



**North Little Rock Planning Commission**  
**June 14, 2022 - Agenda Meeting / Public Hearing 4:00 PM**  
**City Council Chambers – 300 Main Street, NLR, AR 72114**

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

**Administrative:**       ▪

**Approval of Minutes:** ▪ May 10, 2022

**Planning Commission Items:**

1.     **SD2022-35** White Oak Crossing Commercial Park Lot 2 SPR (revised SPR for a mini-warehouse development at 8701 Kim Dr)
2.     **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 14<sup>th</sup> 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)
4.     **Rezone 2022-16 & Conditional Use 2022-09** a rezoning from R4 to C4 and a Conditional Use to recognize an existing warehouse within a C4 zone at 200 N Cedar St
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
6.     **Rezone 2022-18** a rezoning from I1 to I2 to allow a graveled parking area and outdoor laydown yard at 9401 Diamond Dr
7.     **Conditional Use 2022-07** to allow a front yard electric fence within an I2 zone located at 8700 HWY 70
8.     **Conditional Use 2022-08** to allow a Daycare Center in a C3 zone at 1724 Pike Avenue
9.     **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 in a R4 zone at 720 N Pine Street
11.    **Special Use 2022-06** to allow a residence and a commercial business within a C3 zone at 4121 John F Kennedy Blvd

**Public Comment / Adjournment:**



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

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

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

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

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

**North Little Rock Planning Commission  
Regular Meeting  
May 10, 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

**Members Absent:**

White, Vice-Chairman

Mr. Chambers made a motion to excuse any absent members. Mr. Foster seconded the motion. The Commission unanimously approved the motion.

**Staff Present:**

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

**Administrative:**

Chairman Clifton noted that Item 10 had been withdrawn and Item 13 had been postponed to the June 14<sup>th</sup> meeting.

**Approval of Minutes:**

A motion was made and seconded to approve the April 12, 2022, meeting minutes as submitted. Chairman Clifton called for a motion to approve the minutes as submitted. Mr. Chambers made the motion. Ms. Belasco seconded the motion. The Commission unanimously voted in favor of the motion.

**Public Hearing:**

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

1. **Engineering requirements on detention:**

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

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

- a. Provide half of the required 80 foot right-of-way.
  - b. Street improvements must be approved by City Engineer and accepted by City Council.
  - c. Show and label boundary of detention area as drainage easement.
- 3. Planning requirements before the plat will be signed:**
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
  - b. Label all drawings with proposed legal description – Counts Massie Industrial Park, Lot 2RR.
  - c. Provide a minimum 10-foot utility easements around property perimeter.
  - d. Provide a 50’ building setback along Counts Massie.
  - e. Provide a 30’ building setback on all other sides but the Counts Massie side. One side is labeled 20’.
  - f. Remove the “Lot 1” note, which is located on old Lot 3.
  - g. Remove all built items (buildings, parking lots, type of materials, fences and contours) from plat.
  - h. Remove the word “exception” on label ‘Drainage and Utility easement exception’ along north property line.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
- a. A signed and recorded plat must be on file with the Planning Department.
  - b. Provide stamped letter from engineer stating that existing gravel area can support an 85,000 pound vehicle.
  - c. Provide all previously agreed on landscaping for all required landscaping for “old” Lot 2R. Show previous required landscaping on site plan drawing.
  - d. Prior to construction, Owner’s Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
    - i. Proposed pipe material specifications.
    - ii. Proposed trench and bedding details, materials and specifications.
  - e. Provide CNLR Grading Permit application to City Engineer with grading plans.
  - f. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - g. Provide CNLR Floodplain Development Permit application to City Engineer.
  - h. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- 5. Meet the requirements of the City Engineer, including:**
- a. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1-foot above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
  - b. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- 6. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Show and label all existing dumpsters and proposed dumpsters (if any). Dumpster to have masonry screening.
  - c. Show and label (height and type) all existing fences and proposed fencing.
  - d. All exterior lighting shall be shielded, directed downward and not encroach onto neighboring properties.
- 7. Meet the requirements of the Master Street Plan, including:**

- a. Sidewalks not required due to improvement district.
  - b. Provide half of the required 80-foot right-of-way.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs (add note).  
Remove note that states none will be provided.
  - c. Provide 14 street trees along Counts Massie for all of lot 2RR that abuts the ROW.
  - d. Provide 4 parking lot shade trees to be located within the customer/employee parking area.
  - e. Crepe Myrtles will not count as street trees or parking lot shade trees.
  - f. Correct note that states trees shall have a 2" caliper at planting. Ordinance requires 2.5" or greater.
  - g. Provide a continuous screen of shrubs for any landscape strip adjacent to the employee/customer parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
  - h. Parking lot shade trees must be located within the parking lot or a maximum distance of 10-feet from the edge of the parking lot.
  - i. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
  - j. Provide 6-foot front yard landscape strip between property line and paving.
  - k. Provide 4-foot side yard landscape strip between property line and paving.
  - l. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 9. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 10. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
  - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
    - i. Group S-1 storage facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
    - ii. Fire barriers separating the building into separate fire areas shall have a three hour fire resistance rating. (Volume 2 Section 707.3.10)
    - iii. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
    - iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
    - v. Turning radius shall be sufficient to allow Fire Apparatus to drive around the building. Dimensions of a NLR Fire Apparatus are available.
  - c. Roads and gravel area shall support 85,000 lbs. (NLR Ordinance 9267)
  - d. Provide stamped letter from engineer stating that existing gravel area can support an 85,000 pound vehicle.
- 11. Meet the requirements of CAW.**
- 12. Meet the requirements of NLR Wastewater.**

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. Justin McGee of McGee Engineering stood at the podium to answer any questions. 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. SD2022-27 Hale Add, Lot 1 (SPR of a truck sales and service bldg located at 8720 Faulkner Lake Rd)**

- 1. Provide City Council waiver of the paving requirements of the rear truck parking areas before applying for a building permit.**
- 2. Shift site plan approximately 20' south to remove any required trees from the 100' APL easement or provide letter from APL that allows trees in their easement.**
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. Provide a recorded plat.
  - b. Provide half street improvements. The site is located on a dedicated Bike Route per the Master Bike Plan.
  - c. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient.
  - d. Provide CNLR Grading Permit application to City Engineer with grading plans.
  - e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - f. Provide CNLR driveway/curb cut permit application to City Engineer.
  - g. Provide CNLR Floodplain Development Permit application to City Engineer.
  - h. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
  - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 4. Meet the requirements of the City Engineer, including:**
  - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
  - b. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
  - c. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- 5. Meet the requirements of Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Dumpster to have masonry screening, label on dwg. Is one dumpster enough?
  - c. Remove contours from site plan.
  - d. Label height and type of fences. Fence height in rear and side yards are max 8'. Any fence located between the street and front of the building are a max of 6' (other than any required screening fence).
  - e. Screening fences between Industrial and residential/commercial shall be wood opaque and 8'.
  - f. All exterior lighting shall be shielded, directed downward and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
  - a. Provide 5-foot sidewalks and ramps with a minimum of 5-foot of green space between the sidewalk and curb to ADA standards and City standards.

- b. Provide ½ street improvements. The site is located on a dedicated Bike Route per the Master Bike Plan.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide landscape legend of type, number and size of trees/shrubs.
  - d. Provide landscape plan as shown for area between road and heavy asphalt area.
  - e. Provide 45 parking lot shade trees. Parking lot shade trees are to be located along the heavy asphalt areas and gravel areas. Trees shall be a minimum of 2 ½-caliper measured at 3-feet above the ground surface at the time of planting.
  - f. Parking lot shade trees must be located within 10-feet from the edge of the parking area.
  - g. Provide a continuous screen of shrubs for any landscape strip adjacent to any paved or concrete parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart and shall be irrigated by an automatic underground irrigation system.
  - h. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
  - i. Provide a 6-foot front yard landscape strip between property line and paving.
  - j. Provide a 4-foot side yard landscape strip between property line and paving.
  - k. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
  - l. Provide required screening between the residential uses.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
  - b. Provide sign location on site plan.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
  - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
    - i. Buildings uses for the storage of commercial trucks or buses where the fire area exceeds 5000 square feet shall be have an automatic fire sprinkler system. (Volume 2 Section 903.2.9.1)
    - ii. Fire barriers separating the building into separate fire areas shall have a three hour fire resistance rating. (Volume 2 Section 707.3.10)
    - iii. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
    - iv. All travel areas (gravel or paved) shall be able to support 85,000 lbs per the 2012 Fire Code.
- 10. Meet the requirements of CAW.**
- 11. Meet the requirements of NLR Wastewater, including:**
- a. There is an existing 12” sanitary sewer force main adjacent to the planned field lines along the south side of this property. This force main must not be damaged or disturbed. Please have the contractor coordinate this work with NLRW so that the force main can be marked immediately prior to construction.
- 12. Meet the requirements of North Little Rock Electric.**

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. Steve Hales of McClelland Consulting Engineers stood at the podium to answer any questions. 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.

**3. Rezoning #2022-15 - Country Club of Arkansas Phase XXV-C - Rezoning from C3 to RU and to amend the Future Land Use Plan from Community Shopping to Single Family**

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

Chairman Clifton asked for a roll call to vote.

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

Rezone #2022-15 was approved with (7) affirmative votes.

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

- 1. Before the plat is signed, provide an approved City Council Ordinance rezoning the portion of the property to RU from C3.**
- 2. Provide a 60' right of way for Paul Eells Drive on the plat.**
- 3. Engineering requirements before the plat will be signed:**
  - a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
  - b. Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
- 4. Planning requirements before the plat will be signed:**
  - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
  - b. All lots that abut Paul Eells are to have a 30' front building setback per the Subdivision Ordinance.
  - c. Provide a no right of vehicular access easement on the plat for lots along Paul Eells Dr.
  - d. Provide half of 60' ROW dedication for Paul Eells Drive.
  - e. Provide a proposed phasing plan that meets the Fire Marshals requirements for access.
  - f. Provide street signs or provide a bond.
  - g. Provide 1 tree per residential lot or provide a bond.
  - h. Provide streetlights or provide a bond.
  - i. Street names to be approved by Planning Staff.
  - j. Provide 50' ROW dedication for Debbie Drive, Marilyn Drive, Kim Drive, and Donna Drive.
  - k. Clearly label which lots are proposed as open space, parks, detention, and alleys.
  - l. Provide a letter from the Fire Marshall stating the subdivision meets his requirements for access.
  - m. The RU Zoning District has a maximum front building setback of 15-feet.



5. **Permit requirements/approvals submitted before a building permit will be issued:**
  - a. A signed and recorded plat must be on file with the Planning Department.
  - b. Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
  - c. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
    - i. Proposed pipe material specifications.
    - ii. Proposed trench and bedding details, materials and specifications.
  - d. Provide CNLR Grading Permit application to City Engineer with grading plans.
  - e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - f. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
  - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
  - h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
  - i. Schedule preconstruction meeting with City Engineer. The contractor's on-site superintendent must be present.
6. **Meet the requirements of the City Engineer, including:**
  - a. Contractor shall notify City Engineer at least 1-day prior to the construction of all stormwater pipes and inlet structures within City ROW.
  - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
  - c. Provide full construction of Paul Eells Drive.
7. **Meet the requirements of Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Sites must be designed so that cars parked in driveway do not block the sidewalk.
  - c. If the streets are private trash pick-up on private streets must be arranged by property owners association.
8. **Meet the requirements of the Master Street Plan, including:**
  - a. Provide 6-foot sidewalk placed at the back of curb and ramps to ADA standards and City standards OR meet the sidewalk design requirements of the City Engineer.
  - b. Provide full street improvements to Paul Eells Drive and provide intersection improvements at the intersection of Paul Eells Drive and Kim Drive.

9. **Meet the requirements of the Screening and Landscape Ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide 1 tree per residential lot or provide a bond.
10. **Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
11. **Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
  - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
    - i. Where there are houses, fire hydrants shall have an average spacing of 500 feet along the road. The maximum distance from any point on a street frontage to a hydrant shall be 250 feet. (Volume 1 Appendix C Table C105.1)
    - ii. Where hydrants are not needed for the protection of structures they shall be provided at spacing not to exceed 1000 feet. (Volume 1 Appendix C Table C105.1c)
    - iii. In a one or two family residential development, where the number of one or two family dwelling units exceeds 30 there shall be two separate fire apparatus access roads, or all dwelling units shall be equipped throughout with an approved automatic sprinkler system. (Volume 1 Appendix D107)
12. **Meet the requirements of CAW.**
13. **Meet the requirements of NLR Wastewater, including:**
  - a. Flow calculations will be required for the collections system capacity analysis.
  - b. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
  - c. Provide fifteen foot (15') exclusive sanitary sewer easement centered over existing gravity mains as well as proposed new construction.
  - d. Where possible, sanitary sewer mains must be installed along the front of the lots to allow NLRW operation and maintenance activities. Where sewers must be installed along the rear of a lot an unrestricted all weather access road suitable for Vaccon type cleaning equipment must be provided.
  - e. The White Oak Interceptor Fee applies to this project. Please contact Gina Briley at NLRW to discuss this fee.
14. **Meet the requirements of NLR Electric.**

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.

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

1. **Provide the current recorded plat for the lot, (Lot 13R, Block 10, Northshore Business Park Subdivision).**

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

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. Terry Birch, an architect representing the applicants, approached the podium to answer any questions. 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.

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

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

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.

**7. Special Use #2022-03 - Military Heights Add, Lot 10, Blk 28 (SU for a bus shelter at 2620 Willow Street)**

Chairman Clifton asked the applicant to approach the podium, if present. Brad Peterson with Crafton Tull Engineers and representing Rock Region Metro, approached the podium. There were no questions from the Commission or the public.

