



North Little Rock Planning Commission
July 12, 2022 - Agenda Meeting / Public Hearing 4:00 PM
City Council Chambers – 300 Main Street, NLR, AR 72114
Revised 7/13/2022

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

Administrative: ▪ **Items 6 and 11 are postponed**

Approval of Minutes: ▪ June 14, 2022

Planning Commission Items:

1. **Rezone #2022-22** Rezoning from R2 & R4 to C6 to allow a multi-family development located at 1120 Rockwater Blvd (**Additional information provided to the Commission 7/12/2022**) **Revised 7/13/2022**
2. **SD2022-42** Resorts at Rockwater Addition Lot 1R, Prel Plat and SPR (Prel Plat and SPR for a new multi-family development located at 1120 Rockwater Blvd)
3. **SD2022-36** North Argenta Addition Replat Blk 41, Lots 1R- 3R (a replat of 2 residential lots running east/west with no street access into 3 lots running north/south at 520 W 14th St)
4. **SD2022-40** White Oak Crossing Lot 2, SPR (SPR for development of 2 commercial buildings located at 9330 White Oak Xing)
5. **SD2022-41** Choctaw Addition Lots 6 & 7, Blk 20, SPR (SPR for a commercial building located at 2207 E Broadway St)
6. **Postponed - SD2022-43** UP Railroad SPR (SPR for a wastewater treatment facility located at 600 Pike Avenue)
7. **Rezone #2022-19** Rezoning from C3 to R6 to allow a manufactured home located at 8004 MacArthur Dr
8. **Rezone #2022-20** Rezoning from R3 to R4 to recognize two existing residential homes on a single lot located at 1315 W 16th St
9. **Rezone #2022-21** Rezoning from C3 to C6 to allow residential as an allowable use located at 2120 Main St
10. **Conditional Use #2022-11** - To allow auto sales in a C4 zone at 1815 E. Broadway Street
11. **Postponed - Conditional Use #2022-10** to allow an after school program located at 5301 McClanahan Drive Suite B1
12. **Special Use #2022-07** to allow the sale of dirt for a 3-year period located at 12602 Faulkner Lake Rd

Public Comment / Adjournment:



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

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

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

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

1. No person shall address the Planning Commission without first being recognized by the Chair.
2. All questions and remarks shall be made from the podium and addressed through the Chair.
3. After being recognized, each person shall state their name and address for the record.
4. When a group of citizens are present to speak on an item, a spokesperson may be selected by the group to address the Commission. If multiple individuals of the group desires to speak, the Chairman may limit each presentation to three minutes.
5. Anyone from a group may also be recognized if they have new or additional information to add to an items discussion. This additional presentation shall be limited to three minutes.
6. Individual (not representing a citizen group) presentations shall be limited to three minutes.
7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
10. Anyone wishing to submit exhibits for the record shall provide the Secretary with a copy for each Planning Commissioner, one copy for Staff to be placed in the permanent file, one copy for the Planning Director and one copy for the Legal Department.
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
June 14, 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
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
Beau Cooper, Secretary

Administrative:

Item 2 has been postponed. Item 9 has been withdrawn.

Approval of Minutes:

A motion was made and seconded to approve the May 10, 2022, meeting minutes as submitted. Chairman Clifton called for a motion to approve the minutes as submitted. Mr. Chambers made the motion. Mr. Foster seconded the motion. The Commission unanimously voted in favor of the motion.

Public Hearing:

1. **SD2022-35 White Oak Crossing Commercial Park Lot 2 SPR (revised SPR for a mini-warehouse development at 8701 Kim Dr)**
 1. **Engineering requirements on detention:**
 - a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient.
 2. **Engineering requirements before the plat will be signed:**
 - a. Provide sidewalks on White Oak Crossing.
 3. **Planning requirements before the plat will be signed:**

- a. All previous Planning requirements regarding signing the plat continue to apply (Case #SD2022-07)
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
- a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 5. Meet the requirements of the City Engineer, including:**
- a. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - b. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - c. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- 6. Meet the requirements of Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening.
 - d. No fence is to be located in front of the building.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - f. The gates along Kim Drive are to be located 40' off the back of curb so the moving trucks do not block Kim Drive.
- 7. Meet the requirements of the Master Street Plan, including:**

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standard and City standards.
- b. Provide ½ street improvements.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide 24 street trees 30' on center along Kim Drive.
 - d. Provide 25 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.
 - k. Meet the screening requirements between C4 and residential for the west property line. Provide an 8-foot opaque screen along the property line and trees every 20-feet to screen the outdoor boat and RV parking area.
 - l. Provide 10 screening trees along the southern property line to screen the development from the adjacent residential property.
- 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. 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. Class 1 standpipes will be provided where required. (Volume 2 Section 905.4)
 - iii. Shall meet the required 250 foot exit access travel distance. (Volume 2 Section 1016)
 - iv. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
 - v. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - b. Turning radius around the buildings will be sufficient to accommodate Fire Dept. apparatus (vehicle dimensions available).
 - c. Roads will support 85,000 lbs. (NLR Ordinance 9267)
- 11. Meet the requirements of NLR Electric.**
- 12. Meet the requirements of NLR Wastewater, including:**
 - a. The White Oak Interceptor Fee applies to this project. Please contact Gina Briley at NLRW to discuss this fee.
 - b. Submit full set of plans to NLRW for review and approval.
 - c. Proposed main extension from the east is shown to connect to the sanitary sewer main that is not yet accepted for operation and maintenance from NLRW. The proposed main extension will not be approved until the main is accepted for operation and maintenance.
- 13. Meet the requirements of CAW.**

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

Chairman Clifton asked the applicant to approach the podium, if present. There were no questions from the Commission or the public.

Mr. Chambers stated that the Development Review Committee recommended the application for approval by the Planning Commission. Ms. Belasco seconded. Chairman Clifton called for a vote. The Commission unanimously voted to approve the application.

2. **Postponed** - SD2022-36 North Argenta Addition Replat Blk 41, Lots 1R- 3R (a replat of 3 residential lots running east/west with no street access into 3 lots running north/south at 520 W 14th St)
3. **SD2022-37 Loomis Addition Lot 1R Replat and SPR (replat of 4 lots into 2 and SPR for office and warehouse space containing 3,150 square feet at 110 S Beech St)**
 1. **Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
 2. **Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or provide a performance bond.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Provide 25' property line corner radius.
 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 street trees or provide a bond.
 - c. Provide 10' utility easements around property perimeter.
 4. **Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 5. **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. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Driveway radii shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 6. **Meet the requirements of Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is added in the future the dumpster must provide masonry screening.
 - c. No fence is to be located in front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 7. **Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA and City standards.

- b. Provide ½ street improvements.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide 7 street trees 30' on center along E Washington and provide 5 street trees 30' on center along S Beech Street.
 - d. Provide 2 parking lot shade trees for 12 parking spaces as shown on the plan.
 - 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. Shrubs are required along E Washington Avenue, along the back-out area on S Beech Street and along the eastern perimeter of the paved area.
 - 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 along the street frontages.
 - 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.
- 9. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Provide sign location on site plan.
 - c. No electronic changeable copy sign permitted.
- 10. Meet the requirements of the Fire Marshal, including:**
 - a. Fire Dept. vehicle access will support 85,000 lbs. (NLR Ordinance 9267)
- 11. Meet the requirements of NLR Wastewater, including:**
 - a. Submittal shows sanitary sewer mains that do not exist. See attachments for locations of NLRW sanitary sewer.
 - b. There is a sewer main to the south of the lot that is shallow. With careful control of the FFE and plumbing elevations, connection to this shallow main may be possible. If connection to this main is not possible, the connection point will be at a manhole southwest of the lot that is + 14' deep.
 - c. Please submit full set of plans, including plumbing plans, to NLRW for review and approval.
- 12. Meet the requirements of North Little Rock Electric.**
- 13. Meet the requirements of CAW.**

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

Chairman Clifton asked the applicant to approach the podium, if present. There were no questions from the Commission or the public.

Mr. Chambers stated that the Development Review Committee recommended the application for approval by the Planning Commission. Ms. Belasco seconded. Chairman Clifton called for a vote. The Commission unanimously voted to approve the application.

4. Rezone 2022-16 & Conditional Use 2022-09 a rezoning from R4 to C4 and a Conditional Use to allow warehousing within a C4 zone at 200 N Cedar St

Mr. Free, Assistant Fire Marshall, City of North Little Rock, addressed the Commission with a concern of what will be stored in this facility and if it will constitute needing a sprinkler system. The applicant

answered that it is used by a commercial real estate company to store signs and the like. Mr. Free stated that since this building falls under 12,000 sq ft, there is no ordinance requiring a sprinkler system.

Chairman Clifton asked if there were any other comments from the public or from any commissioners. There were none.

Chairman Clifton asked for a roll call to vote.

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

Rezone 2022-16 & Conditional Use 2022-09 were approved with (8) affirmative votes.

Mr. Foster asked Mr. Spencer how the city would know an applicant’s intended use for a building, especially in regards to storing and meeting Fire Code. Mr. Spencer answered that if it’s not caught in the application process, then it will be caught by the Fire Marshall’s inspection.

5. Rezone 2022-17 a rezoning from R2 to PUD to allow a manufactured home to remain on the property located at 7001 Faulkner Lake Rd

The applicant, Delano Davis, addressed the Commission on the merits of his request. Mr. Spencer told the Commission that about 3 years ago, the applicant had applied and been granted a Special Use to put a manufactured home on a lot that was zoned for single family residential. This was a temporary Special Use for 3 years. In those 3 years, Mr. Davis has made significant improvements to the home and he is now applying for a Rezone. Mr. Spencer vouched that Mr. David has gone through all the right channels and followed the correct processes so far.

Chairman Clifton asked Mr. Davis to confirm that he has met all of the HUD requirements to make his home into an allowable ‘stick built’ home. Mr. Davis confirmed that he had. Chairman Clifton asked Mr. Spencer if Mr. Davis would need to have any inspections. Mr. Spencer answered that since this home is in the county and not in the city limits, no inspections are required. The Assessor has performed an inspection that was approved.

