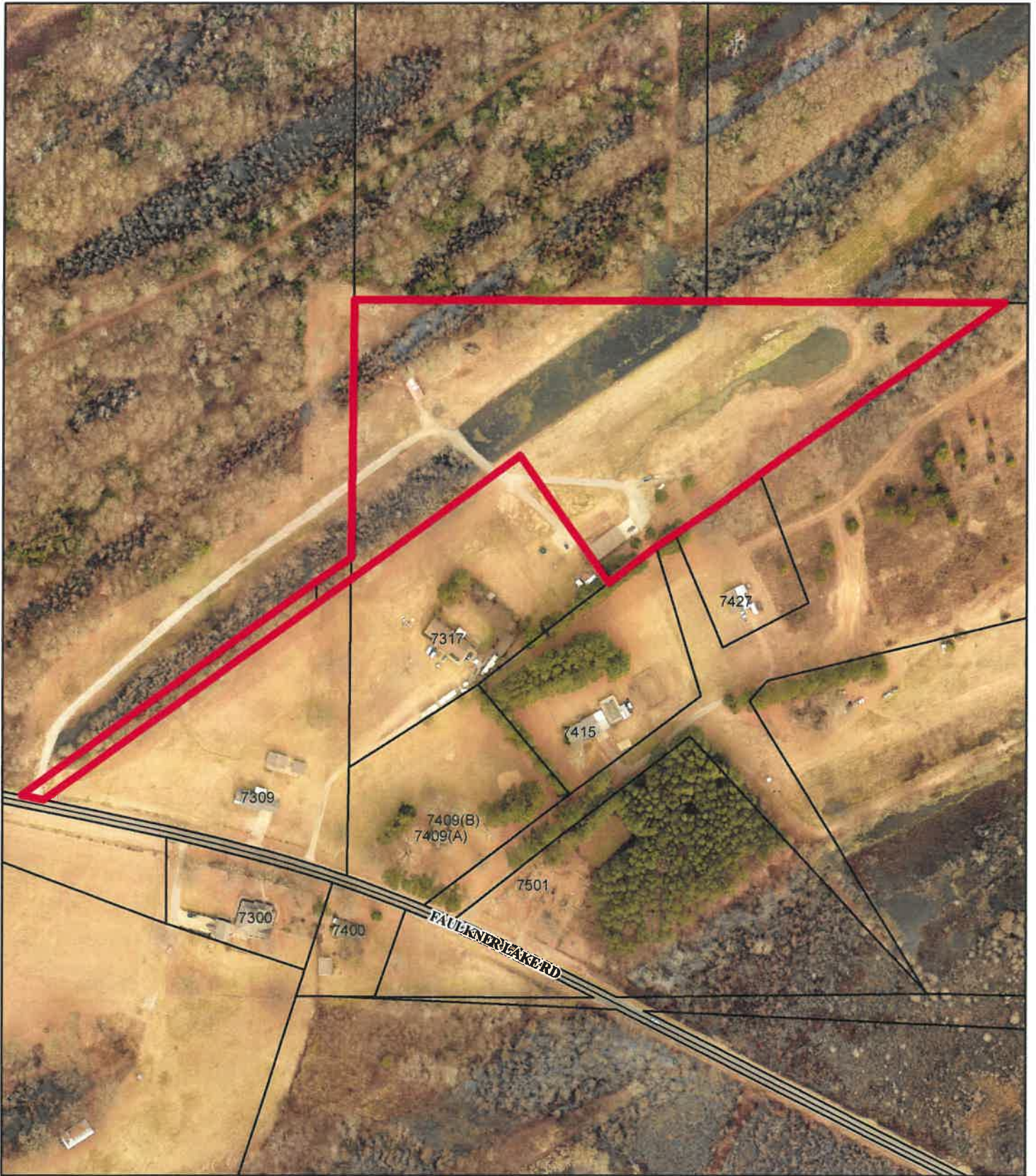
Zoning Map

1 inch = 400 feet



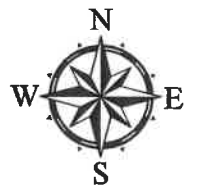
Date: 2/22/2022

Public Hearing Case # 2022-03



Ortho Map

1 inch = 250 feet



Date: 2/22/2022

ORDINANCE NO. 9004

AN ORDINANCE ALLOWING A SPECIAL USE FOR A MOBILE HOME IN AN R-2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 7001 FAULKNER LAKE ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Delano Davis, P. O. Box 46374, Little Rock, Arkansas 72214, seeking a special use of said land, which application was duly considered and approved by a majority vote (8 affirmative, 1 absent) of the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on April 10, 2018.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1. That a special use is granted for a mobile home in an R-2 zone for the subject real property being more particularly described as:

PART OF THE SW QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, AR MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2' REBAR ACCEPTED AS THE SW CORNER OF SAID SECTION 34, AND RUN THENCE N02°06'45" E ALONG THE WEST LINE THEREOF 749.53' TO A 2" PIPE AND THE POINT OF BEGINNING; THENCE S54°59'15"W 622.98' TO THE NORTH RIGHT OF WAY OF FAULKNER LAKE ROAD; THENCE N74°18'37" W ALONG SAID RIGHT OF WAY 38.77'; THENCE LEAVING SAID RIGHT OF WAY N54°59'15" E 670.25' TO THE WEST LINE OF SAID SW 1/4; THENCE N02°06'45" E ALONG SAID WEST LINE 529.23' TO A REBAR AND CAP; THENCE S88°55'23" E 1117.29' TO A 3/4" ROD; THENCE S49°20'45" W 627.33' TO A 2" PIPE; THENCE S43°10'49"W 134.85' TO A 2 INCH PIPE; THENCE S55°12'44"W 154.58' TO A 1/2" REBAR AND CAP; THENCE N34°48'39"W 293.46' TO A 1/2" REBAR AND CAP; THENCE S55°13'13"W 335.17' TO THE POINT OF BEGINNING CONTAINING 10.06 ACRES MORE OR LESS. (See maps attached hereto collectively as Exhibit "A".)