Chairman Clifton asked for a roll call to vote.

**Banks            Yes                    Belasco            Yes                    Chambers    Yes**

Foster Yes Phillips Yes Wallace Yes  
Clifton Yes

Special Use #2022-03 was approved with (7) affirmative votes.

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

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

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.

- 9. PH2022-08, to revoke previously approved Conditional Use applications which did not obtain a business license as required by the approval -**
- a. Revocation of an approved Conditional Use Application Request for a contractor’s office with outdoor storage at 7718 MacArthur Drive, (6919 Service Road) North Little Rock, AR 72118

- b. Revocation of an approved Conditional Use Application Request for auto sales at 2001 E Broadway, North Little Rock, AR 72114
- c. Revocation of an approved Conditional Use Application Request for auto repair at 11921 Maumelle Boulevard, North Little Rock, AR 72113
- d. Revocation of an approved Conditional Use Application Request for a tire store at 11921 Maumelle Boulevard, North Little Rock, AR 72113

Chairman Clifton asked Ms. Lee if she suggested to review each revocation separately or together. Ms. Lee suggested separately in order to give the public a chance to comment or question each one. Chairman Clifton listed each revocation individually and there were not public comments or questions.

Mr. Chambers asked the Planning staff what are the ramifications for Special Use projects not getting business licenses. Mr. Spencer answered that if they don't get a business license within a year, then it is automatically expiration of the approval. Mr. Chambers asked if there were any instances of somebody being in business but they failed to get their license. Mr. Spencer answered that staff has done their due diligence to alert applicants or business owners.

Chairman Clifton called for a motion to approve the revocation of the applications as listed and close the public hearing. Mr. Chambers motioned and Ms. Belasco seconded.

Chairman Clifton asked for a roll call to vote.

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

Public Hearing #2022-08 was approved with (7) affirmative votes.

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

**11. Conditional Use #2022-05 - To allow auto sales in a C4 zone at 1815 E. Broadway Street**

Chairman Clifton asked the applicant to take the podium, if present. The applicant approached the podium.

Chairman Clifton stated that this application had come before the committee previously and asked the Planning Department staff if the previous issues had been addressed. Mr. Spencer answered that they had been addressed.

Mr. Chambers asked the applicant if she agrees with all the conditions. The applicant stated that she did agree with the conditions and that she plans to ask city council to give her a waiver for condition 3, the removal of the front yard fence.

Chairman Clifton asked for a roll call to vote.

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

Conditional Use #2022-05 was approved with (7) affirmative votes.

**12. Conditional Use #2022-06 - To allow auto sales in a C4 zone at 1723 E Broadway Street**

Chairman Clifton asked the applicant to take the podium, if present. The applicant approached the podium.

Chairman Clifton stated that this application had come before the committee previously and asked the Planning Department staff if the previous issues had been addressed. Mr. Spencer answered that they had been addressed.

Mr. Chambers asked the applicant if she agrees with all the conditions. The applicant stated that she did.

Chairman Clifton asked for a roll call to vote.

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

Conditional Use #2022-06 was approved with (7) affirmative votes.

**13. Postponed - Special Use #2022-01 - To allow a Daycare Center in C2 and C3 zones at 4210 Broadway Street**

**14. Special Use #2022-02 - To allow an Assisted Living Home for Veterans in R2 zone at 5 W Avalon Drive**

Chairman Clifton asked the applicants to approach the podium and state their names. Eddie and Angela Smith addressed the Commission as applicants.

Chairman Clifton noted that he had received some concerned calls regarding this application. Mr. Spencer said that the Planning Dept had also received calls. The Commission was also given a petition signed by neighbors opposing this application.

Ms. Lee requested to make a statement to the public and to the Commission regarding this application and the Fair Housing Act. Ms. Lee stated that the Fair Housing Act requires accommodations to allow protected individuals the opportunity to use and enjoy a dwelling in the city. Failure to do this could expose the city to potential liability. Ms. Lee continued that all comments made on this application need to refer to a 'yes' or 'no' vote on the application and property, not on any of the future or potential inhabitants. She further clarified that a yes or no vote on this application needs to be based on the same criteria as any other similar property or application and must not be based on anything to do with the inhabitants.

Mr. Chambers asked for clarification about what questions could be asked. Ms. Lee replied that all questions and comments should avoid any mention of the inhabitants as that subject should have no bearing on whether or not this application is approved.

Mr. Spencer clarified that the Planning Commission is a recommending body, so whether the Commission votes to approve or disapprove the application, it will still go to City Council afterwards.

Mr. Smith addressed the Commission, stating his qualifications to head this project as a peer supporter and that he has done similar projects in NLR. He stated that he plans to work with UA Pulaski Tech to help the individuals living in the home reach their educational and career goals. He stated that there would be 3 individuals living in the home and that there are 3 bedrooms, 3 bathrooms, and shared living spaces. He stated that he has plans to continue to grow this program. He stated that when he has done similar programs in the past that the neighbors were never disturbed.

Mr. Foster asked the applicant about the licensing of this program and who administers the license. He also asked if this will be an assisted living facility and if so, what licenses will they need. Mrs. Smith answered that this is a program administered through the VA and that there are many other similar homes and projects under this same program all over Little Rock and North Little Rock. She clarified that although the

paperwork filed for this application describes this as an assisted living facility, which is a misnomer. Mr. Foster asked what controls are over this program to ensure that it is being ran correctly and safely. Mrs. Smith answered that it is the CRC Program, which is administered through the VA. Mr. Foster asked what they plan to do to the house as far as upgrades and changes. Mrs. Smith answered that they have already done a lot of work on the interior and that CRC will have enforceable standards that must be met for the program. Mrs. Smith stated that they did not plan to change the outside appearance of the house beyond some general maintenance and beautification.

Ms. Belasco reminded the applicants that the Planning Commission will only be making a recommendation for City Council and that the final decision resides with City Council.

Chairman Clifton asked if there was anyone in the audience who would like to speak on this application.

Mr. Randy Nailor, representing residents of the neighborhood, addressed the Commission. Mr. Nailor stated that neighbors were opposed to this project because they do not want a commercial entity in a residential neighborhood and they are concerned that there will be an increase in traffic due to medical professionals coming and going from the home. He stated that there was a neighborhood meeting held regarding this proposal and that all in attendance were opposed.

Ms. Lisa Moss of 12 S. Avalon Drive addressed the Commission. She stated that in addition to being a resident of the neighborhood for four years she is also a disabled veteran and serves on several committees at the VA. She stated that she has known the Smiths for a while and is familiar with the program. She stated that she is in support of the program as a neighbor and as a disabled veteran. She stated that the house proposed for the program is well-maintained. She stated that she is a single woman and that having these veterans nearby would make her feel safer in the neighborhood. She also pointed out the proximity of this address to both UA Pulaski Tech and the VA.

Chairman Clifton asked Mr. Spencer how assisted living facilities are zoned. Mr. Spencer stated that this case would be a Special Use rezoning since it is not a typical assisted living facility. Chairman Clifton asked if an assisted living facility go into any zone, as long as they were issued a Special Use. Mr. Spencer answered in the affirmative.

Mr. Wallace stated that this is a residential home and not a commercial assisted living facility. He asked the applicants to confirm that this would be residential and not commercial, meaning that the residents would have their own spaces and that there would not be medical staff coming and going all the time. The applicants stated that this was correct.

Mr. Foster asked the applicants roughly how many daily visitors they would expect the home to have. Mr. Smith stated that the majority of the time it would only be himself there and occasionally a nurse for a short visit. Mr. Foster asked if they would have family and friends visiting. Mr. Smith said yes, but that most of the time these residents don't have a lot of family or friends. Mr. Smith stated that there would very often be trips taken with these individuals to the VA and other nearby facilities and attractions.

Mr. Patrick Bucket and Mrs. Becky Bucket of 1 W. Avalon addressed the Commission. Mrs. Bucket stated her concerns regarding the application, including rezoning and devaluing properties in the neighborhood. Mr. Bucket stated that there is already a lot of traffic in the neighborhood and they do not want additional traffic. Mr. Spencer addressed Mrs. Bucket's concern that the property would be rezoned. He stated that this property will not be rezoned.



Mr. Foster stated that there would be no difference between these residents receiving home care and any other resident of the neighborhood receiving home care. Mr. Foster asked if someone bought this property and rented the house, how many people could live there, according to city ordinances. Mr. Spencer stated that up to 5 adults can live in a single dwelling.

Ms. Lee pointed out that the application states that the residents of this home are not in need of a nursing home or hospital care. She further clarified that the label of assisted living is a misnomer, which was pointed out at the beginning of this discussion, and that these applicants have not applied for a nursing home type setting.

Chairman Clifton stated that this is strictly a residential neighborhood and that he feels that this will be an assisted living type facility in the middle of a neighborhood, whose residents do not want it there. He further stated that while this may not technically be an assisted living facility, it will still need to adhere to many of the restrictions and inspections of an assisted living facility.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Yes</b>	<b>Belasco</b>	<b>Yes</b>	<b>Chambers</b>	<b>Yes</b>
<b>Foster</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>Clifton</b>	<b>No</b>				

Special Use #2022-02 was approved with (6) affirmative votes.

**Public Comments/Adjournment:**

Chairman Clifton asked for any public comments. There were none.

Mr. Foster moved to adjourn the meeting. Mr. Chambers seconded the motion. Chairman Clifton adjourned the meeting at 4:54 pm.

Respectfully Submitted:

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Donna James, Planning

**Planning Commission Comments – SD2022-35 White Oak Crossing Commercial Park Lot 2 SPR  
(revised SPR for a mini-warehouse development at 8701 Kim Dr)**

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**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.**

**Planning Commission comments – SD2022-37 Loomis Addition Lot 1R Replat and SPR (replat of 4 lots into 2 lots and SPR for an office bldg with warehouse space at 110 S Beech St.)**

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**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  $\pm$  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.**

**Rezone 2022-16 & Conditional Use 2022-09**

June 14, 2022

**Request:** a rezoning from R4 to C4 and a Conditional Use to recognize an existing warehouse within a C4 zone

**Location of the Request:** 200 N Cedar St

**Applicant/Owner:** Elisei Cojocaru

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

**Site Characteristics:** The site contains an existing warehouse building constructed in the mid-1960's. There are no sidewalks in place along the abutting streets, N Cedar and E 2<sup>nd</sup> Streets. Two driveways access the site, one from each of the abutting streets. There is no paved parking located on the site.

**Master Street Plan:** E 2<sup>nd</sup> Street is a local street 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	Auto Repair
South	R4	Single Family
East	R4	Undeveloped Property
West	C5	Warehouse Liquor Market

**Background:**

1. **Compatible with previous actions?** Yes, the applicant is seeking a Rezoning and Conditional Use to allow warehousing within an existing warehouse building.
2. **Neighborhood Position/Comment?** No comment at the time of printing.
3. **Effect on public service and utilities?** The rezoning should have minimal impact on public service and utilities.
4. **Legal Consideration/Reasonableness?** The building was constructed as a warehouse and has historically been used for warehousing.
5. **Will the approval have a stabilizing effect on surrounding properties?** Possibly, the building will be utilized instead of sitting vacant.
6. **Is the site of adequate size for the development?** Yes, the site is developed.
7. **Will this set a precedent for future rezoning?** No, the area to the north and west are zoned commercially.
8. **Should a difference zoning classification be requested?** No, C4 zoning with a Conditional Use allows for warehousing as proposed by the applicant.

## **Rezone 2022-16 & Conditional Use 2022-09**

June 14, 2022

Page 2 of 2

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**Summary:** The applicant is seeking a rezoning from R4 to C4 and a Conditional Use to allow the existing building to be used as warehousing. The building contains 11,000 square feet and was constructed in 1965. The applicant recently purchased the property not realizing the property was zoned residentially. The zoning became an issue when the applicant sought to lease the building to a warehouse user. Based on the lack of a business license for the property staff determined the site had lost its non-conforming status for a warehouse use and Rezoning and a Conditional Use were required to allow the building to be leased to a warehouse user.

**Design Review Committee and Design Review Committee Recommendation:** The applicant met with the Design Review Committee on May 18, 2022. The Committee recommended approval with conditions.

### **Conditions to Consider:**

1. No outside open-air storage of materials or equipment is allowed.
2. Provide a screening fence along the eastern perimeter where adjacent to the residentially zoned property.
3. Any permanent signs must meet the requirements of the sign ordinance. All sign permits require a separate review.
4. Any structures located on the site shall meet all applicable Federal, State, County and City requirements and codes.
5. Business license to be issued after Planning Staff confirmation of requirements.
6. Applicant/owner 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.
7. Meet the parking requirements for the site.
8. Any new construction or site improvements shall require approval of the Planning Commission through the Site Plan Review process.