Mr. White asked if this was legal or not. Mr. Spencer answered that it is not at the moment, but that is why Mr. Davis is applying for the Rezone. Mr. White asked if this could set a precedent in the city for other manufactured homes to skirt the laws and ordinances. Mr. Spencer answered that they have had about 4 or 5 other similar applications in recent years.

Ms. Belasco stated that the Assessor’s office adheres to very strict guidelines and that if they have approved it and consider it a ‘stick-built’ home, then it has passed a rigorous inspection. It will now be taxed as real property instead of separately and will be considered an improvement on the lot.

Chairman Clifton asked for a roll call to vote.

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

Rezone 2022-17 was approved with (8) affirmative votes.

6. Rezone 2022-18 a rezoning from I1 to I2 to allow a graveled parking area and outdoor laydown yard at 9401 Diamond Dr

Mr. Connor Sutton, representing Colliers International, addressed the Commission on the merits of the application. Mr. Sutton explained that they are asking to rezone this lot in order to provide the tenant with additional trailer parking. Chairman Clifton asked if this would be a permanent basis. Mr. Sutton answered that it would be.

Chairman Clifton asked if there was anyone in the audience who would like to address any issues with this application. Mr. Free, reminded Mr. Sutton that the lot will have to meet the weight limit in case any fire trucks need to access that lot. Mr. Spencer stated that they are still working on a site plan that has to go through review and that weight limit will be considered.

Chairman Clifton asked if there were any other questions or comments regarding this application. There were none.

Chairman Clifton asked for a roll call to vote.

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

Rezone 2022-18 was approved with (8) affirmative votes.

7. Conditional Use 2022-07 to allow an electric fence within an I2 zone located at 8700 HWY 70

Mr. Sheldon Jones addressed the Commission on the merits of this application. Mr. Chambers asked Mr. Jones if he was representing the property owner or the electric fence company. Mr. Jones stated that he is representing the auto auction.

Mr. Spencer stated that this will be the 6th application that has come before the Commission from the same company doing the same work. Every previous application was approved. The applicant will still have to receive approval from City Council as well as go through the commercial permit application process. Chairman Clifton asked if there had been any objections to any of the previous applications. Mr. Spencer stated that any previous opposition had been calmed when the applicant explained that the fence voltage was not high enough to injure, only to hinder.

Chairman Clifton asked if there were any other questions or comments regarding this application. There were none.

Chairman Clifton asked for a roll call to vote.

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

Conditional Use 2022-07 was approved with (8) affirmative votes.

8. Conditional Use 2022-08 to allow a Daycare Center in a C3 zone at 1724 Pike Avenue

Ms. Sheretta Morris addressed the Commission on the merits of her application. Chairman Clifton stated that some previous concerns about this application had been addressed by the Design Review Committee.

Chairman Clifton asked if there were any comments or questions from the public or any of the commissioners. There were none.

Chairman Clifton asked for a roll call to vote.

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

Conditional Use 2022-08 was approved with (8) affirmative votes.

9. ~~Withdrawn~~ - Special Use 2022-01 - To allow a Daycare Center in C2 and C3 zones at 4210 E Broadway Street

10. Special Use 2022-05 to allow an assisted living facility for 3 persons at 720 N Pine Street

Patricia and Andre Elliot addressed the Commission on the merits of their application.

Chairman Clifton asked if this was the same application that had been recently reviewed by the Commission. Mr. Spencer answered that this application is similar to that one but this one is different. This facility would be managed by DHS, not the VA like the previous application. Chairman Clifton asked the Elliots if they had received a copy of the conditions and if they agreed to them. They answered yes to both questions.

Mr. Chambers asked Ms. Lee if this project would fall under the Fair Housing Act. Ms. Lee answered that there are several factors that would determine that, but that she believes that it would.

Chairman Clifton asked if there were any more comments from the public or from the Commission. There were none.

Chairman Clifton asked for a roll call to vote.

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

Special Use 2022-05 was approved with (8) affirmative votes.

11. Special Use 2022-06 to allow a residence and a commercial business within a C3 zone at 4121 John F Kennedy Blvd

Mr. Tony Le addressed the Commission on the merits of his application. Mr. Le stated that his family bought this property over 20 years ago and have operated their Nail Salon and Spa from this address. He stated that when they bought the property it came with a living space attached and that the previous owner had lived there. He stated that a recent inspection by the Fire Department resulted in the Fire Marshall telling them that they are improperly zoned for a residence and need to contact the Planning Dept. He stated that this is the first they had ever been told about zoning after living there for 20+ years, so they were surprised to hear this, but they are happy to comply with whatever the city determines they need to do to keep their home.

Mr. White moved for approval of this application, with conditions. Ms. Belasco seconded the motion.

Mr. Free, Assistant Fire Marshall, addressed the Commission, stating that although the Fire Dept. has done regular inspections over the years at this business, they were not aware that there was a residence on the property. The Fire Department's concern was that if there was ever an emergency there, they would not

arrive knowing that there is a residence there. Also, there were concerns about bedrooms having windows, etc., in regards to the residents being able to exit in case of a fire or other emergency.

Mr. Le stated that the Fire Marshall has advised them on ways to rearrange the home layout to make it safer and they have followed those suggestions. He stated that if he does further modifications to the structure he will get permits.

Chairman Clifton asked Mr. Le if he had received the conditions and if he agreed to them. Mr. Le stated that he agreed to the conditions.

Chairman Clifton asked if there were any other comments from the commission or the public. There were none.

Chairman Clifton asked for a roll call to vote.

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

Special Use 2022-05 was approved with (8) affirmative votes.

Public Comments/Adjournment:

Chairman Clifton asked for any public comments.

Mr. White stated that he recently had a fire at his home and he recognized the professionalism and kindness of the Fire Dept.

Mr. Chambers moved to adjourn the meeting. Ms. Belasco seconded the motion.
Chairman Clifton adjourned the meeting at 4:30 pm.

Respectfully Submitted:

Donna James, Planning

Planning Commission comments – SD2022-36 North Argenta Replat Blk 41, Lots 1R – 3R (a replat of 3 residential lots running east/west with no street access into 3 lots running north/south accessed from W 14th St at 520 W 14th St)

- 1. Engineering requirements on detention:**
 - a. Pay the drainage in-lieu fee of \$500/acre for residential development instead of providing onsite detention.
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
- 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 1 tree per residential lot located within 10-feet of the front property line or provide a bond.
 - c. Provide 10' utility easements around property perimeter.
 - d. Provide all building setbacks on the proposed plat. The minimum side yard setback for R3 zoned property is 6-feet.
 - e. The building setback for Lot 3R should follow the sewer easement.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
- 5. 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. Repair or replace existing sidewalk and curb to City Engineer's standards.
- 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:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standard and City standards.
 - b. Provide ½ street improvements.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide 1 tree per residential lot or provide a bond.
- 9. Meet the requirements of the Fire Marshal.**
- 10. Meet the requirements of NLR Electric.**
- 11. Meet the requirements of NLR Wastewater, including:**
 - a. Due to the proposed replat a sanitary sewer main extension will be required to serve Lot 1R.
 - b. Please submit a full set of plans to NLRW for review and approval.
- 12. Meet the requirements of CAW.**

Planning Commission Comments - SD2022-40 White Oak Crossing Lot 2, SPR (SPR for development of 2 commercial buildings located at 9330 White Oak Xing)

- 1. Provide a preliminary plat for the commercial area indicting review and approval by the Planning Commission.**
- 2. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - c. Provide CNLR driveway/curb cut permit application to City Engineer.
 - 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.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - c. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - d. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - e. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - f. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - g. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - 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. Provide the location of the order menu board, if applicable, for the proposed drive-thru uses.
 - c. Dumpster to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between the sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements as required.
 - c. Provide ROW dedication as required.
- 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 8 street trees 30' on center.
 - d. Provide 10 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 all parking areas. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart. The

area long White Oak Xing and areas along the eastern and western perimeters lack the require shrub placement.

- 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. A full screening buffer is required along the southern perimeter where adjacent to residentially zoned and used property.

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. Must meet the 2012 Arkansas Fire and Building Codes.
- b. There will need to be a fire hydrant within 600' of any portion of the building if it is equip a fire sprinkler system, or 400' if not.

10. Meet the requirements of CAW, including:

- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- b. A water main extension will be needed to provide water service to this property.
- c. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
- d. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
- e. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

11. Meet the requirements of NLR Electric.

12. Meet the requirements of NLR Wastewater, including:

- a. Please submit a full set of sanitary sewer plans to NLRW for review and approval.
- b. The White Oak Connection Fee applies and will be required.
- c. Grease interceptor required if food will be prepared and sold.

13. Meet the requirements of Rock Region Metro (CATA).

Planning Commission Comments - SD2022-41 Choctaw Addition Lots 6 & 7, Blk 20, SPR (SPR for 2 commercial buildings located at 2207 E Broadway St)

- 1. The building construction must comply with all City, County, State and Federal requirements.**
 - a. Submit plans for commercial building plan review.
- 2. Meet the requirements of the City Engineer.**
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is added the dumpster to have masonry screening.
 - c. No fence is to be within a front building line. Remove the existing front yard fence. If the front yard fence is allowed to remain relocate the fence back to 30-feet from the front property line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan.**
- 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 4 street trees 30' on center.
 - 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 buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Provide sign location on site plan.
 - c. No pole sign permitted.
 - d. No electronic changeable copy sign permitted.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Must meet the 2012 Fire and Building Codes
 - b. Must have a fire hydrant within 400 feet of the building.
- 8. Meet the requirements of CAW.**
- 9. Meet the requirements of NLR Electric.**
- 10. Meet the requirements of NLR Wastewater.**

Rezoning #2022-22

Request: rezoning from R2& R4 to C6 to allow a multi-family development

Location of the Request: 1120 Rockwater Blvd, NLR, AR

Applicant: Thomas Engineering, Thomas Pownall

Owner: Shoreline at Rockwater LLC

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

Site Characteristics: The development property is bounded by Pike Avenue to the east and Rockwater Village Phase IV to the west. The property proposed for development has a split zoning with the eastern portion, east of Parker Street, zoned C6 and the western portion, west of Parker Street, zoned R4. There is a newly constructed four-plex located within the northwestern portion of the development.

Master Street Plan: Rockwater Boulevard is indicated on the Master Street Plan as a collector street. There is a bike trail located along River Road to the south.

Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	PUD and R4	The Porches at Rockwater
South	Unzoned	Arkansas River
East	C6	Undeveloped C6 zoned property
West	R2	Rockwater Village

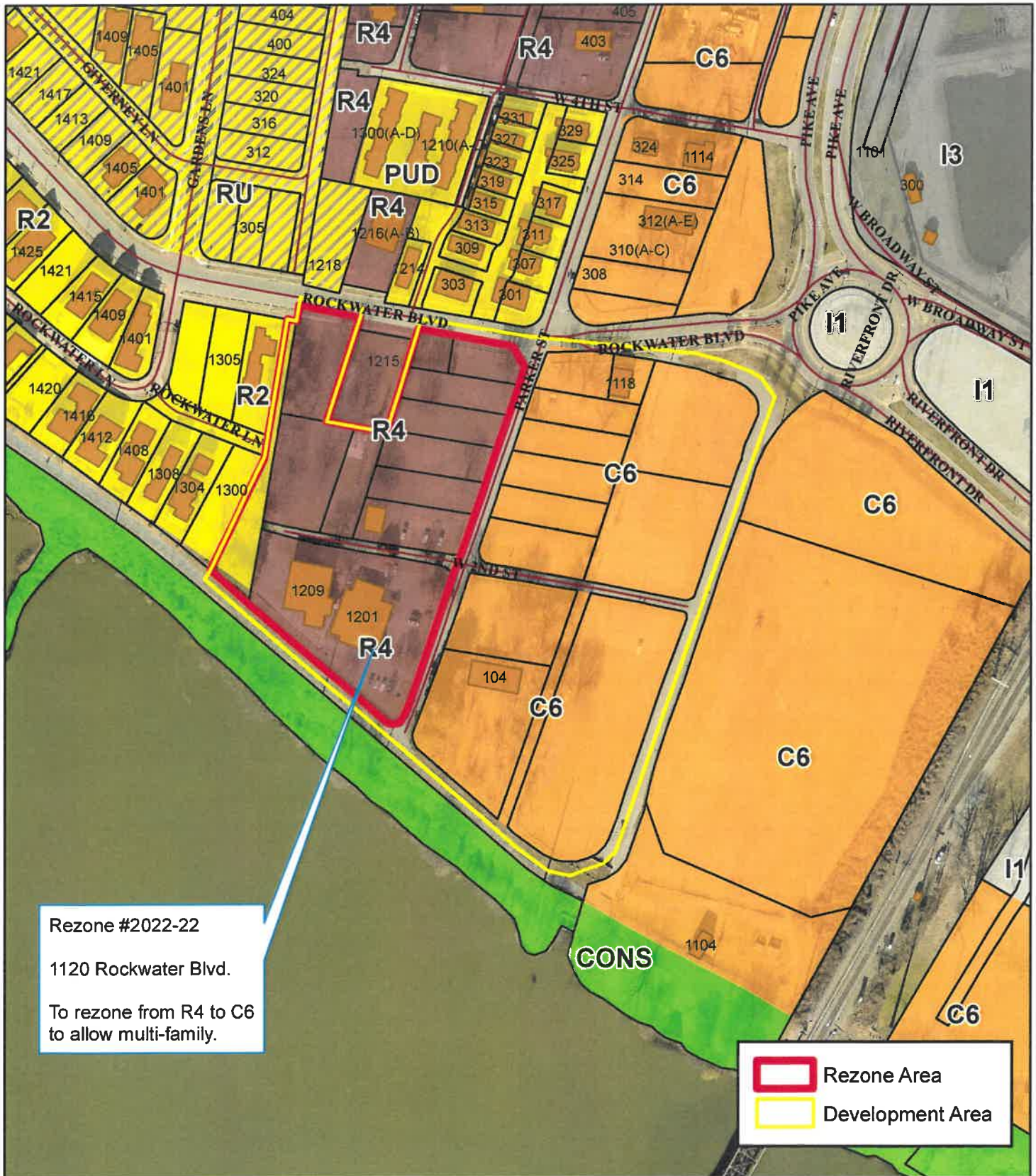
Background:

1. **Compatible with previous actions?** Yes, the property to the east is zoned C6 and a portion of the project area is zoned C6. The applicant is seeking to zone the remainder of the property proposed for a multi-family development and have a consistent zoning for the entire project.
2. **Neighborhood Position/Comment?** One phone call at the time of printing.
3. **Effect on public service and utilities?** There will be an increase on the water, wastewater and waste management with the project. The engineer is working with the various Department to limit their concerns.
4. **Legal Consideration/Reasonableness?** Yes, the request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** Possibly, the area is developing with residential uses.
6. **Is the site of adequate size for the development?** Yes, the site is of adequate size to allow for a multi-family development.

7. **Will this set a precedent for future rezoning?** No, the C6 zoning classification allows for a mix of uses to occur.
8. **Should a different zoning classification be requested?** No, the request to rezone the property to C6 to allow a consistent zoning classification for the proposed development.

Summary: The applicant is seeking a rezoning of the property to allow for the development of a multi-family project within a 4-block area bounded by Rockwater Boulevard and the Arkansas River, and Pike Avenue and the Rockwater Village Addition. The project consist of 360 total units located in a single building along with 441 parking spaces, both surface and garage spaces. The development will be accessed from Rockwater Boulevard with three entrances and exits and a single access from Pike Avenue. As separate requests the applicant is seeking Site Plan Review approval by the Commission for the development plan for the site. Through the City Council the applicant is seeking abandonment of rights of ways and easements located within the project area.