SECTION 2. That this special use shall be subject to the following conditions:

- (1) The mobile home unit will meet the required building setbacks of the zone.
- (2) The mobile home unit will be skirted.
- (3) The mobile home unit will be set up and anchored in accordance with the rules and regulations of the Arkansas Manufactured Housing Commission.

- (4) The mobile home unit must have the HUD manufactured home certification label.
- (5) The mobile home unit will have a dedicated driveway.
- (6) The mobile home unit will meet the Arkansas Health Department requirements of a septic system (if applicable).
- (7) If the mobile home unit is damaged or destroyed by at least 75%, it cannot be replaced, and the special use shall be removed.
- (8) The mobile home is to be removed within three (3) years after the city council approval of special use.
- (9) If outside city limits, the mobile home until must meet all Pulaski County requirements.
- (10) Applicant understands that failure to comply with these conditions may result in loss of the Special Use and or removal of Electric Power Meter.

SECTION 3. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4. That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5. It is hereby found and determined that the special use of the above-described lands as provided for herein is immediately necessary in order to insure the proper and orderly growth of this land and the proper and orderly growth of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect on the date set forth below.

PASSED:

5/14/18

APPROVED:

Joe A. Smith
Mayor Joe A. Smith

SPONSOR

FOR CONSIDERATION ONLY:

Joe A. Smith by AF
Mayor Joe A. Smith

ATTEST:

Diane Whitbey
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

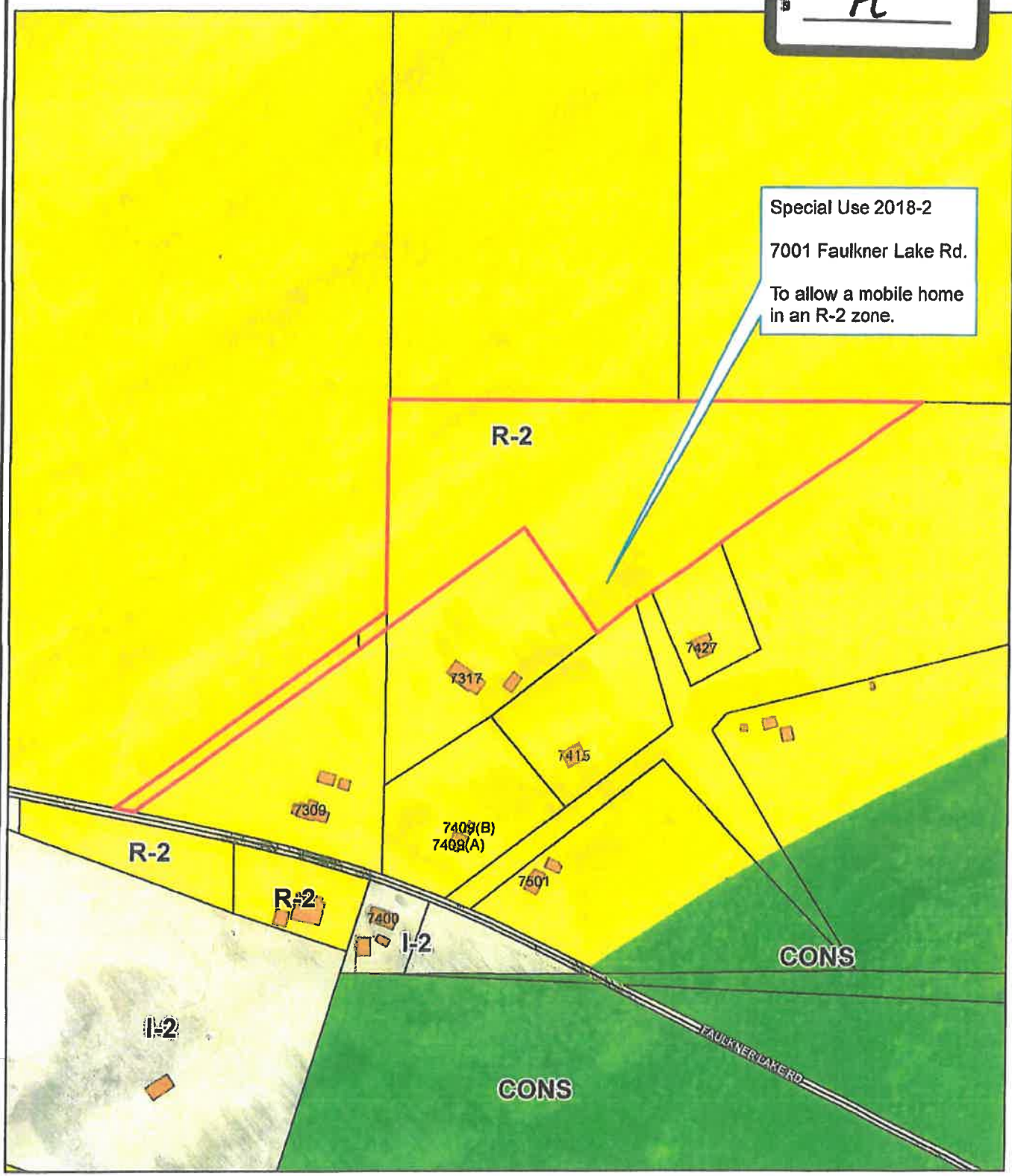
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

FILED 10:56 A.M. _____ P.M.
By A. Fields
DATE 5-8-18
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY S. H. S. S.

Special Use #2018-2

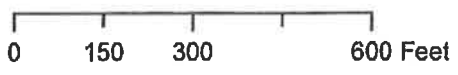
EXHIBIT
A

Special Use 2018-2
7001 Faulkner Lake Rd.
To allow a mobile home
in an R-2 zone.