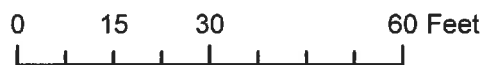


# Rezone Case #2022-16 & Conditional Use #2022-09

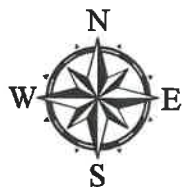


**Ortho Map**

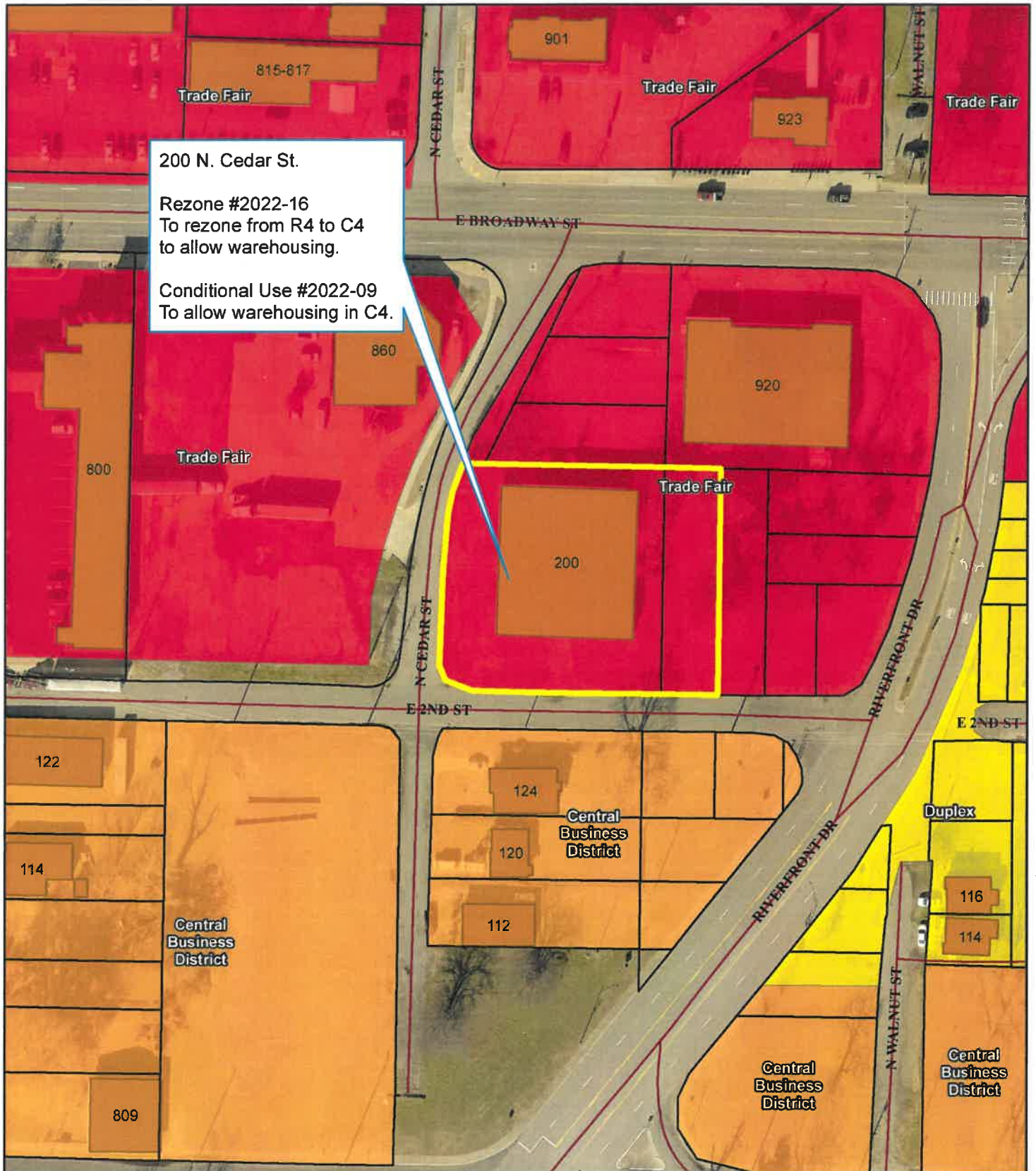
1 inch = 30 feet



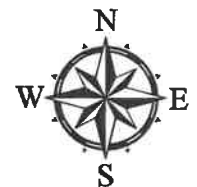
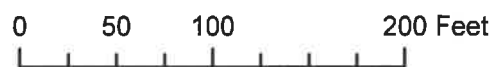
Date: 5/23/2022



# Rezone Case #2022-16 & Conditional Use #2022-09



1 inch = 100 feet



Date: 5/23/2022



Land Use Map

**Rezone 2022-17**  
**June 14, 2022**

---

**Request:** a rezoning from R2 to PUD to allow a manufactured home to remain on the property

**Location of the Request:** 7001 Faulkner Lake Rd

**Applicant/Owner:** Delano Davis

**P.C. Background:** On April 10, 2018, the Commission voted to recommend approval for a Special Use (SU2018-02) to allow a manufactured home in an R2 zone at this address. As one of many conditions for approval the applicant, Mr. Davis, agreed to a three year time frame for the manufactured home to be located on the property, after which time he would remove the home. The home remained on the property for more than the agreed three years which resulted in a violation of the approved zoning. Staff issued notice to Mr. Davis who in-turn filed an application with staff to first be heard by the Commission for a recommendation to City Council on a request to allow the home to remain.

On March 8, 2022, the Commission reviewed a request for revocation of the approval of the Special Use. The Commission voted with 5 affirmative votes to recommend to the City Council the Special Use be revoked. 3 of the Commissioners voted against sending a recommendation of revocation to the City Council.

On April 11, 2022, the City Council adopted Ordinance #9447 revoking the approval of the Special Use for the manufactured home.

**Site Characteristics:** The property contains approximately 10-acres and is located just outside the city limits. The home has been placed on the property and a number of modifications have been made to the structure including the addition of decks and porches.

**Master Street Plan:** Faulkner Lake Road is indicated as a Collector on the Master Street Plan - the site is located on the Master Bike Plan with a proposed separate bike lane indicated

**Surrounding Uses and Zoning**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	R2	Single Family
South	R2	Single Family
East	R2	Single Family
West	R2	Single Family

**Background:**

1. **Compatible with previous actions?** Somewhat, the City has been cautious in approving the placement of new manufactured homes.
2. **Neighborhood Position/Comment?** None at the time of printing
3. **Effect on public service and utilities?** Minimal

- 
4. **Legal Consideration/Reasonableness?** The request is reasonable.
  5. **Will the approval have a stabilizing effect on surrounding properties?** Due to the large tract size of the property the approval should have minimal impact on the abutting properties.
  6. **Is the site of adequate size for the development?** Yes.
  7. **Will this set a precedent for future rezoning?** Since the City Council voted to revoke the previous Special Use due to the time limitation imposed on the original approval the rezoning to PUD is appropriate.
  8. **Should a difference zoning classification be requested?** No, RT-1 is not appropriate for this area.

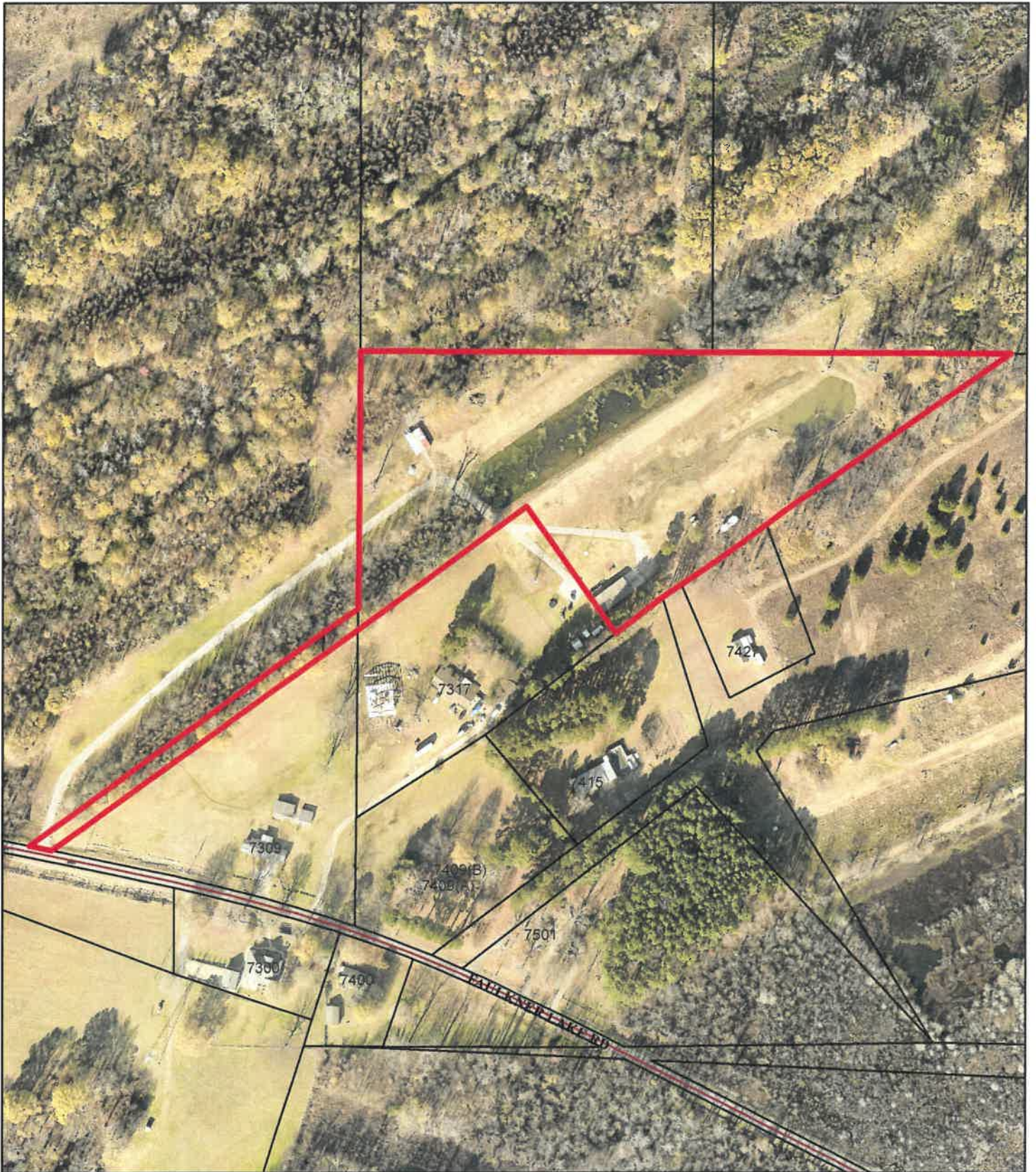
**Summary:** The applicant is requesting a rezoning of the property from R2 to PUD to allow an existing manufactured home to remain on the property. The home sits on approximately 10-acres and is located outside the city limits of North Little Rock but is located within the City's Extraterritorial Planning Jurisdiction. The home is sit with a distance from Faulkner Lake Road.

**Design Review Committee and Design Review Committee Recommendation:** The applicant met with the Design Review Committee on May 18, 2022. The Committee recommended approval with conditions.

**Conditions to Consider:**

1. Provide details of the conversions made to the home to convert the home into real property for taxing purposes
2. Unit to meet the required building setbacks of the zone.
3. Unit to have a dedicated driveway.
4. Meet the Arkansas Health Department requirements of a septic system (if applicable).
5. If outside city limits, meet all Pulaski County requirements.

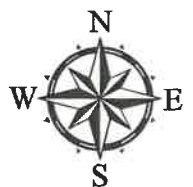
# Rezone Case #2022-17



Ortho Map

1 inch = 250 feet

0 125 250 500 Feet



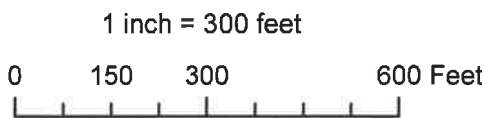
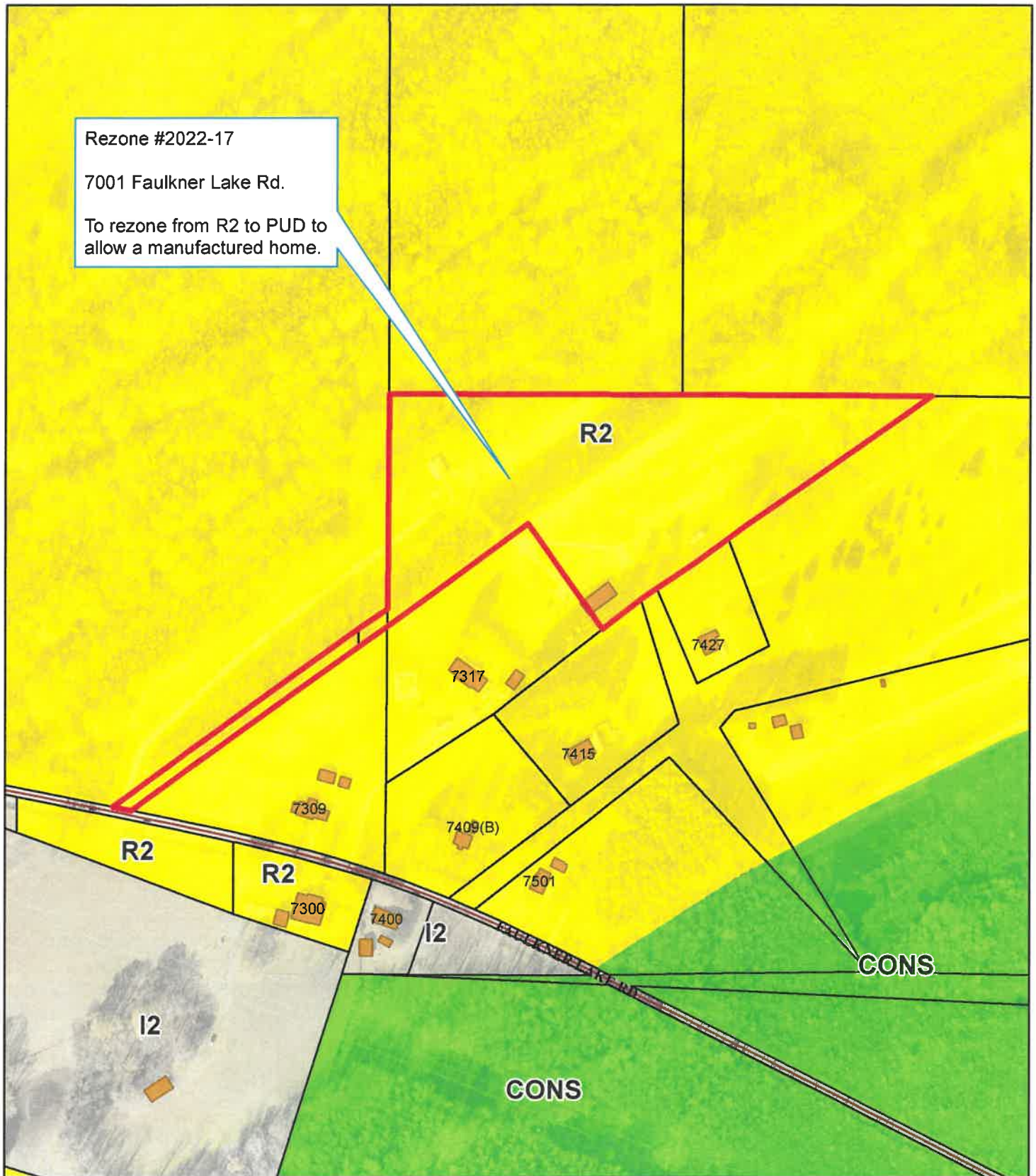
Date: 5/10/2022