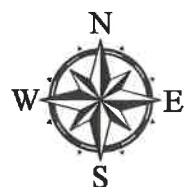
Rezone Case #2022-22



Zoning Map

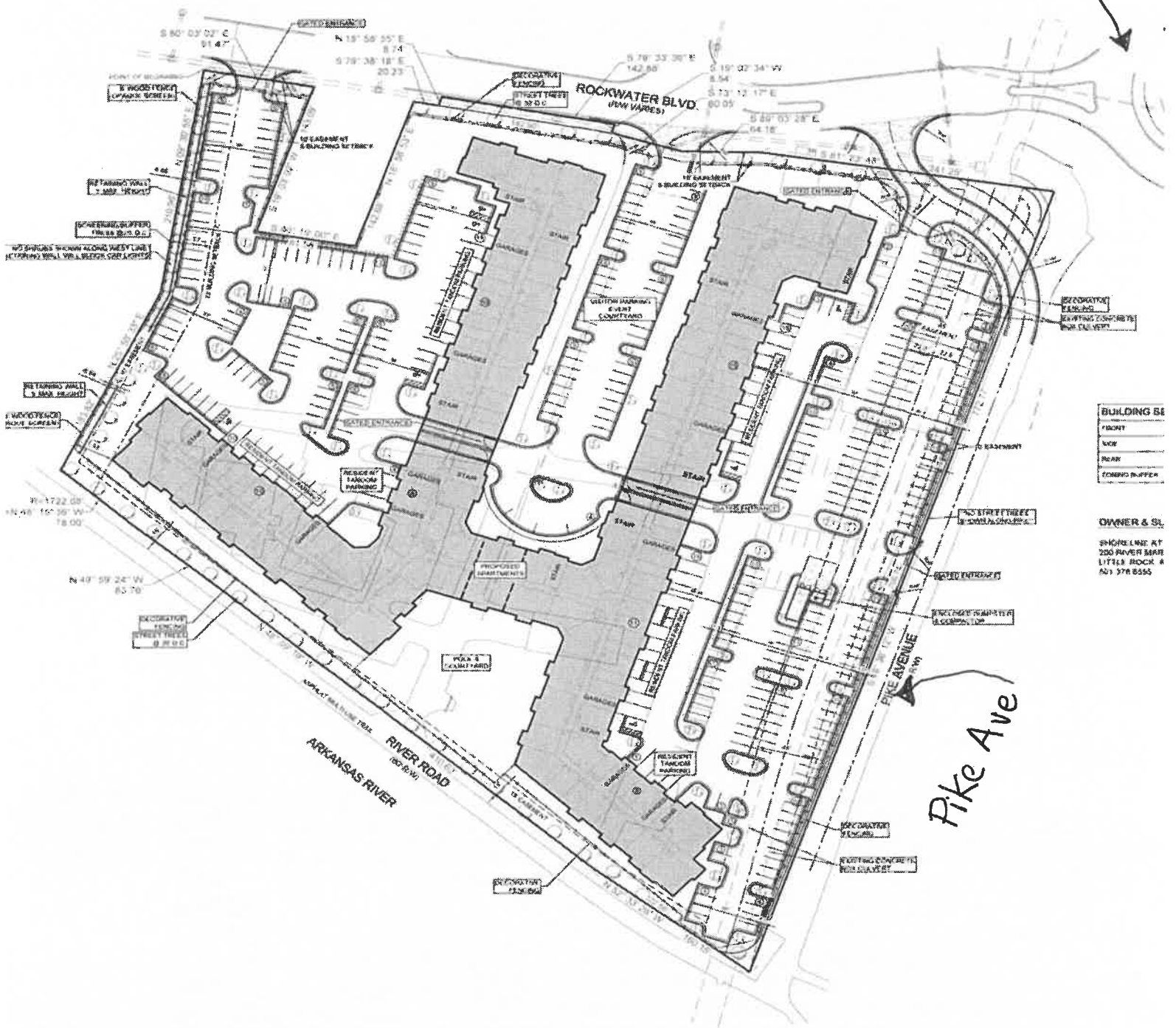
1 inch = 200 feet

0 100 200 400 Feet

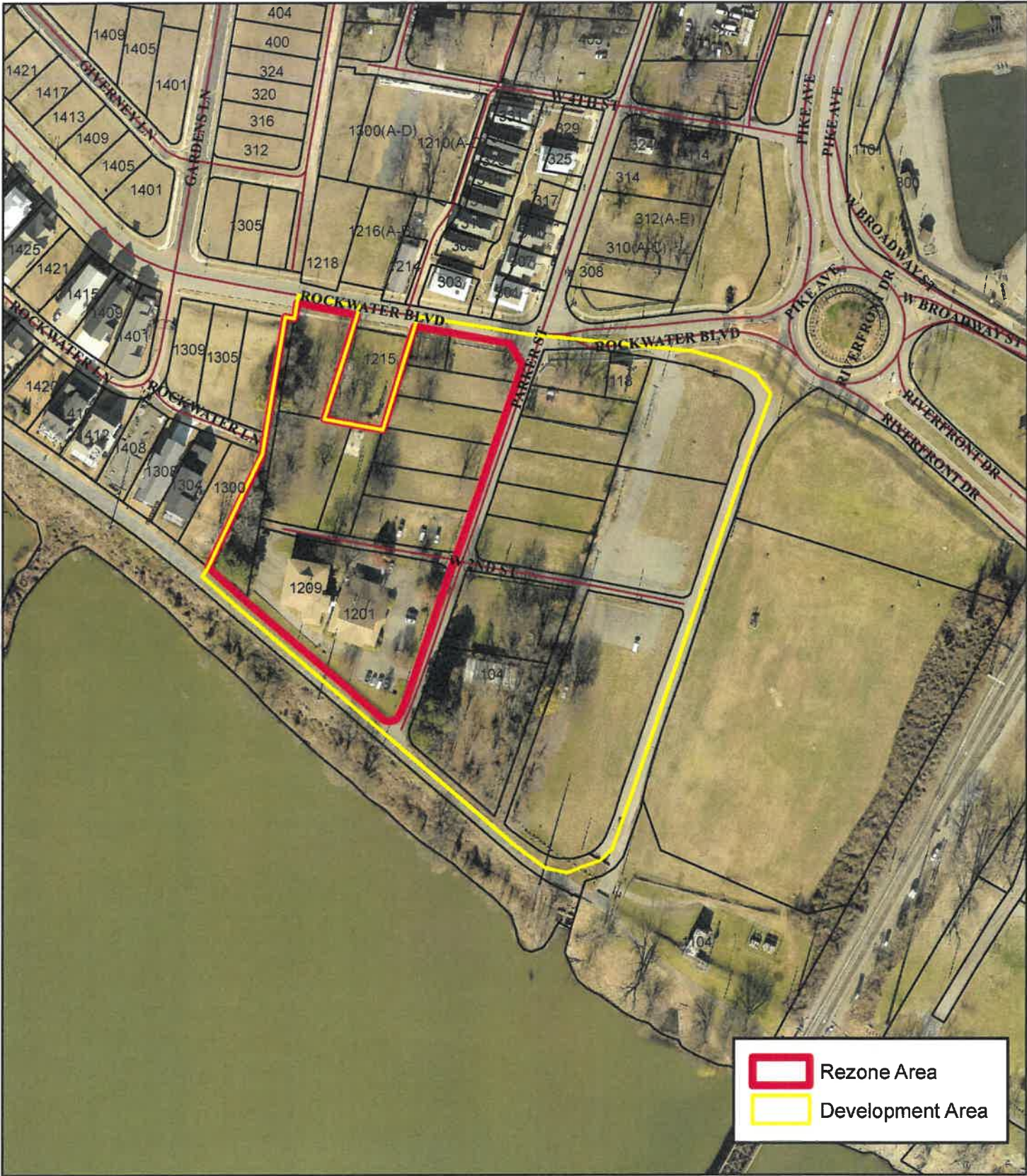


Corrected Date: 7/15/2022

Roundabout

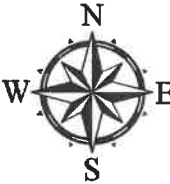


Rezone Case #2022-22



Ortho Map

Corrected Date: 7/15/2022



Planning Commission Comments - SD2022-42 Resorts at Rockwater Addition Lot 1R, Prel Plat and SPR (Prel Plat and SPR for a new multi-family development located at 1120 Rockwater Blvd)

- 1. If the western drive onto Rockwater Blvd is proposed as a full service drive (enter and exit drive) the gates should be relocated to 30-feet from the property line to eliminate the potential for cars stacking into the right of way awaiting entry.**
- 2. 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.
- 3. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements on Pike Ave (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
- 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. Provide street trees or provide a bond.
 - c. Provide streetlights or provide a bond.
 - d. Provide 7 ½-feet ROW dedication along Pike Avenue.
 - e. Provide 10' utility easements around property perimeter.
 - f. Provide 10' utility easement on all property lines/boundaries.
 - g. Provide approved City Council ordinance abandoning the street rights of ways and utility easements as proposed for abandonment.
- 5. Other Boards approvals required before applying for a building permit.**
 - a. Provide approved City Council ordinance rezoning property to C6.
- 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.
 - 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.

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

- a. Meet the requirements of the hillside cut ordinance.
- b. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- c. Repair or replace existing sidewalk and curb to City Engineer’s standards.
- d. Provide a private Engineer’s letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
- e. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- f. 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.
- g. 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.
- h. 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.
- i. Driveway radii shall be labeled and shall have 25’ minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- j. Driveways shall not be closer than 40’ to adjoining streets or 10’ from adjoining property lines.
- k. Spacing between proposed commercial/industrial driveways shall not be closer than 40’.
- l. Driveway widths shall be labeled and shall be 10’ minimum to 40’ maximum.
- m. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- n. All driveways are to be concrete within the ROW.

8. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Dumpster to have masonry screening.
- c. No fence is to be located in front of the buildings.
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.

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

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
- b. Provide ½ street improvements.

- c. Provide ROW dedication on Pike Ave 25-feet from centerline.
- d. Connect the bike path from Pike Ave to River Trail.

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 21 street trees 30' on center along Rockwater Blvd. Provide 25 street trees along River Road.
- d. Provide 69 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.
- k. A portion of the western perimeter does not include the placement of the required continuous row of screening shrubs.
- l. Retaining walls greater than 3 ½-feet in height require a 3-foot fence and the combination of the retaining wall and fence shall not exceed 8-feet in height. Retaining walls will require commercial plan review.

11. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. Provide sign location on site plan.
- c. No pole sign permitted.
- d. No electronic changeable copy sign permitted.

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

- a. Must meet the 2012 Fire and Building Codes
- b. Gates must 14 feet either side of the islands
- c. Fire apparatus access must allow 150 feet access to all portions of the building.
- d. Sprinkler Systems and alarms will be required.
- e. Addition fire hydrants will be required.
- f. Most of this will be discussed in the plan review process.

13. 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. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
- c. The water main along Parker St will need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
- d. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
- e. 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.

14. Meet the requirements of NLR Electric.

15. Meet the requirements of NLR Wastewater, including:

- a. What is the peak flow contribution for the purposed development?
- b. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction; main location may need to be relocated.
- c. Grease interceptor required if food will be prepared and sold.
- d. Lint interceptor required if there will be common laundry.
- e. Connections to the sanitary sewer are not permitted for swimming pool drains.
- f. Sanitary sewer improvements shall be completed prior to ROW abandonments.

16. Meet the requirements of Rock Region Metro (CATA).

Rezoning #2022-19
July 12, 2022

Request: rezoning from C3 to R6 to allow a manufactured home

Location of the Request: 8004 MacArthur Dr, NLR, AR

Applicant/Owner: MENDOZA BRENDA J FERNANDEZ/ALVA DAVID ALEXANDRO SILVA

P.C. Background: 1st time on the agenda – the applicant has moved a manufactured home on the property, the home has not been connected to water, sewer or electricity at this time

Site Characteristics: The property is located outside the city limits but is located within the City's Extraterritorial Planning Jurisdiction. The property is currently zoned C3 and the applicant has moved a double wide manufactured home to the property. A new culvert has been installed to allow access to the property. The property has a number of mature trees.

Master Street Plan: MacArthur Drive (State HWY 365) is indicated on the Master Street Plan as a Principal Arterial. The roadway is not indicated on the Master Bike Plan.

Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1	Single Family
South	Unzoned	Railroad Main Line
East	C3	Salvage Yard
West	C3	Single Family home and a Manufacture Home

Background:

1. **Compatible with previous actions?** No, there does not appear to be any manufactured housing zoning within the general area.
2. **Neighborhood Position/Comment?** Staff has received 3 phone calls from an area resident expressing concern with the rezoning of the property to R6.
3. **Effect on public service and utilities?** The impact on public service should be minimal. If there is a sanitary sewer line located within a reasonable distance as established by the Health Department the applicant must connect to the City's sanitary sewer system.
4. **Legal Consideration/Reasonableness?** There are other manufactured homes located in the area which appear to have been in place for a number of years.
5. **Will the approval have a stabilizing effect on surrounding properties?** Not necessarily, the area along MacArthur Drive is primarily non-residential uses.
6. **Is the site of adequate size for the development?** There appear to be variances associated with the rear yard setback.

7. **Will this set a precedent for future rezoning?** No, each case is reviewed on its individual merits.
8. **Should a different zoning classification be requested?** No, R6 zoning classification allows for a single manufactured home on a single parcel of land.

Summary: The applicant is requesting a rezoning from the current C3 zoning district to R6 to allow a manufactured home to locate on the site. The applicant has provide a septic system drawing which indicates there is sufficient area on site to allow for a septic system and the proper fill lines. Staff recommends if there is a sanitary sewer line within 300-feet of this property the applicant connect to the city sanitary sewer.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on June 22, 2022. The Committee recommended approval with conditions.