Zoning Map

1 inch = 300 feet



Date: 1/22/2018

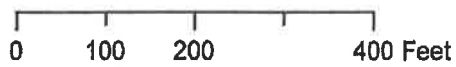
Not an actual survey

Special Use #2018-2



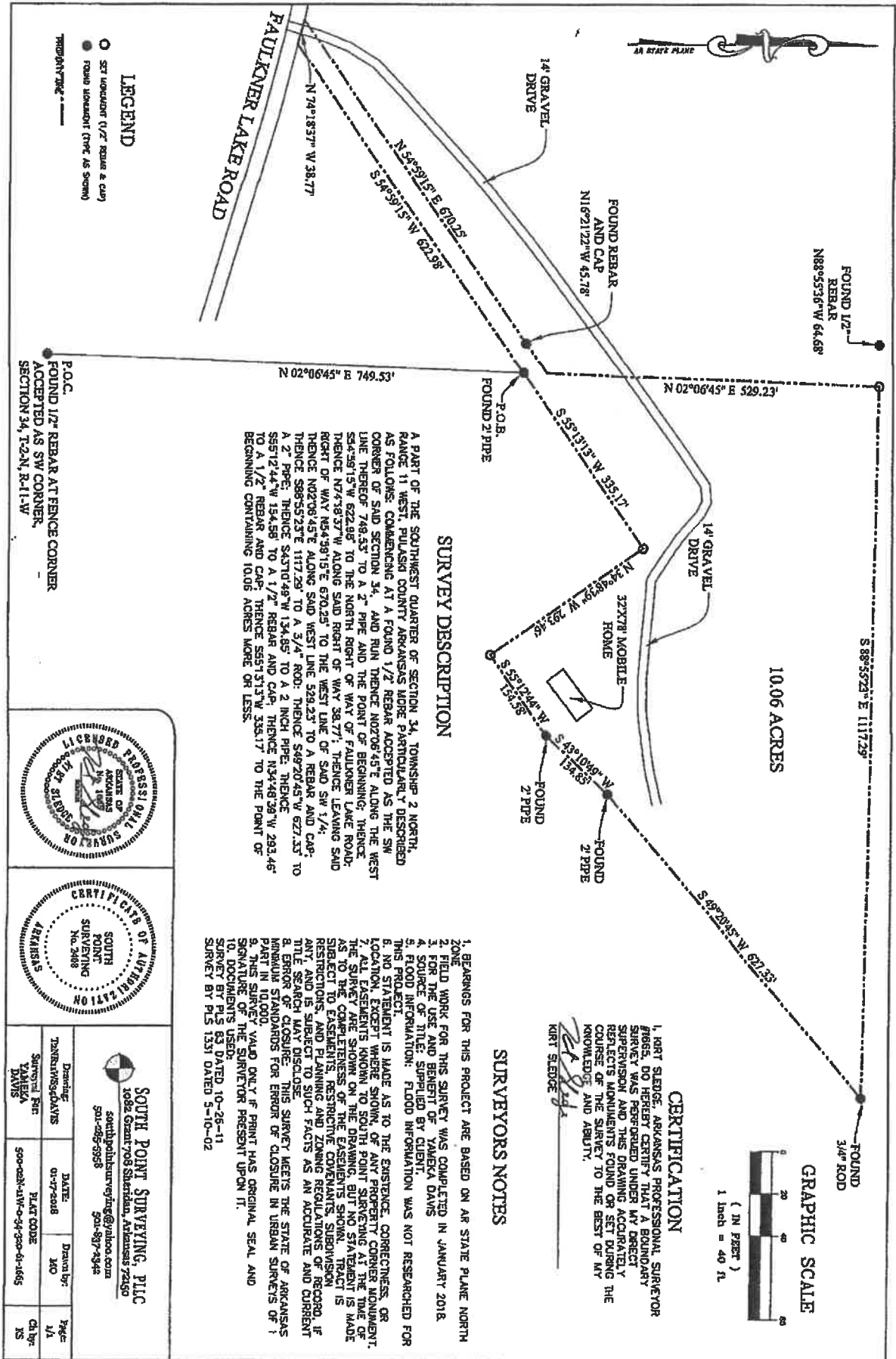
Ortho Map

1 inch = 200 feet



Date: 1/22/2018

Not an actual survey



LEGEND

- SET MONUMENT (1/2" REBAR & CAP)
- FOUND MONUMENT (1/2" AS SHOWN)