# Rezone Case #2022-17

Rezone #2022-17

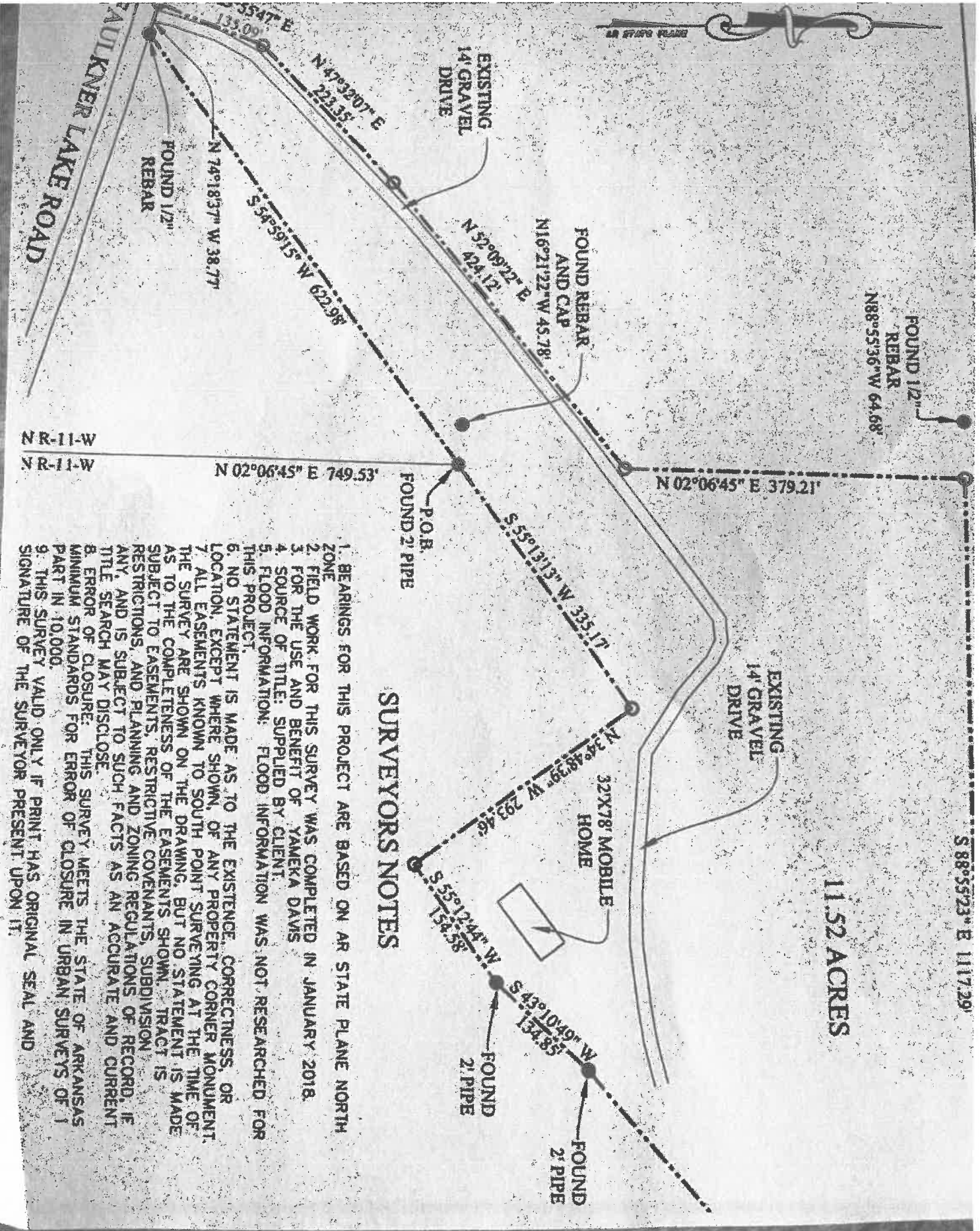
7001 Faulkner Lake Rd.

To rezone from R2 to PUD to allow a manufactured home.



Date: 5/10/2022

# Survey



## 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 YAMEKA DAVIS
4. SOURCE OF TITLE: SUPPLIED BY CLIENT.
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. ERROR OF CLOSURE: THIS SURVEY MEETS THE STATE OF ARKANSAS MINIMUM 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.

**Rezone 2022-18**  
**June 14, 2022**

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**Request:** a rezoning from I1 to I2 to allow a graveled parking area and outdoor laydown yard

**Location of the Request:** 9401 Diamond Dr, NLR, AR

**Applicant:** Central Commerce Center LLC

**Owner:** Colliers International

**P.C. Background:** Ordinance #9351 adopted by the City Council on May 10, 2021, rezoned property located to the south of this site (16±-acres) from I1 to I2 to allow the construction of a warehouse distribution facility containing in excess of 25,000 square feet. The building is currently under construction and the future tenant has requested an area of the site for additional truck/trailer parking and an area for materials (a laydown yard) to be stored. At the time of development of the future laydown yard the applicant will seek approval of a site plan via the Planning Commission.

**Site Characteristics:** The property is undeveloped located outside the city limits but within the City's Extraterritorial Planning Jurisdiction.

**Master Street Plan:** Diamond Drive is indicated as a local street on the City's Master Street Plan – the site is not located on a dedicated bike route per the City's Master Bile Plan.

**Surrounding Uses and Zoning**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	I1	Undeveloped
South	I-40	Interstate Highway
East	I-1	Camping World
West	I-1	Tri-State Truck

**Background:**

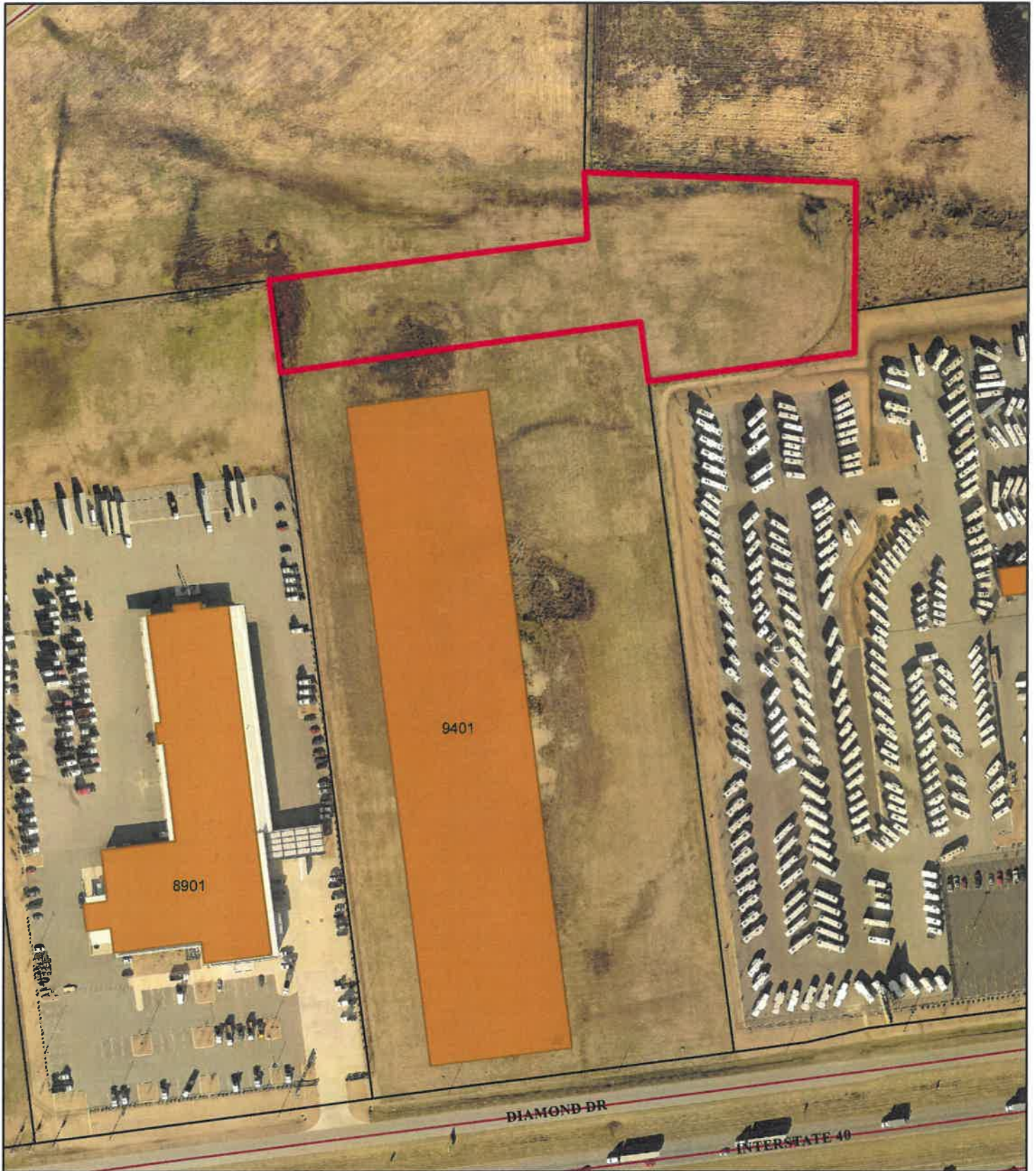
1. **Compatible with previous actions?** Yes. Property in the general vicinity has been rezoned to I2 to allow for warehouse and distribution within the last year.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Diamond Dr will experience an increase in truck traffic.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** As this area is largely industrial, no change is anticipated.



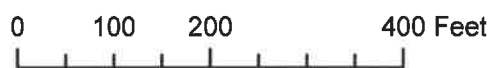
6. **Is the site of adequate size for the development?** Yes, the rezoning is an expansion of a previous zoning
7. **Will this set a precedent for future rezoning?** No.
8. **Should a difference zoning classification be requested?** No.

**Summary:** The applicant is seeking a rezoning of 3.91-acres from I1 to I2 to allow the future development of a laydown yard for a future tenant of the warehouse currently being constructed to the south of this site. The property is located outside the city limits of North Little Rock but separate from this item, through the County and City Council, the applicant is seeking annexation of this property. At the time of future development the applicant will combine this portion of property with the property to the south creating Lot 2-RR of the Harris Industrial Park Subdivision to the City of North Little Rock, Pulaski County, AR.