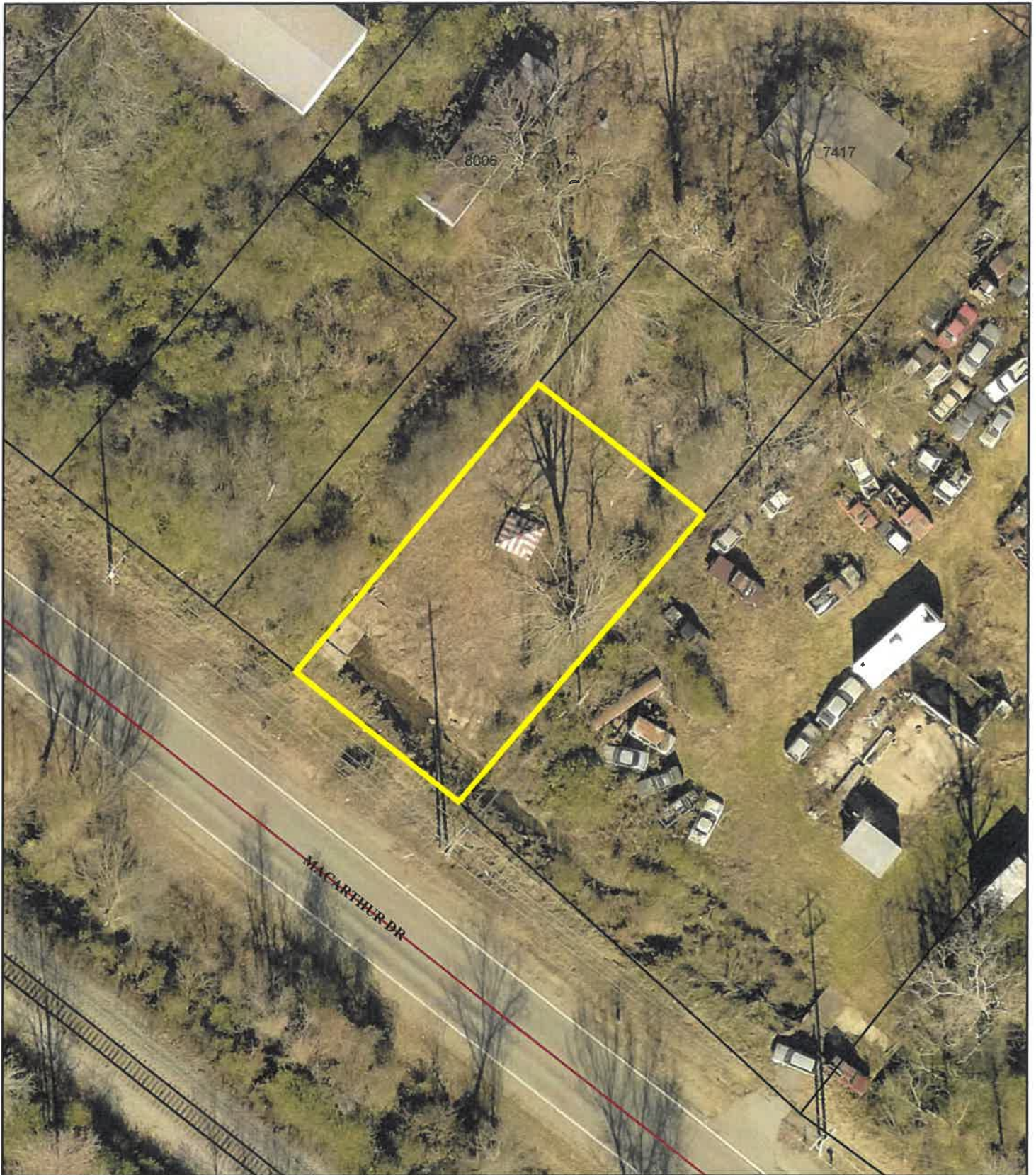
Staff recommendation:

Staff does not support the rezoning of property along principal arterials to residential. As a part of the extraterritorial zoning the properties along MacArthur Drive were zoned commercially do to being located along a principal arterial. Staff does not support the backing of vehicles from the property into MacArthur Drive. The subdivision ordinance restricts access for lots along arterials and recommends limited access.

Conditions to Consider:

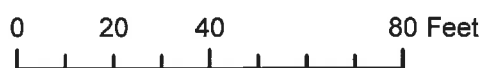
1. The unit must meet the required building setbacks of the zone.
2. The unit must remove all transport features.
3. The unit must be placed on a permanent foundation.
4. The unit must be underpinned with a permanent material.
5. The unit is to be set up and anchored in accordance with the rules and regulations of the Arkansas Manufactured Housing Commission.
6. The unit must have the HUD manufactured home certification label.
7. The unit to have a dedicated paved driveway designed with an on-site turnaround so vehicles are not backing out into MacArthur Drive.
8. The unit must provide a paved on-site parking per the single-family dwelling standards.
9. The unit must meet the Arkansas Health Department requirements of a septic system (if applicable), if located within 300-feet of the city's sanitary sewer system the home must connect to the city's sewer system.
10. If outside city limits, meet all Pulaski County requirements.
11. Dedicate right of way to meet the Master Street Plan requirements along MacArthur Drive.

Rezone Case #2022-19

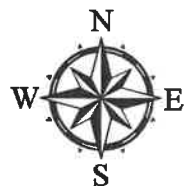


Ortho Map

1 inch = 40 feet



Date: 6/7/2022



Rezone Case #2022-19



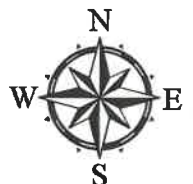
1 inch = 150 feet

0 75 150 300 Feet

Date: 6/7/2022



Zoning Map



Rezoning #2022-20
July 12, 2022

Request: rezoning from R3 to R4 to recognize two existing residential homes on a single lot

Location of the Request: 1315 W 16th St, NLR, AR

Applicant/Owner: TBC Investment LLC, James Hoffman

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

Site Characteristics: The property contains 2 residential structures, one located along the street side and the other located within the rear yard area. The front home contains 1096 square feet and was constructed in 1945 (according to ARCountyData.com) the second unit contains 864 square feet and also constructed in 1945.

Master Street Plan: W 16th Street is classified as a collector on the Master Street Plan. The street is not located on the City's Bike Plan.

Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3	Single Family
South	R3	Single Family
East	R3	Single Family
West	R3	Single Family

Background:

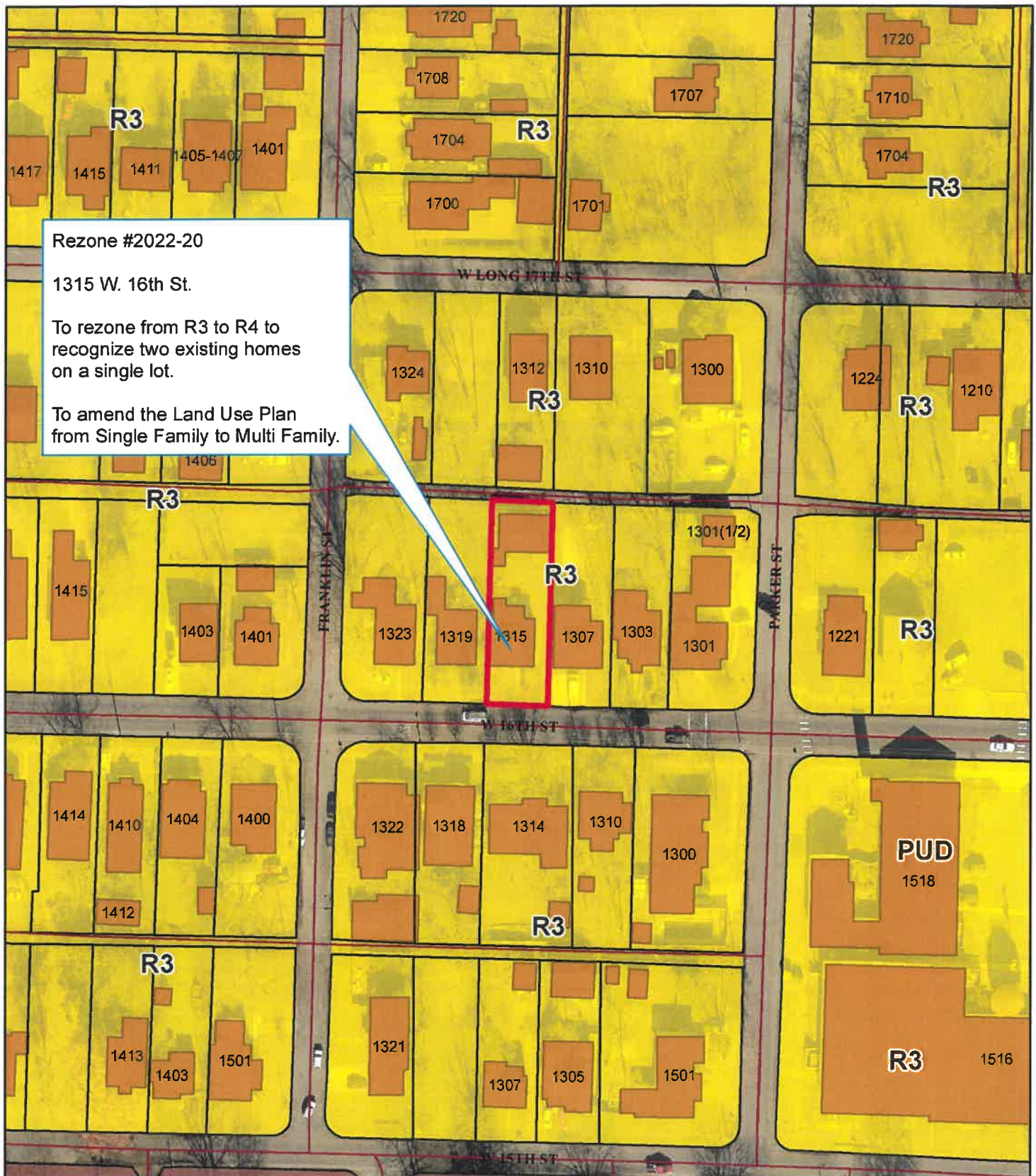
1. **Compatible with previous actions?** Yes, there have been previous rezonings to recognize multiple units on a single parcel.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal, the units are existing units which have been previously occupied as residential units.
4. **Legal Consideration/Reasonableness?** Yes, the request is reasonable to recognize the two existing residence.
5. **Will the approval have a stabilizing effect on surrounding properties?** Possibly, the units will be rehabbed and new tenants to occupy the homes.
6. **Is the site of adequate size for the development?** Yes, the lot contains just under 9,000 square feet. There is adequate area for each of the units to have outdoor living space.
7. **Will this set a precedent for future rezoning?** No, each of the requests are reviewed on their own merits.
8. **Should a different zoning classification be requested?** No, R4 is multi-family zoning and allows 2 separate units on a single lot.

Summary: The applicant is seeking a rezoning of the property to recognize two existing residential structures on a single parcel of property. The homes have been on the property for a number of years. The applicant recently purchased the property and requested renovation permits for each of the structures. At the time of permit request staff informed the applicant a rezoning was required to allow for the rear unit to have a separate electric meter. The zoning ordinance requires the placement of 2 on-site parking spaces per unit. In addition, the units must meet all minimum requirements of the building code.