P.O.C.
FOUND 1/2" REBAR AT FENCE CORNER
ACCEPTED AS SW CORNER,
SECTION 34, T-2-N, R-11-W

SURVEY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR ACCEPTED AS THE SW CORNER OF SAID SECTION 34, AND RUN THENCE N07°08'45"E ALONG THE WEST LINE THEREOF 748.53' TO A 2" PIPE AND THE POINT OF BEGINNING; THENCE S45°59'15"W 622.98' TO THE NORTH RIGHT OF WAY OF FAULKNER LAKE ROAD; THENCE N74°18'37"W ALONG SAID ROAD TO THE WEST LINE OF SAID SW 1/4; THENCE N07°08'45"E ALONG SAID WEST LINE 529.23' TO A REBAR AND CAP; THENCE N02°06'45"E 749.53' TO A 2" PIPE; THENCE S45°10'49"W 134.85' TO A 2 INCH PIPE; THENCE S51°12'44"W 134.85' TO A 1/2" REBAR AND CAP; THENCE S51°13'13"W 335.17' TO THE POINT OF BEGINNING CONTAINING 10.05 ACRES MORE OR LESS.

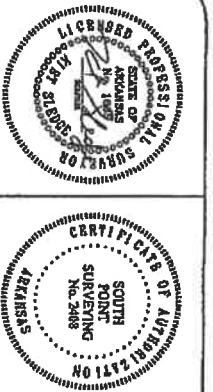
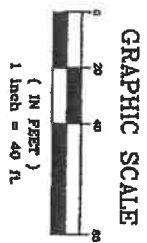
SURVEYORS NOTES

1. BEARINGS FOR THIS PROJECT ARE BASED ON AR STATE PLANE NORTH ZONE.
2. FIELD WORK FOR THIS SURVEY WAS COMPLETED IN JANUARY 2018.
3. FOR THE USE AND BENEFIT OF CLIENTS: DAVIS
4. SOURCE OF TITLES SEARCHED BY CLIENTS: DAVIS
5. FLOOD INFORMATION: FLOOD INFORMATION WAS NOT RESEARCHED FOR THIS PROJECT.
6. NO STATEMENT IS MADE AS TO THE EXISTENCE, CORRECTNESS, OR LOCATION, EXCEPT WHERE SHOWN, OF ANY PROPERTY CORNER MONUMENT.
7. ALL EASEMENTS KNOWN TO SOUTH POINT SURVEYING AT THE TIME OF THE SURVEY ARE SHOWN ON THE DRAWING, BUT NO STATEMENT IS MADE AS TO THE COMPLETENESS OF THE EASEMENTS SHOWN. TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
8. SURVEYOR'S CLOSURE: THIS SURVEY KEEPS THE STATE OF ARKANSAS MANDATORY STANDARDS FOR ERROR OF CLOSURE IN URBAN SURVEYS OF 1 PART IN 10,000.
9. THIS SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR PRESENT UPON IT.
10. DOCUMENTS USED: SURVEY BY PLUS 63 DATED 10-26-11 SURVEY BY PLUS 1331 DATED 5-10-02

CERTIFICATION

I, KURT SLEDGE, ARKANSAS PROFESSIONAL SURVEYOR #188, DO HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THIS DRAWING ACCURATELY REFLECTS MONUMENTS FOUND OR SET DURING THE COURSE OF THE SURVEY TO THE BEST OF MY KNOWLEDGE AND ABILITY.

KURT SLEDGE



SOUTH POINT SURVEYING, PLLC
1022 Grant 708 Sherman, Arkansas 72150
501-585-6958 southpointsurveying@yaho.com 501-837-1944

Drawing: TRANSMISSOAINS	DATE: 01-27-2018	Drawn by: MD	Page: 1/1
Surveyed For: YAMENIA DAVIS	BLK CODE: 500-028-114-0-24-250-01-055	Ch by: KS	