# Rezone Case #2022-18



1 inch = 200 feet



Date: 5/11/2022



OrthoMap

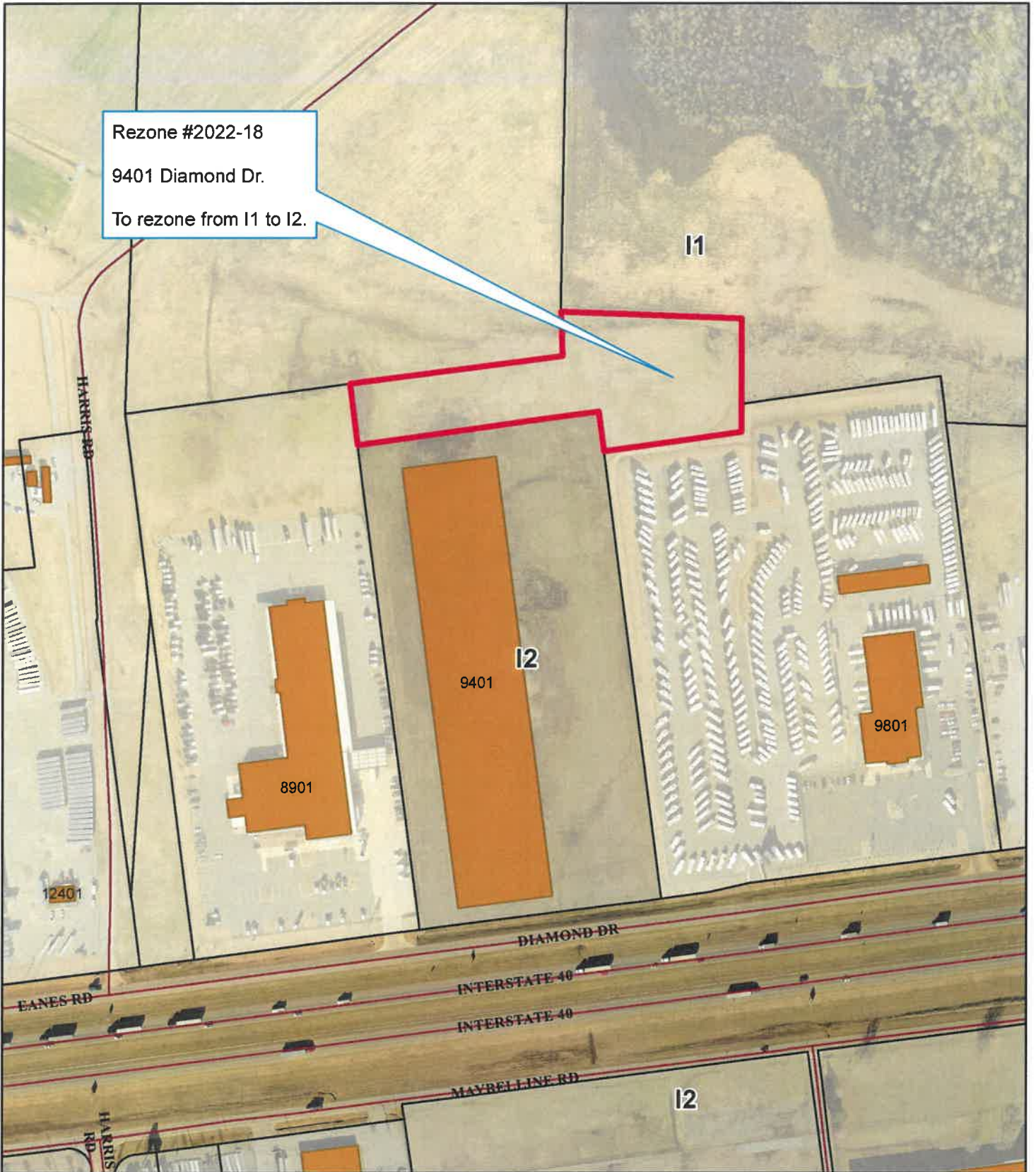


# Rezone Case #2022-18

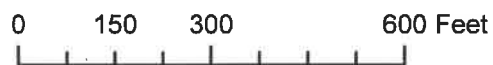
Rezone #2022-18

9401 Diamond Dr.

To rezone from I1 to I2.



1 inch = 300 feet



Date: 5/11/2022



Zoning Map

**Conditional Use #2022-07**  
**June 14, 2022**

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**Request:** a request for a Conditional Use on I2 zoned property to allow the placement of an electric fence within the front yard

**Location of the Request:** 8700 HWY 70, NLR, AR

**Applicant:** AMAROK Ultimate Perimeter Security

**Owner:** Harold & Robbie Keathley

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

**Site Characteristics:** The property is a large property used as an auto auction. The area is a developed with a mix of industrial uses including Ben E Keith Distribution center located to the north.

**Master Street Plan:** The roadway is classified as a Minor Arterial on the City's Master Street Plan--the site is not located on a dedicated bike route per the City's Master Bike Plan

**Surrounding Uses and Zoning**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	I2 & C3	Ben E Keith Food Distribution
South	I2	Truck Repair
East	I1 & C4	J Hook Towing
West	I2	Trucking Co, & Tire Store

**Background:**

1. **Compatible with previous actions?** Electric fences have been approved for the placement around large industrial site in other areas of the City.
2. **Neighborhood Position/Comment?** No comment has been received at the time of this printing.
3. **Effect on public service and utilities?** Minimal
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The placement of the fence as proposed will have no effect on the surrounding properties.
6. **Is the site of adequate size for the development?** Yes
7. **Will this set a precedent for future rezoning?** No each request is reviewed on the merits of the application as filed.
8. **Should a difference zoning classification be requested?** No, electric fences located within the front yard require approval of a Conditional Use by the City Council.

**Summary:** The applicant is requesting a conditional use to allow the placement of an electric fence within the front yard of the property. The property is currently an auto auction located on US 70.

## Conditional Use #2022-07

June 14, 2022

Page 2 of 2

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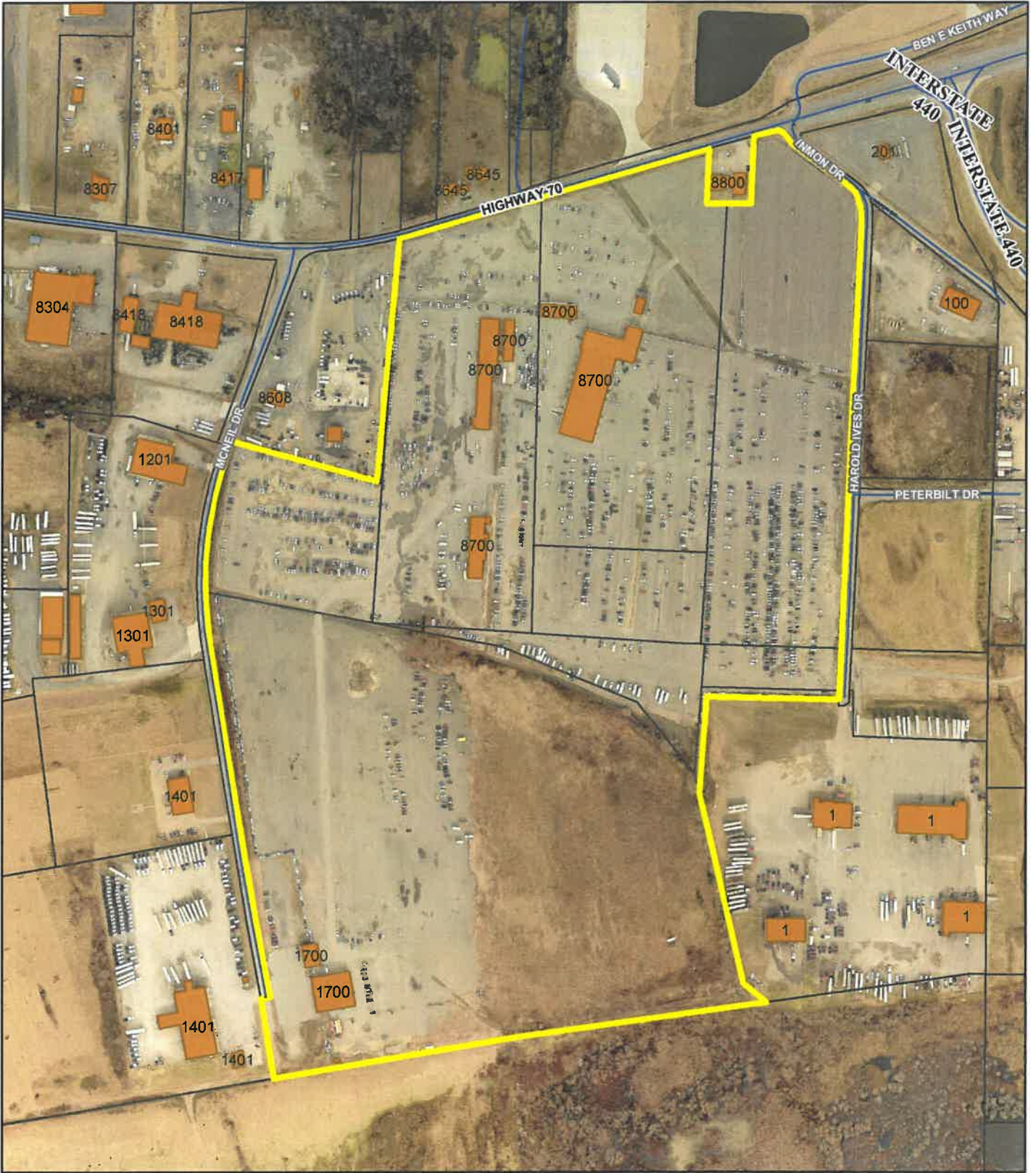
Section 5.11.10 of the North Little Rock Zoning Ordinance states - *No electric fence shall be installed, operated or maintained except as a Conditional Use approved by City Council, and shall be subject to the following standards* - as outlined below in the Conditions to be Considered Section of this report. Electric fences are not allowed in the front yard (*electric fences shall be permitted in the rear and side yards of industrial zoned properties with areas of outdoor storage and display*).

**Design Review Committee and Design Review Committee Recommendation:** The applicant met with the Design Review Committee on May 18, 2022. The Design Review Committee recommends approval with conditions as established in the Zoning Ordinance.

### **Conditions to Consider:**

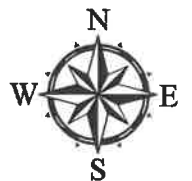
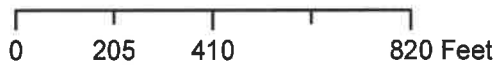
1. Unless otherwise specified herein, electric fences shall be constructed or installed in conformance with the specifications set forth in International Electrotechnical Commission (IEC) Standard No. 60335-2-76.
2. The energizer for electric fences must be driven by a commercial storage battery not to exceed twelve (12) volts DC. The storage battery is charged primarily by a solar panel. However, the solar panel may be augmented by a commercial trickle charger.
3. The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in Paragraph 22.108 and depicted in Figure 102 of IEC Standard No. 60335-2-76.
4. When abutting a residential zoned property or a residential used property, the perimeter fence shall be an opaque wood privacy fence with the finished side facing the abutting property.
5. There shall be a disarm switch or other device (approved by the Police and Fire Departments) on the outside of the perimeter fence within two (2) feet of the primary gate or opening.
6. Electric fences shall be permitted in the rear and side yards of industrial zoned properties with areas of outdoor storage or display.
7. Electric fences shall be installed on the interior of a perimeter fence and be located six (6) inches from the perimeter fence.
8. No electric fence shall be installed or used unless it is surrounded by a perimeter fence that is not more than eight (8) feet in height.
9. The maximum height for a perimeter fence in the rear or side yard shall be eight (8) feet.
10. Electric fences shall be allowed to extend two (2) feet above the perimeter fence with the maximum height of ten (10) feet.
11. Fences shall not utilize barbed wire or concertina wire.
12. Warning signs: Electric fences shall be clearly identified with warning signs that read: "Warning Electric Fence" at intervals of thirty (30) feet with at least one (1) sign on each exterior perimeter side of the fence.
13. No electric fence shall be installed until after commercial plans review from the City that the plans for the fence meet the requirements of this Ordinance and an electric fence permit is obtained. The commercial plans review for an electric fence shall be \$30.00. An electric fence permit shall cost \$150.00.
14. Requests to vary from the above requirements shall be heard by the North Little Rock City Council.