Staff recommendation:

1. 2 on-site parking spaces per unit is required.
2. The units must meet all minimum requirements of the building code

Rezone Case #2022-20



1 inch = 100 feet

0 50 100 200 Feet

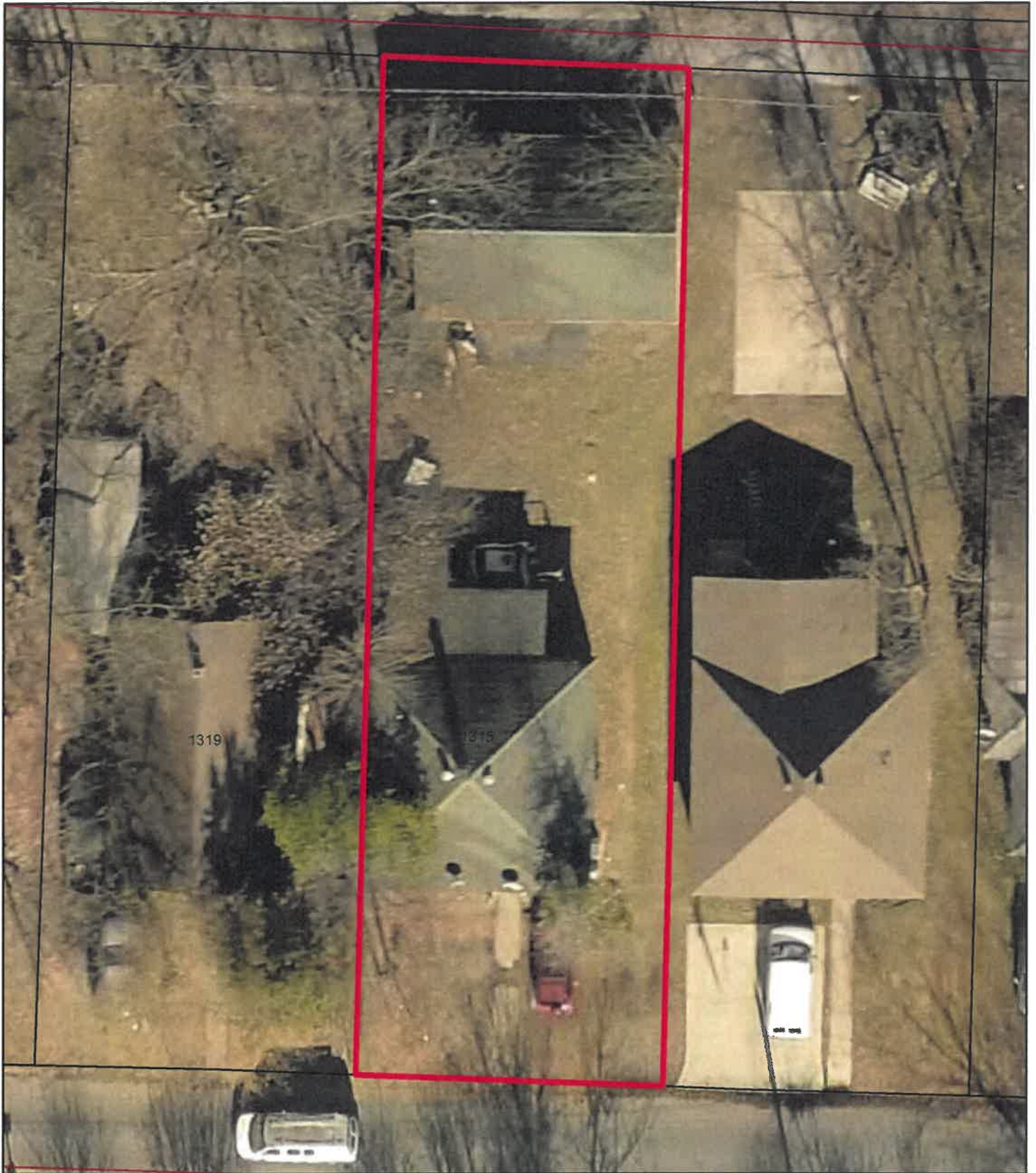
Date: 6/15/2022



Zoning Map



Rezone Case #2022-20



1 inch = 20 feet

0 10 20 40 Feet

Date: 6/15/2022



Ortho Map



Rezoning #2022-21
July 12, 2022

Request: rezoning from C3 to C6 to allow residential as an allowable use

Location of the Request: 2120 Main St, NLR, AR

Applicant/Owner: PENNEY JAMES A JR/BARBARA L REV TRUST

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

Site Characteristics: The site contains a structure originally constructed as a single family residence but has been used over the last several years as a non-residential use. There is a paved parking area located along the north side of the house. The front of the property along Main Street contains a concrete driveway and along the south side of the property there is a concrete drive extending to the rear yard.

Master Street Plan: Main Street is classified as a Minor Arterial on the Master Street Plan. There is not a dedicated bike route along Main Street on the Master Bike Plan.

Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3 & R2	Office and Parking lot for NLR High School
South	C3	Office/Commercial Use
East	C3	Residential
West	C3	Office & Paul's Donuts

Background:

1. **Compatible with previous actions?** Yes, the C6 zoning was established within the downtown area to allow for mixed uses.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal, the site has been occupied as a non-residential uses and the allowance of residential within the structure should have no impact.
4. **Legal Consideration/Reasonableness?** Yes, the request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** Possibly, the area is a mix of zoning and uses.
6. **Is the site of adequate size for the development?** Yes, the site is a developed site.
7. **Will this set a precedent for future rezoning?** No, each case is reviewed on its own merits.
8. **Should a different zoning classification be requested?** No, the C6 zoning district allows commercial and residential as allowable uses.

Summary: The applicant is seeking a rezoning from C3 to C6 to allow single family to be an allowed use for the property. The properties along this section of Main Street have converted to non-residential uses but single family within the area is still a viable option. The applicant has rented the location in the past to commercial users but there has been recent interest in renting the structure as a residence. The structure was originally constructed as a single family home and maintains all the living spaces, eating spaces, bedroom and bathrooms to allow the structure to be occupied as a home. There is adequate parking on-site to support the C6 zoning requirement of 1 space per living unit.

Rezone Case #2022-21



1 inch = 30 feet

0 15 30 60 Feet

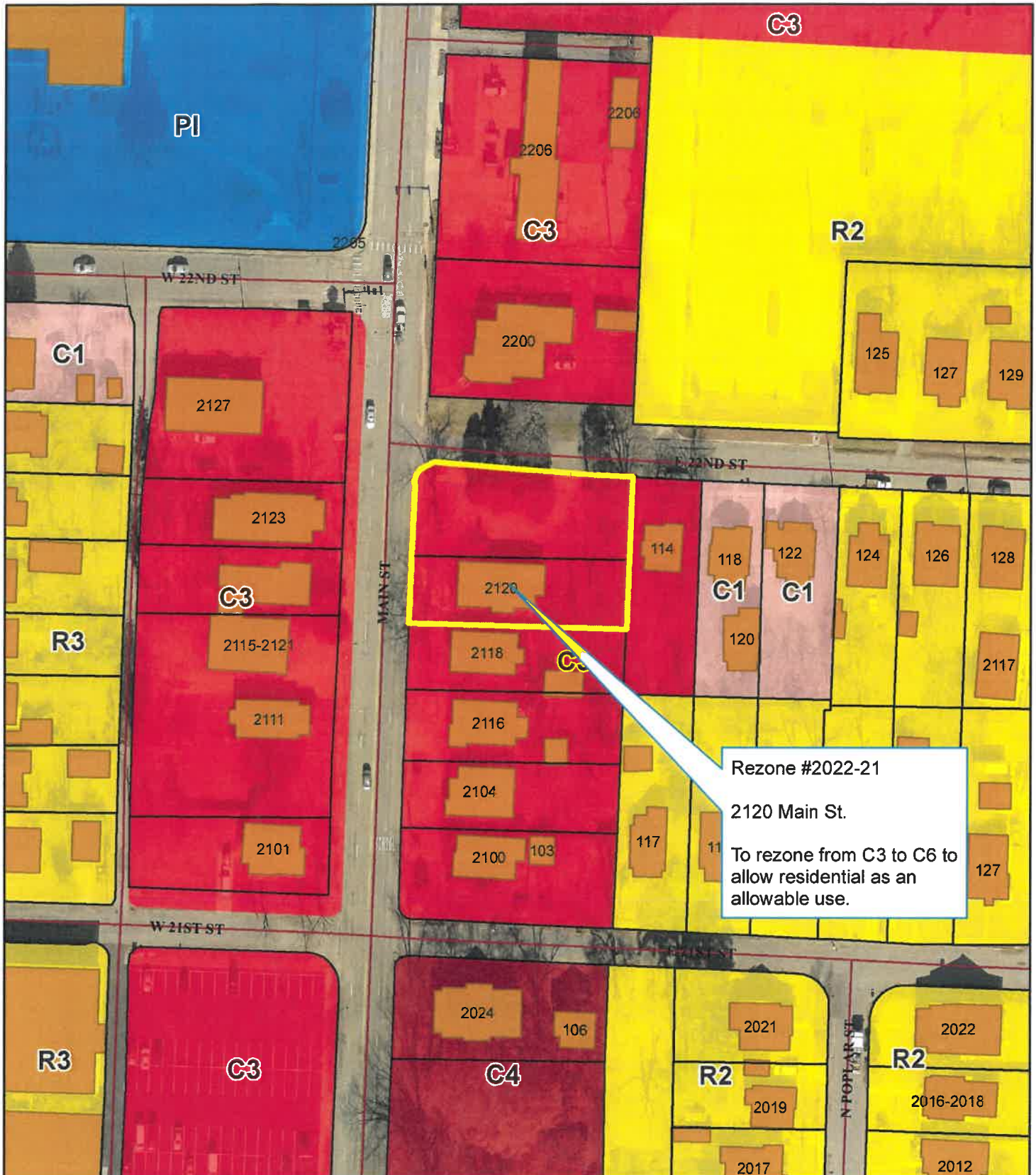
Date: 6/28/2022



Ortho Map



Rezone Case #2022-21



1 inch = 100 feet

0 50 100 200 Feet

Date: 6/28/2022



Zoning Map



Conditional Use #2022-11
July 12, 2022

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: This item was on the Commission's May 10, 2022, agenda for consideration and public hearing. The Commission voted 7 ayes, 0 noes, 1 absent and 1 open position for recommending the item for approval by City Council. At the time the item was being prepared for City Council it was determined the applicant had not provided proper notice of the hearing before the Commission. The applicant has provide notice of the current hearing before the Commission and is requesting the Commission reconsider the request before being forwarded to City Council. No other aspects of the request have changed.