# Conditional Use # 2022-07



Ortho Map

1 inch = 400 feet

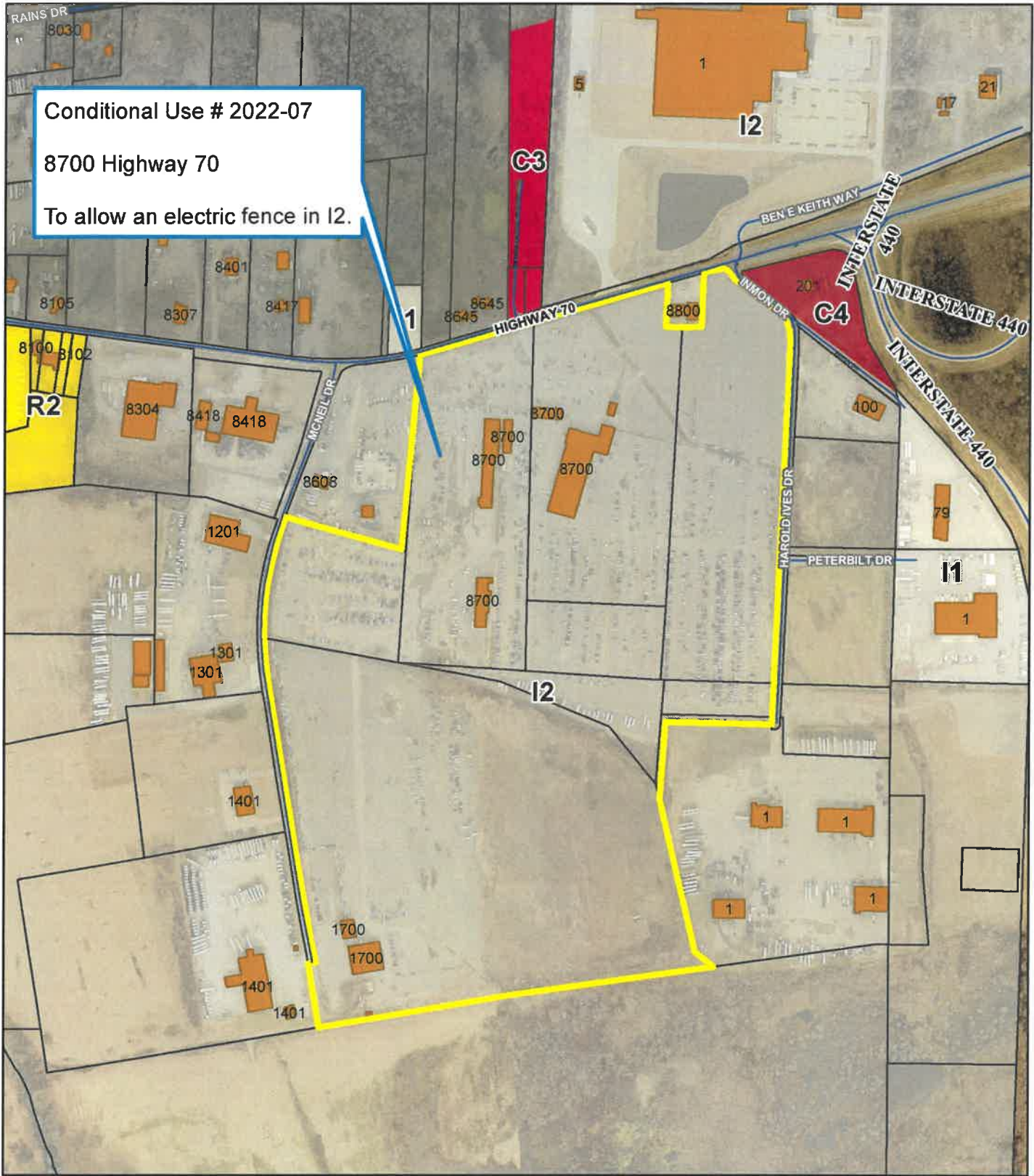


Date: 4/20/2022

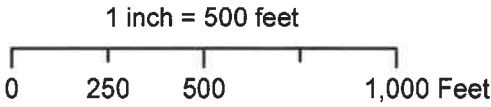
Map is not to survey accuracy

# Conditional Use # 2022-07

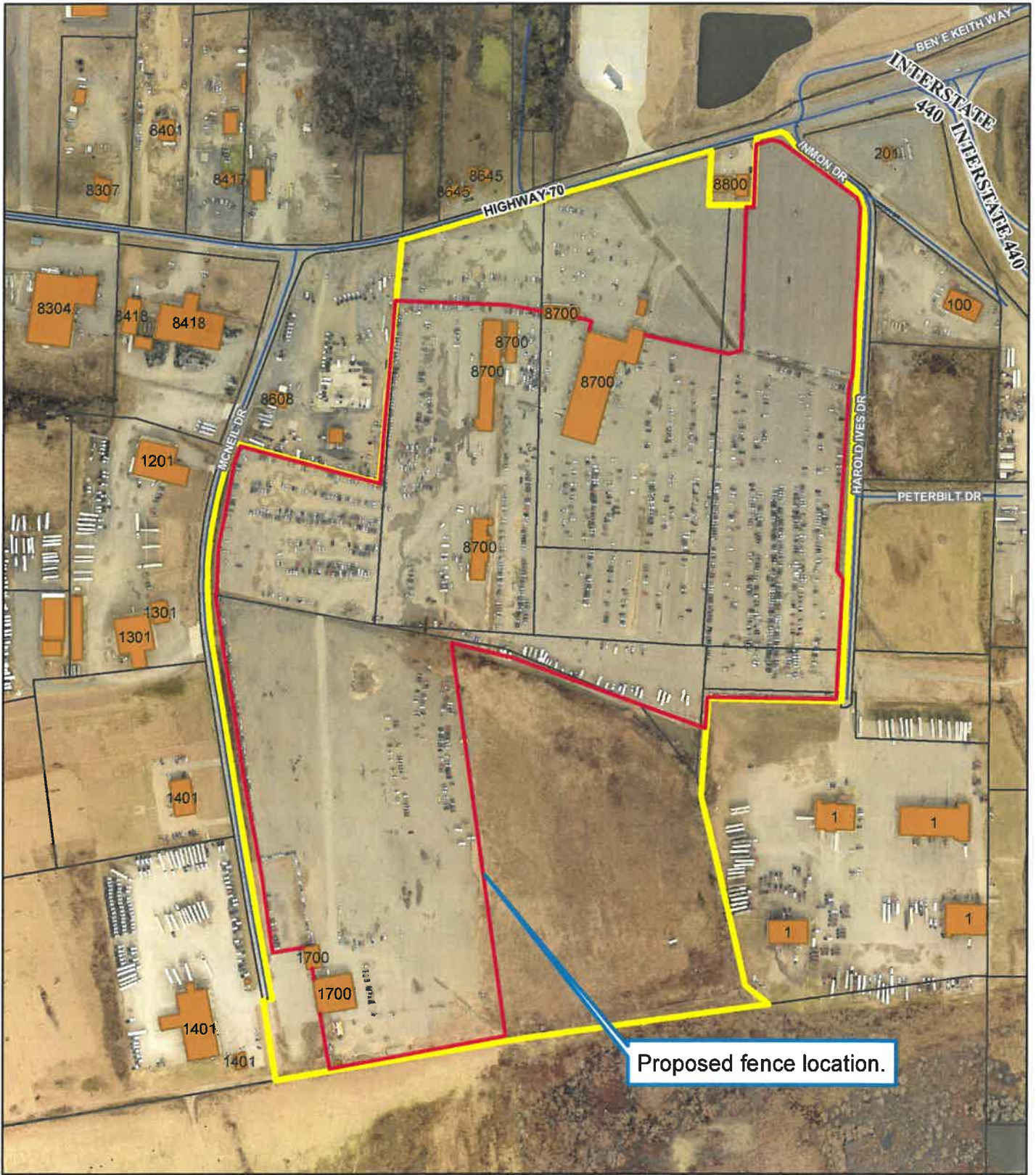
Conditional Use # 2022-07  
8700 Highway 70  
To allow an electric fence in I2.



Zoning Map



# Conditional Use # 2022-07

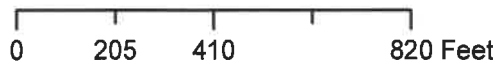


Proposed fence location.



Ortho Map

1 inch = 400 feet



Date: 4/20/2022

Map is not to survey accuracy



Customer Name:  
ADESA - Little Rock, AR

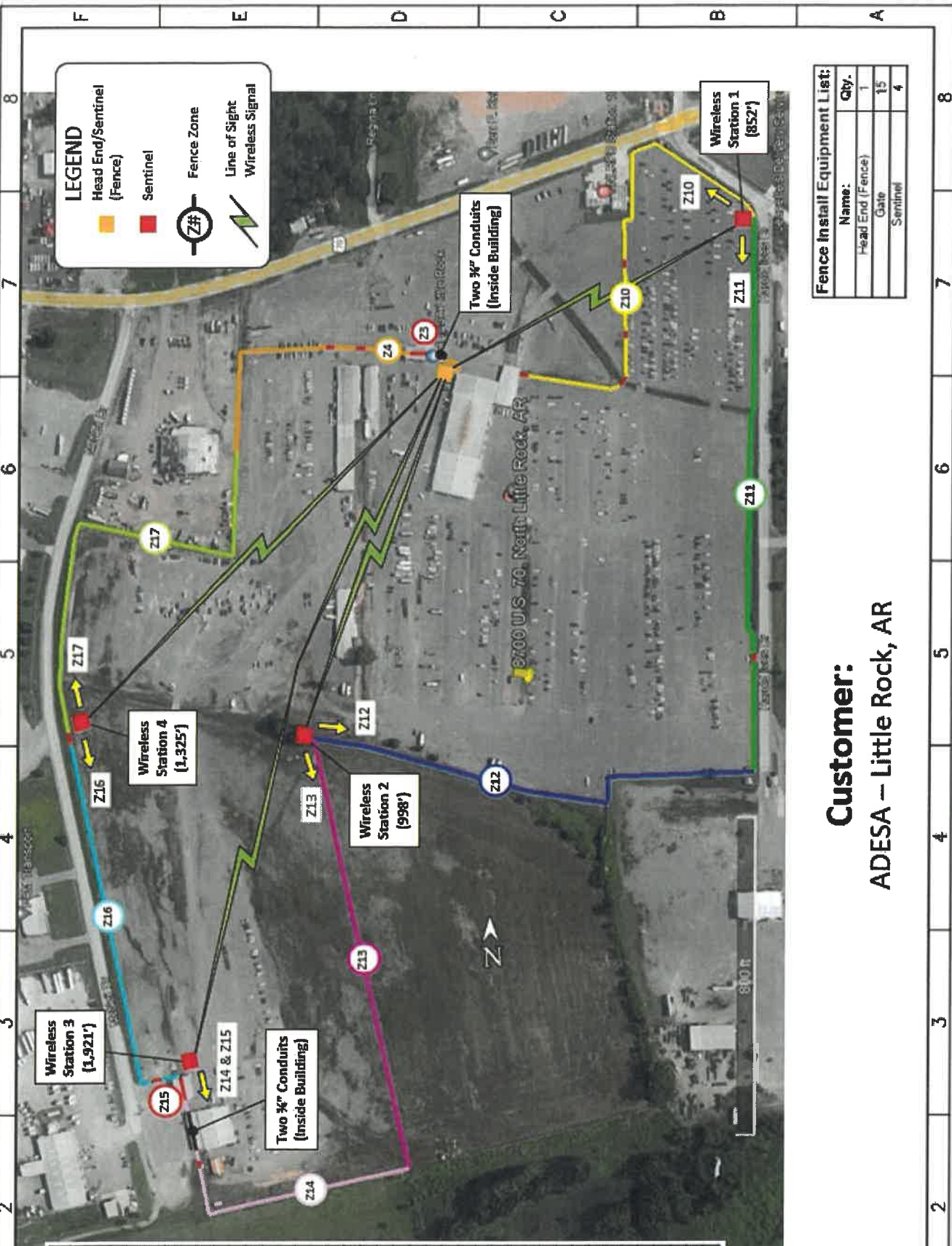
No. of Gates	15
No. of Zones	10

**Zone Information**

Zone Number:	Length (ft.)
Z4 - Section 1	64
Conduit Run 1	48
Z4 (Main Gate)	80
Z4 - Section 2	110
Z4 (Gate 2)	24
Z4 - Section 3	55
Z4 (Gate 3)	24
Z4 - Section 4	485
Z10 (Gate 4)	25
Z10 - Section 1	240
Z10 (Gate 5)	28
Z10 - Section 2	100
Z10 (Gate 6)	20
Z10 - Section 3	181
Z10 (Gate 7)	20
Z10 - Section 4	877
Z11 - Section 1	1,116
Z11 (Gate 8)	24
Z11 - Section 2	280
Z12	1,215
Z13	1,130
Z14 - Section 1	648
Z14 (Gate 9)	20
Z14 - Section 2	31
Conduit Run 2	105
Z14 - Section 3	30
Z15 (Gate 10)	64
Z16 - Section 1	40
Z16 (Gate 11)	28
Z16 - Section 2	624
Z16 (Gate 12)	32
Z17	1,228
<b>Total Footage:</b>	<b>9,071</b>

**LEGEND**

- Head End/Sentinel (Fence)
- Sentinel
- Fence Zone
- Line of Sight
- Wireless Signal



**Fence Install Equipment List:**

Name:	Qty.
Head End (Fence)	1
Gate	15
Sentinel	4

**Customer:**  
ADESA - Little Rock, AR



**Conditional Use 2022-08**  
**June 14, 2022**

---

**Request:** to allow a daycare center in a C3 zone

**Location of the Request:** 1724 Pike Avenue, NLR, AR

**Applicant:** Shretta Morris

**Owner:** Custom Printing Company

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

**Site Characteristics:** The site contains three buildings and the former home of XM Printing. W 18<sup>th</sup> Street is located to the north of the site with a sidewalk in place. Pike Avenue is located to the west of the site also with sidewalk in place. There is a functioning alley located to the east of the building.

**Master Street Plan:** Pike Avenue is classified as a principal arterial on the City’s Master Street Plan, W 18<sup>th</sup> Street is classified as a local street on the Master Street Plan – neither street is indicated as a bike route on the Master Bike Plan.

**Surrounding Uses and Zoning**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	C3	NLR Corner Store
South	C3	Barber Shop/Restaurant
East	R3	Church
West	PUD (app 4/10/2006 for retail convenience store with pumps)	Undeveloped Property

**Background:**

1. **Compatible with previous actions?** Daycares have been approved along Pike Avenue in the past.
2. **Neighborhood Position/Comment?** The property owner to the south has called a number of times with concerns regarding the placement of the daycare at this location.
3. **Effect on public service and utilities?** Minimal, it is possible with the drop-off/pick-up off the alley there will be times the alley will be blocked not allowing access to the remainder of the business which utilize the alley for service.
4. **Legal Consideration/Reasonableness?** The request is a reasonable request.
5. **Will the approval have a stabilizing effect on surrounding properties?** The applicant is proposing a 24-hour daycare facility at this location. Due to the building’s location on Pike Avenue, this is not an unreasonable request.

6. **Is the site of adequate size for the development?** No. The playground along Pike Avenue is not the most suitable location for a playground. In addition, the drop-off and pick-up off the alley is also not an idea arrangement.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a difference zoning classification be requested?** No, daycare centers require approval of a Conditional Use within the C3, C4, C5, C6, I1 and I2 zones.

**Summary:** The applicant is seeking approval of a Conditional Use to allow a daycare center to be located at this site. The center is proposed as a 24-hour per day/7-day per week daycare center. The applicant indicates the facility has been measured by Department of Human Services (DHS) and the space of the facility will accommodate 182-children. The applicant indicates the child/student ratio will be maintained as required by the State.

The applicant has provided an updated site plan which indicates the placement of the playground within the front of the building. The playground is indicated 25-feet deep extending toward Pike Avenue and running 75-feet along the front of the building. The playground will be entered from the front door of the building and an emergency exit is located along the southern portion of the playground area.

Drop-off/pick-up will be off the alley. The plan indicates 2 parking spaces in front of the building, 5 designated parking spaces for drop-off/pick-up along the alley, 2 additional parking spaces for staff off the alley and 1 parking space, along W 18<sup>th</sup> Street, between the buildings. One of the designated parking spaces for drop-off/pick-up is indicated in front of the drop-off/pick-up entry door. This space cannot be utilized as a parking space and must be left open for access to the building.

**Design Review Committee and Design Review Committee Recommendation:** The applicant met with the Design Review Committee on May 18, 2022. The Committee raised concerns with regard to the placement of the playground and the drop-off/pick-up location. The Committee also had concerns with the parking proposed, which at the time of review, no parking on-site was indicated.

**Conditions to Consider:**

1. Hours of operation are proposed 24-hours per day, 7-days per week.
2. Meet DHS requirement for the number of children to be served and provide the required child to staff ratio required by DHS.
3. Playground area shall have direct accessed from the building to the fenced playground area.
4. Playground areas shall have emergency exit away from the building and must meet all applicable building and fire regulations.
5. Playground fence shall be an opaque 6' solid wood fence around the playground area.
6. Applicant shall meet all applicable Federal, State, County, and City requirements.
7. Playground shall meet DHS and City of NLR requirements for playground surfaces 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

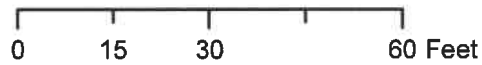
- 3 or Level 4 registered sex offender resides within 2,000 feet of the proposed site for the daycare center / home daycare facility.
9. Meet all the requirements of the Fire Marshal including but not limited to:
    - a. If the applicant would like to meet with the Fire Marshal's office before the Design Review Committee meeting please contact the Fire Marshal's Office at 501 340 5370.
    - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
      - i. If care is provided to more than five children 2 ½ years of age or less, every room where care is provided will have at least one exterior exit door or the building will be equipped with an automatic fire sprinkler system. (Volume 1 Section 903.2.6)
      - ii. A cooktop requires a vent hood with an approved fire suppression system. (Volume 1 Appendix K, Cooking)
      - iii. A portable Type K fire extinguisher within 30 feet of cooking equipment and an ABC fire extinguisher every 75 of travel. (Volume 1 Appendix K, Fire Extinguishers)
      - iv. A fire alarm monitored by an approved supervising station if the occupant load is more than thirty. (Volume 1 Appendix K, Fire Alarm System/Automatic Smoke Detection)
      - v. A smoke detector is required in and outside of any rooms where children may sleep. (Volume 1 Appendix K, Automatic Smoke Detection)
      - vi. A carbon monoxide detector is required if there are any fuel burning appliances. (Volume 2 Section 908.7)
      - vii. Exit doors shall be side swinging. (Volume 1 Appendix K, 1008.1.2)
      - viii. Exit doors shall swing in the direction of egress travel if the occupant load is 50 or more. (Volume 1 Appendix K, 1008.1.2)
      - ix. Emergency lighting. (Volume 1 Section 1006)
      - x. Approved exit signs. (Volume 1 Section 1011)
  10. Business license to be issued after Planning Staff confirmation of requirements.
  11. Applicant/owner 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 # 2022-08



Ortho Map

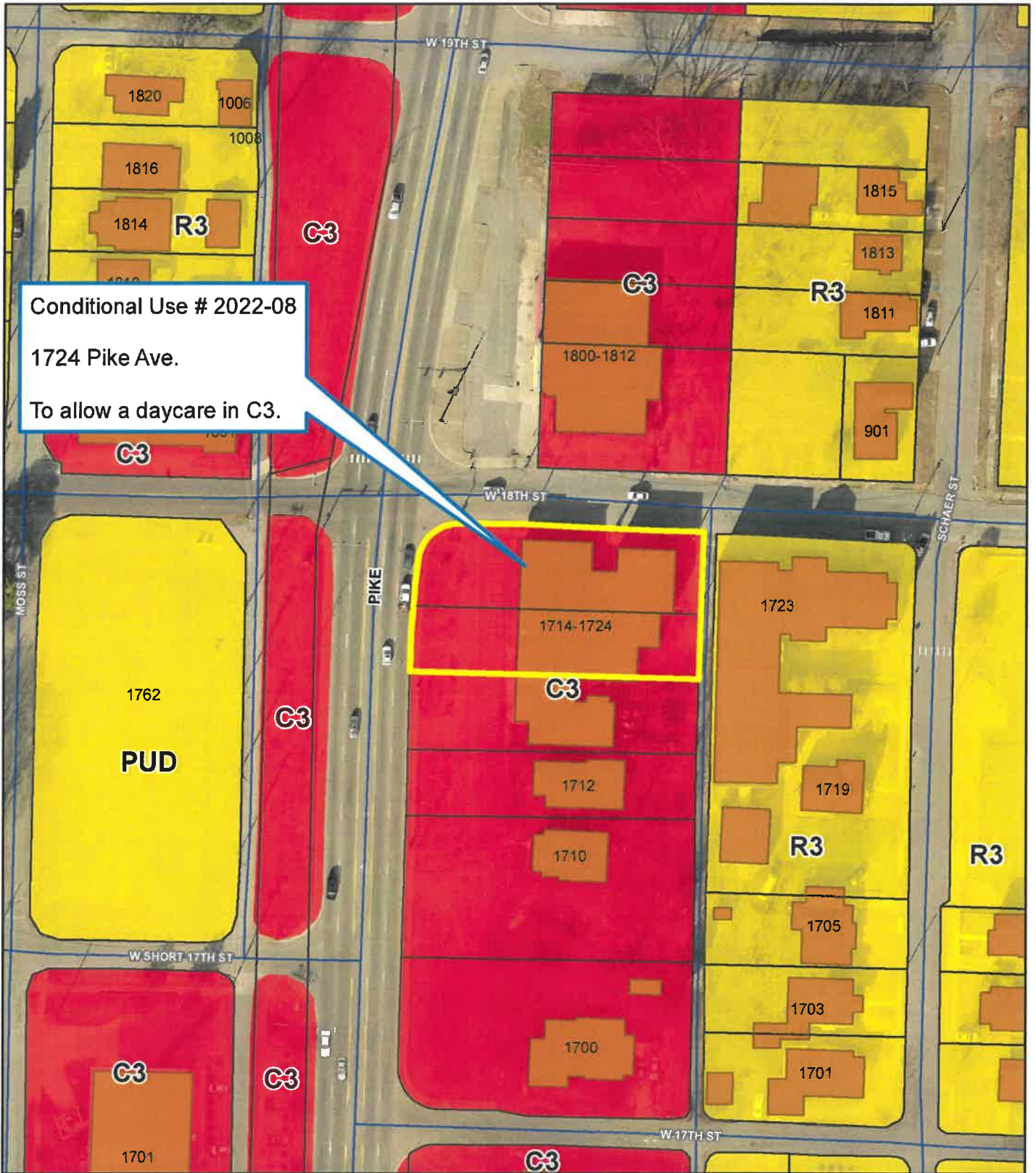
1 inch = 30 feet



Date: 6/1/2022

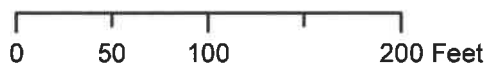
Map is not to survey accuracy

# Conditional Use # 2022-08



Zoning Map

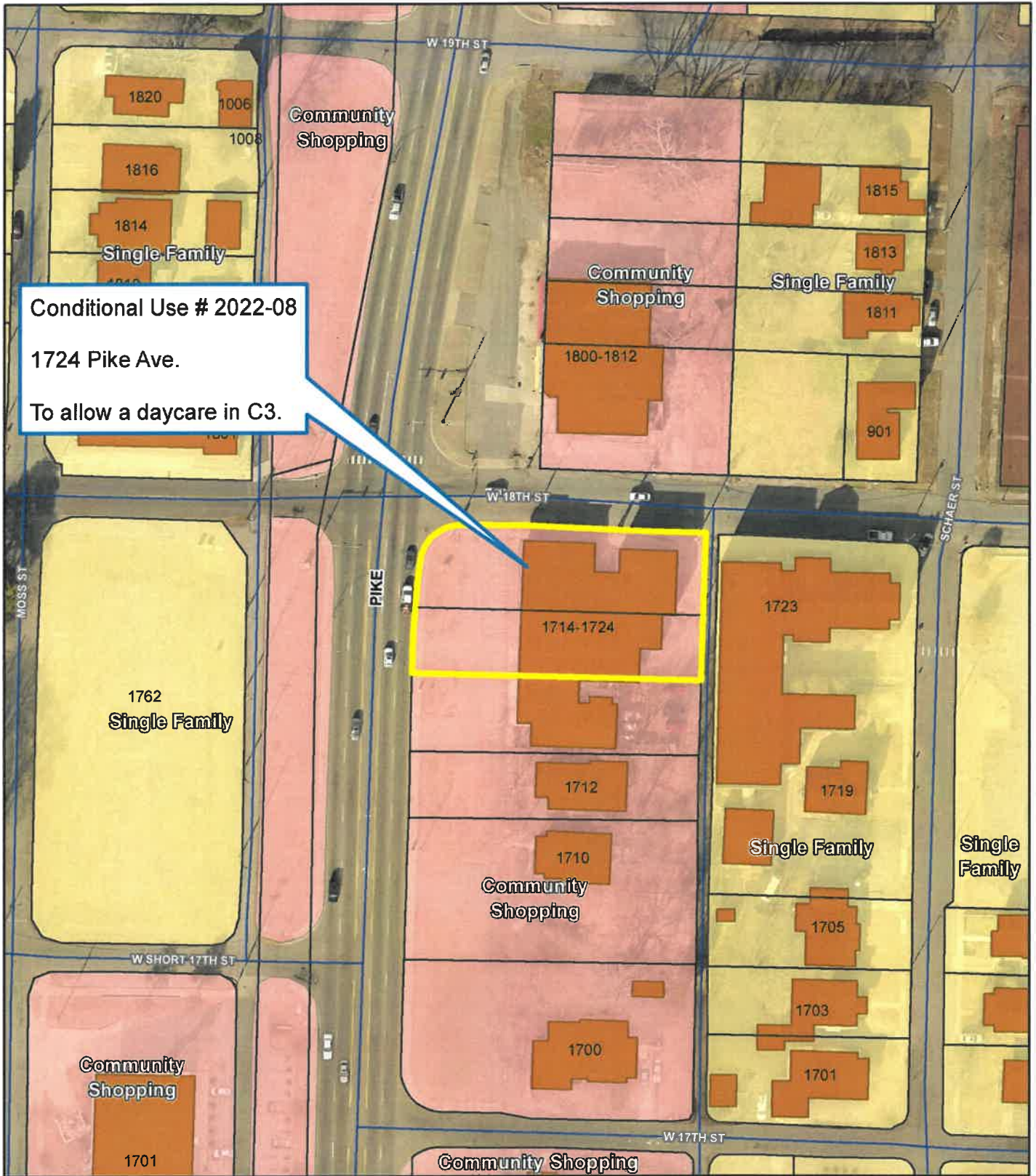
1 inch = 100 feet



Date: 6/1/2022

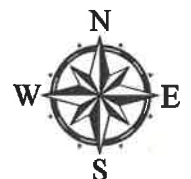
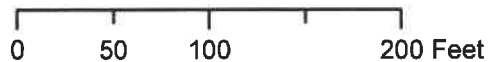
Map is not to survey accuracy