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

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
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.

Per the Zoning Ordinance 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. The existing fence is to be removed prior to the issuance of a zoning certificate for a business license.

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 Conditional Use and/or removal of electric power meter.
15. Meet the requirements of the NLR Fire Marshal and NLR Wastewater.

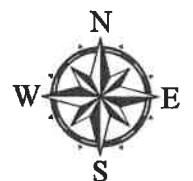
Conditional Use # 2022-11



Ortho Map

1 inch = 30 feet

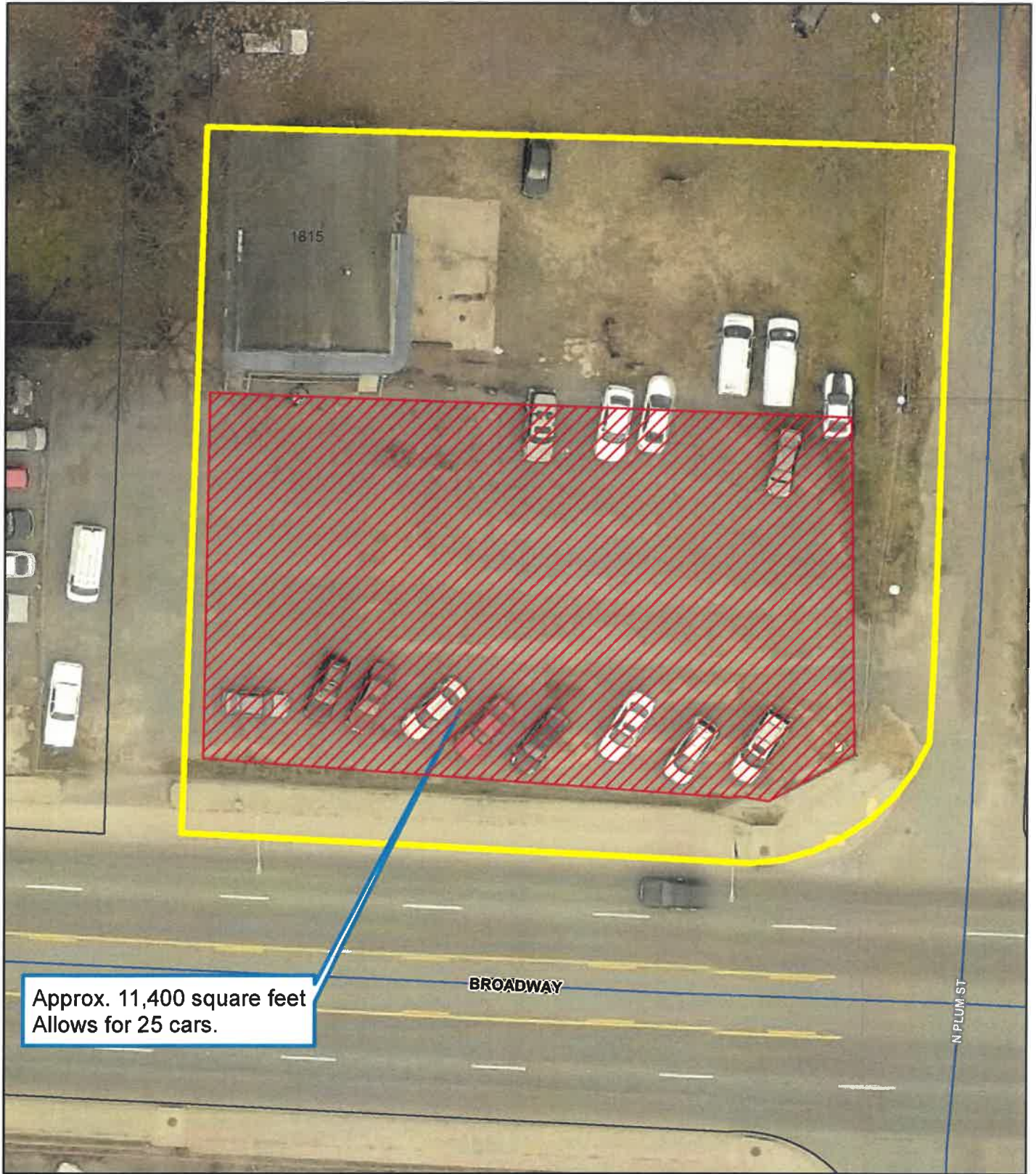
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Date: 6/28/2022

Map is not to survey accuracy

Conditional Use # 2022-11



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



Ortho Map

1 inch = 30 feet
0 15 30 60 Feet



Date: 6/28/2022

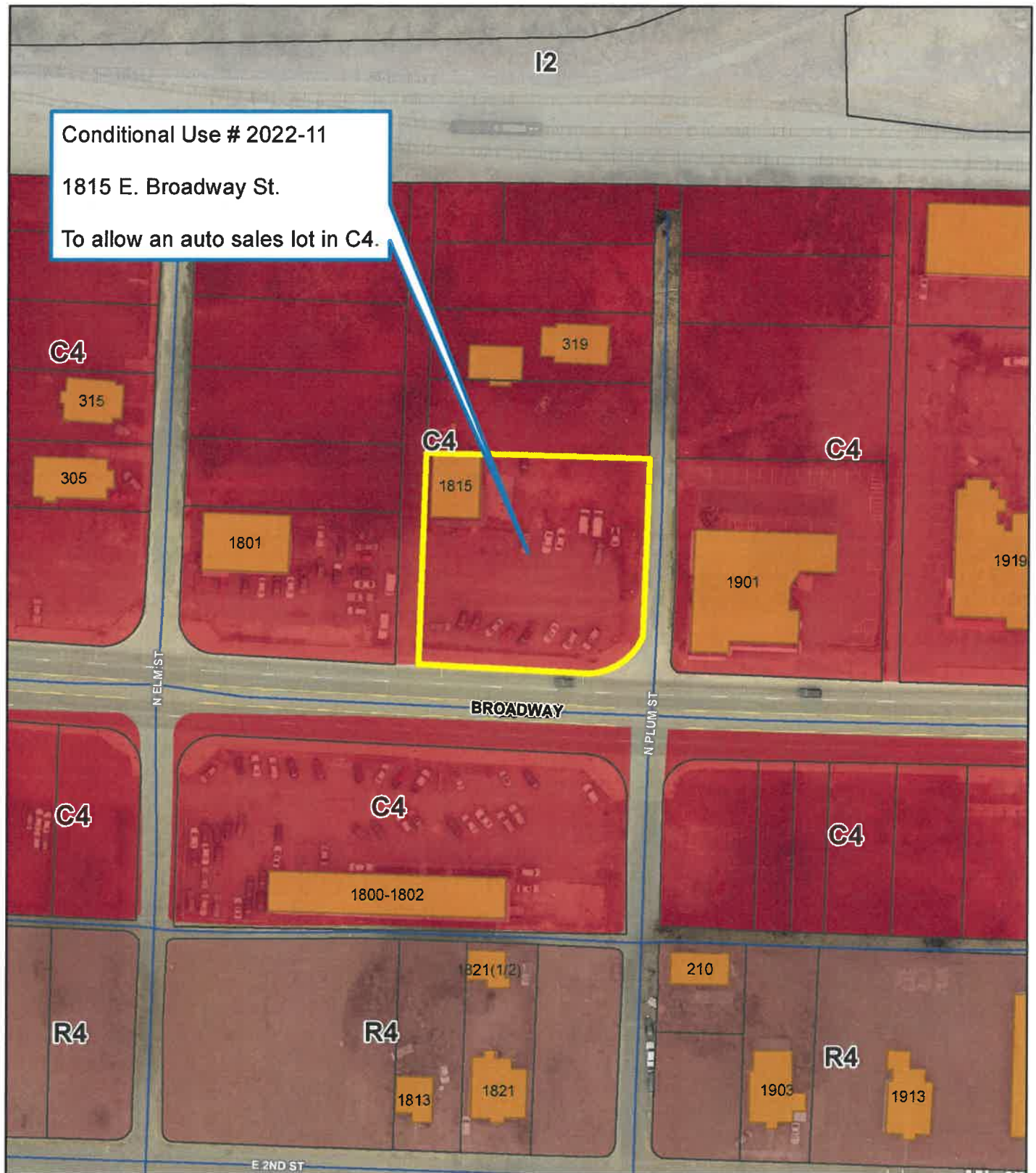
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Conditional Use # 2022-11

Conditional Use # 2022-11

1815 E. Broadway St.

To allow an auto sales lot in C4.



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet



Date: 6/28/2022

Map is not to survey accuracy

Special Use # 2022-07
July 12, 2022

Request: a special use to allow the sale of dirt for a 3-year period within an R2 zone

Location of the Request: 12602 Faulkner Lake Rd, NLR, AR

Applicant: Rick Middleton

Owner: Southeast Financial Management LLC

P.C. Background: Ordinance #8888 was approved by City Council on February 13, 2017, to allow the sale of top soil from this property. The approval was limited to one year from the date of approval of the ordinance. Ordinance #8982 was adopted by the City Council on February 12, 2018, to allow a time extension allowing the sale of dirt from February 13, 2018 to May 31, 2019.

On February 13, 2017, the City Council denied a request for a Special Use to allow the storage, recycling and sale of concrete rubble in an R2 zone located on the property.

Site Characteristics: The site is a 200+ acre unplatted parcel. A wire fence borders the frontage along Faulkner Lake Road. The property is accessible from Faulkner Lake Road via a gated gravel drive. There is a stand of trees providing limited screening of the area being excavated.

Master Street Plan: Faulkner Lake Road is classified on the Master Street Plan as a collector. The roadway is indicated on the Master Bike Plan with a proposed bike lane.

Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	PI & R2	City of NLR Property (Golf Course Property), Single Family homes
South	R5	Undeveloped
East	RT1	Manufactured Home Park
West	R2	Faulkner Crossing Subdivision – Single Family

Background:

1. **Compatible with previous actions?** Yes, the property was previously approved for the sale of top soil.
2. **Neighborhood Position/Comment?** No comment at the time of printing
3. **Effect on public service and utilities?** Minimal, the sale of dirt will have limited impact on the public service and/or public utilities.
4. **Legal Consideration/Reasonableness?** The request is a reasonable request.
5. **Will the approval have a stabilizing effect on surrounding properties?** The applicant must submit a proper drainage plan and implement the plan. This could assist in improving drainage within the Faulkner Crossing Subdivision.

6. **Is the site of adequate size for the development?** The request is for the sale of top soil. The site is 200+ acres, this would be considered sufficient in size.
7. **Will this set a precedent for future rezoning?** No, the request is for a Special Use to allow the sale of top soil.
8. **Should a different zoning classification be requested?** No, there is no zoning designation which allows for the selling of top soil. A Special Use request is appropriate.

Summary: The applicant is currently under contract to purchase the property and is requesting approval of a Special Use to allow the sale of top soil from the property. The applicant indicates the sale is necessary to clean up areas the former owner excavated which are now unsightly. The applicant also states he must remove concrete and debris from the site the former owner has stockpiled. The applicant is proposing to construct his home on the property in the near future. A portion of the area from which the top soil will be removed will be developed as a pond.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on June 22, 2022. The Committee recommended approval with conditions.

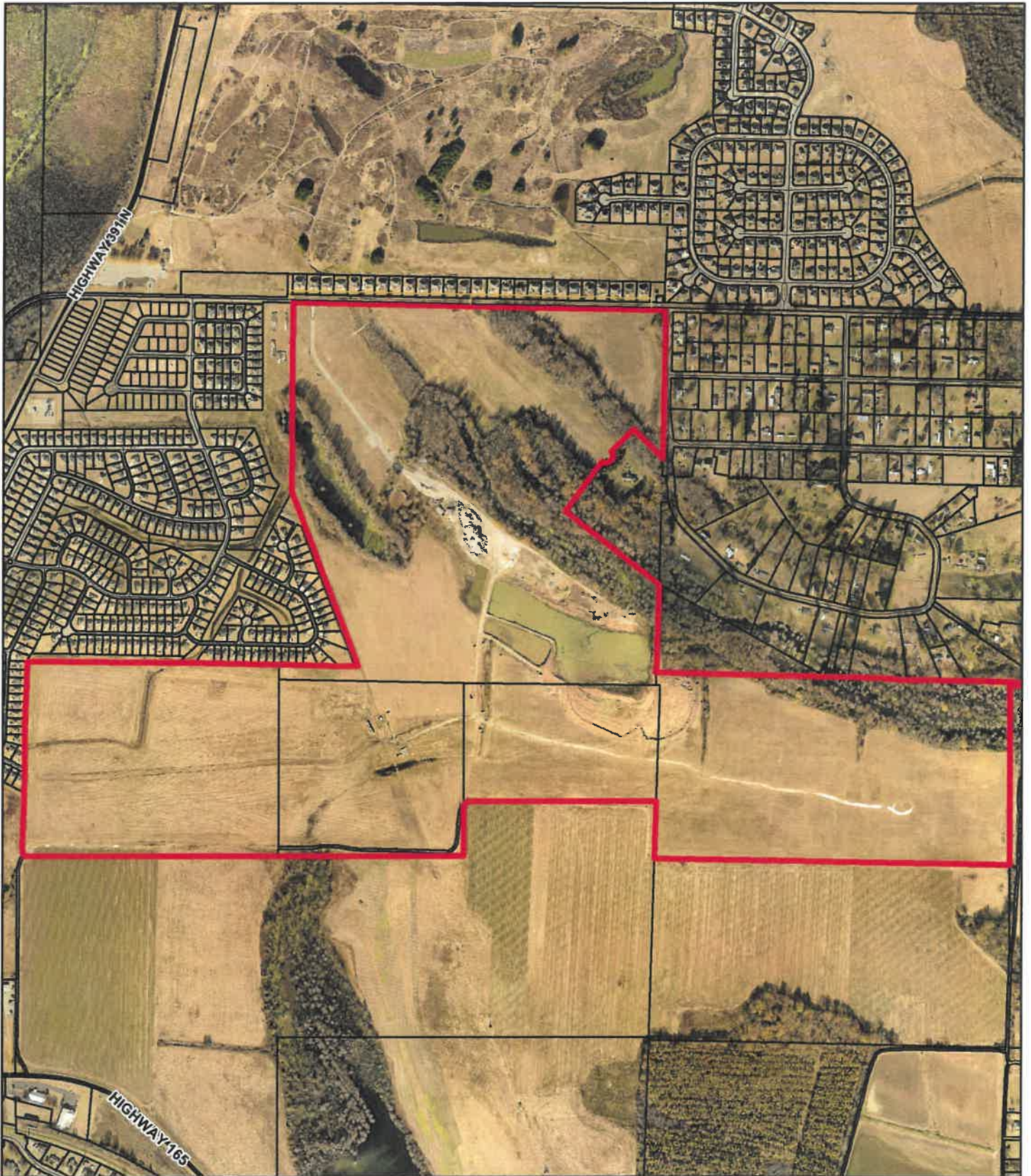
City Engineer Recommendation:

The City Engineer supports the request. The creation of the pond(s) have been an important part of the drainage system for the Faulkner Crossing Subdivision. The ponds are providing detention for the adjacent Faulkner Crossing Subdivision.

Conditions to Consider:

1. Applicant to provide a detailed drainage plan to the City Engineer to properly handle stormwater runoff.
3. City Engineer to approve the Drainage Plan and Land Alteration Permit.
5. Dirt removal to meet all Department of Energy and Environmental (DEQ) requirements.
6. Drainage easements are not to be maintained by the City.
7. Dirt sales limited to 3 years from date of approval by City Council.
8. Hours of operation of any excavating on the property to be Monday -Saturday, 8am-6pm.
10. Applicant must meet all applicable Federal, State, County, and City requirements.
11. Business license to be issued after Planning Staff confirmation of requirements.
12. Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License.

Special Use #2022-07



Ortho Map

Date: 6/28/2022

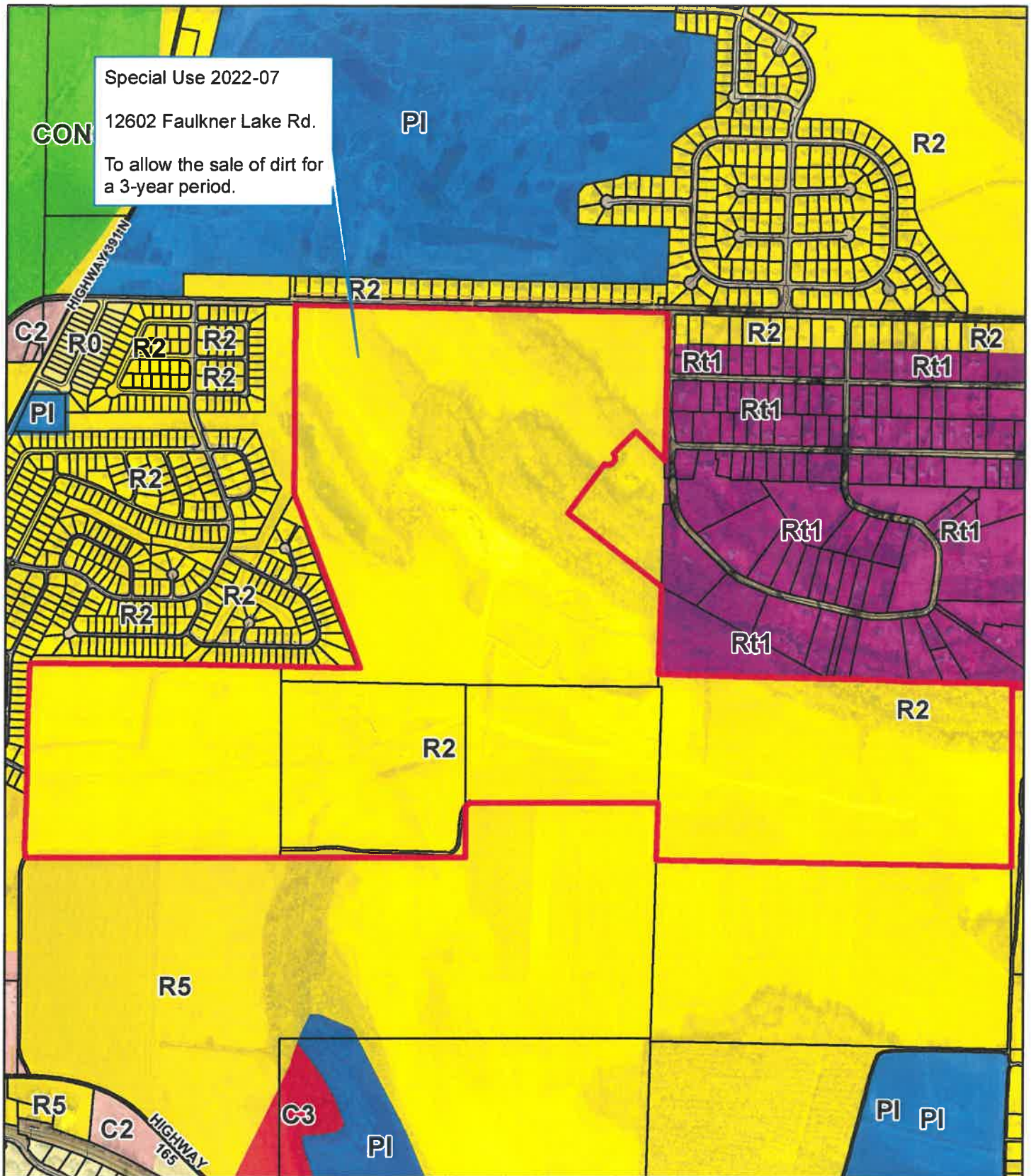
1 inch = 1,000 feet

0 500 1,000 2,000 Feet



Not an actual survey

Special Use #2022-07



Zoning Map

Date: 6/28/2022

Not an actual survey