# Conditional Use # 2022-08



Land Use Map

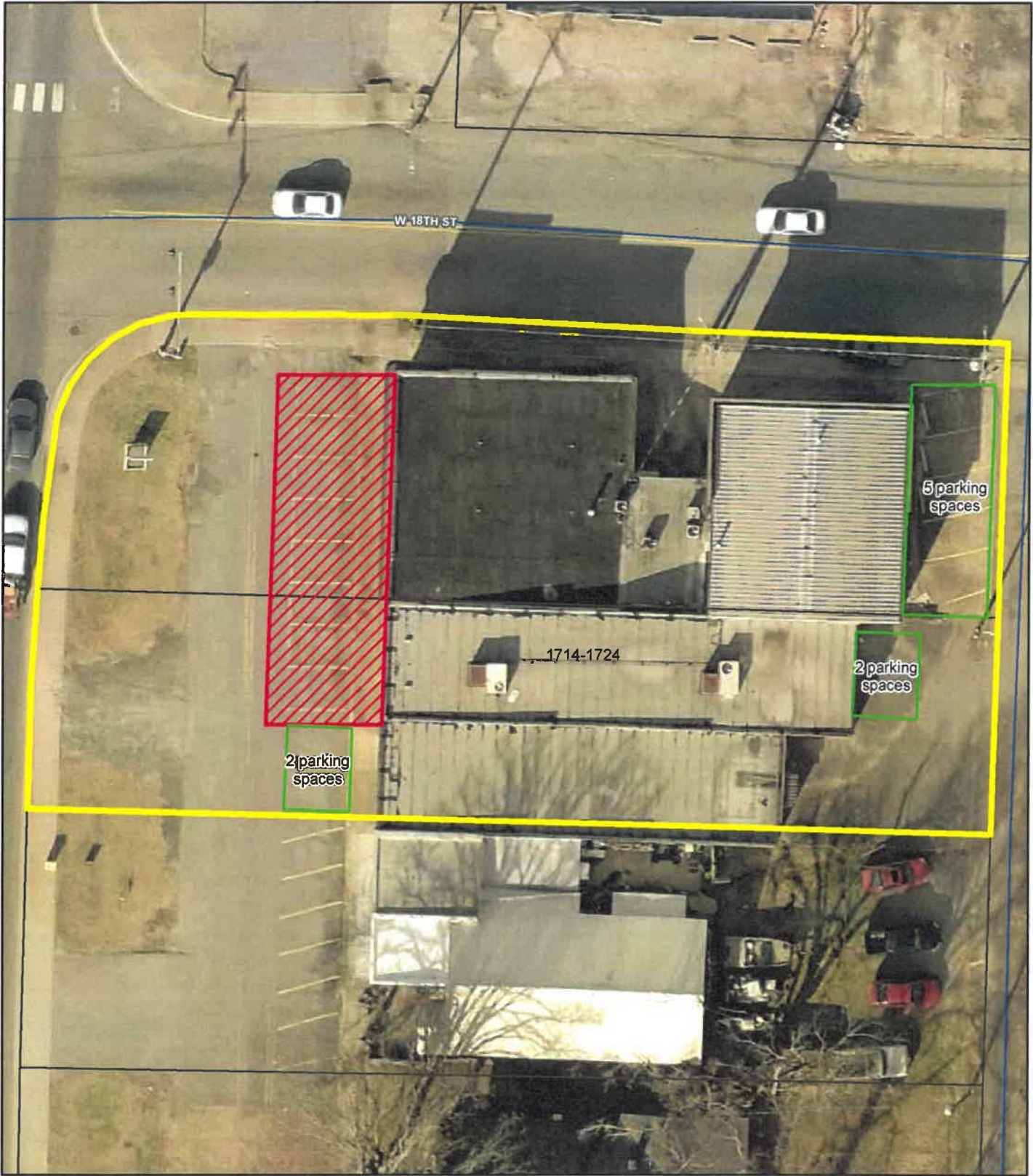
1 inch = 100 feet



Date: 6/1/2022

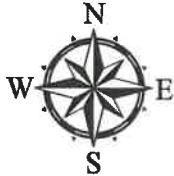
Map is not to survey accuracy

# Conditional Use # 2022-08



Ortho Map

1 inch = 30 feet



Date: 6/1/2022

Map is not to survey accuracy



**Special Use # 2022-01**  
**June 14, 2022**

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**Request:** a Special Use request to allow a daycare center in a C2 & C3 zone

**Location of the Request:** 4210 East Broadway Street, NLR, AR

**Applicant:** Andrew Rodgers

**Owner:** KIM Properties LLC

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

Postponed from the Commission's April 12, 2022, Public Hearing due to applicant not being present

Postponed from the May 10, 2022, Public Hearing at the applicant's request

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

**Master Street Plan:** E Broadway is indicated as a Principal Arterial on the Master Street Plan, Earl Street is classified as a local street on the Master Street Plan – the street is not indicated as a bike route on the Master Bike Plan

**Surrounding Uses and Zoning**

<b><u>Direction</u></b>	<b><u>Surrounding Zoning</u></b>	<b><u>Surrounding Uses</u></b>
North	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 East Broadway in the past.
2. **Neighborhood Position/Comment?** None at time of printing.
3. **Effect on public service and utilities?** Minimal.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The applicant is proposing a 24-hour facility. Due to the building's location along East 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, the applicant is seeking a Special Use for a daycare center within the zoning districts.

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

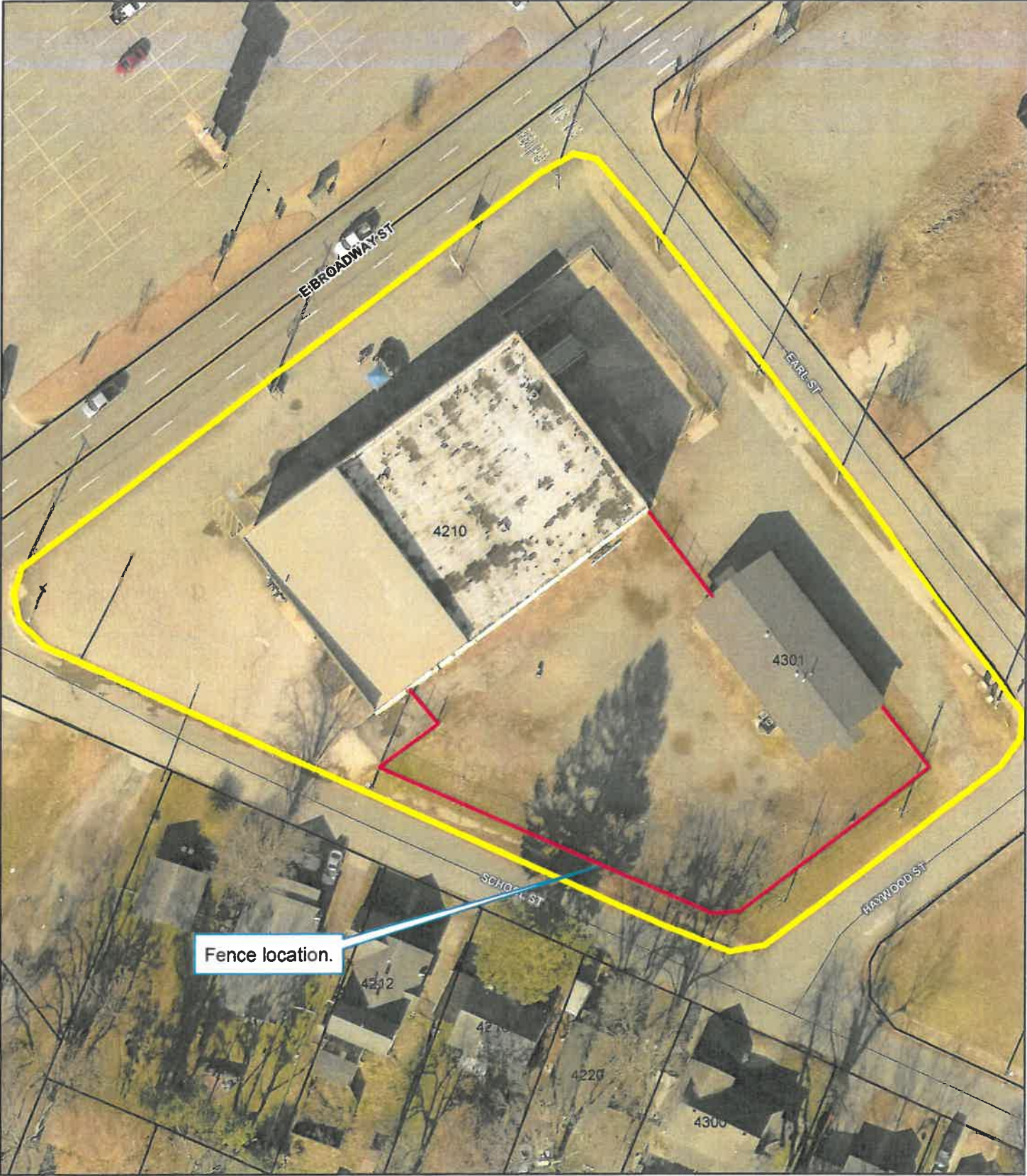
**Summary:** The applicant is requesting a Special Use for a daycare center in a C2 & C3 Zoning Districts. The applicant proposes to use both buildings on the property. The building along Earl Street will be used for aftercare. The daycare is proposed to be 24-hours. A 24-hour facility requires additional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

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

**Conditions to Consider:**

1. Hours of operation: 24-hours per day.
2. Playground to be directly accessed from the building.
3. Playground to have emergency exit away from the building.
4. Playground fence to be 6-foot wood privacy fence.
5. Applicant must meet all Fire Marshal requirements for a 24-hour daycare facility.
6. Playground to meet DHS and City of NLR requirements for playground surface and equipment.
7. 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.
8. Applicant must meet all applicable Federal, State, County, and City requirements.
9. Business license to be issued after Planning Staff confirmation of requirements.
10. Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

# Special Use #2022-01

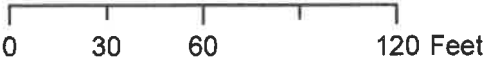


Fence location.



Ortho Map

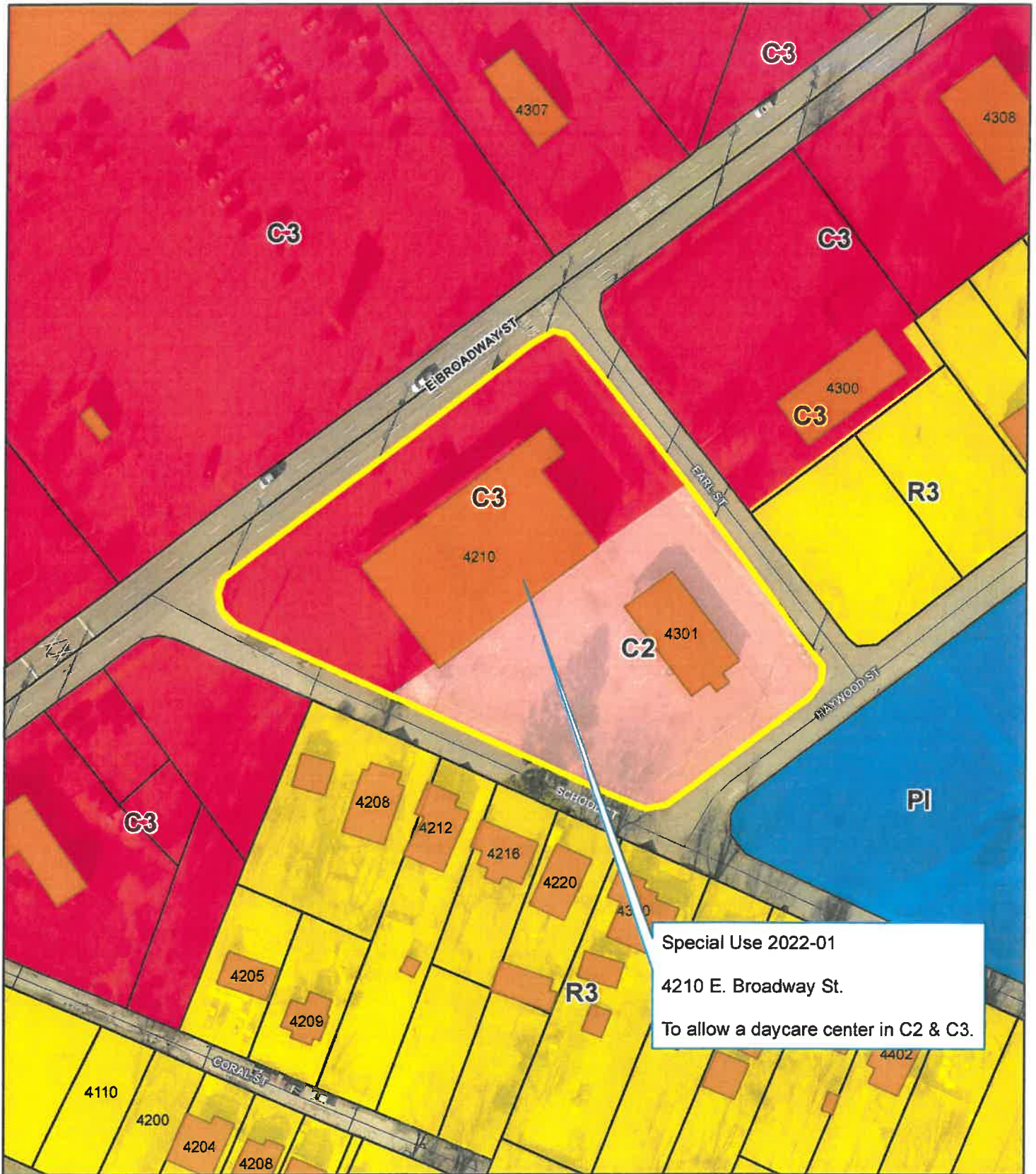
1 inch = 60 feet



Date: 2/25/2022

Not an actual survey

# Special Use #2022-01

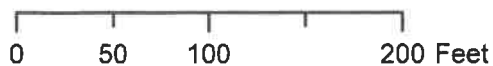


Special Use 2022-01  
4210 E. Broadway St.  
To allow a daycare center in C2 & C3.



Zoning Map

1 inch = 100 feet



Date: 1/26/2022

Not an actual survey

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

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

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

## Special Use 2022-05

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**Request:** a request to allow to allow an assisted living facility for 3-persons in an R4 zone

**Location of the Request:** 720 N Pine Street

**Applicant:** Andre L Elliott & Patricia Elliott

**Owner:** Arthur & Larry McIntosh

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

**Site Characteristics:** The site contains a single family home with a single lane drive extending from the street. The rear yard is fence with a 4-foot tall chain link fence. There are single family homes located on each side of this property. There is property owned by Shorter College located at the south end of N Pine Street.

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

### Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Vacant Lot
South	R4	Single Family
East	R4	Single Family
West	R4	Single Family

### **Background:**

1. **Compatible with previous actions?** The City has reviewed this type of requests in in the past and due to neighborhood concerns these types of applications, for assisted/transitional housing, have been difficult to receive City approval.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal.
4. **Legal Consideration/Reasonableness?** The request is a reasonable request.
5. **Is the site of adequate size for the development?** Yes.
6. **Will this set a precedent for future rezoning?** Possibly, there has not previously been an assisted living/transitional housing program approved in this neighborhood.
7. **Should a difference zoning classification be requested?** No, this type use requires a Special Use in any zone.

**Summary:** The applicant is seeking approval of a Special Use to allow an assisted living facility within an existing single family home. The applicant indicates there will be no more than 3 residence in care. The residence will be cared for 24-hours per day/7-days per week. The applicant will provide all meals, housekeeping, transportation and will assist with daily medication needs. There will be a

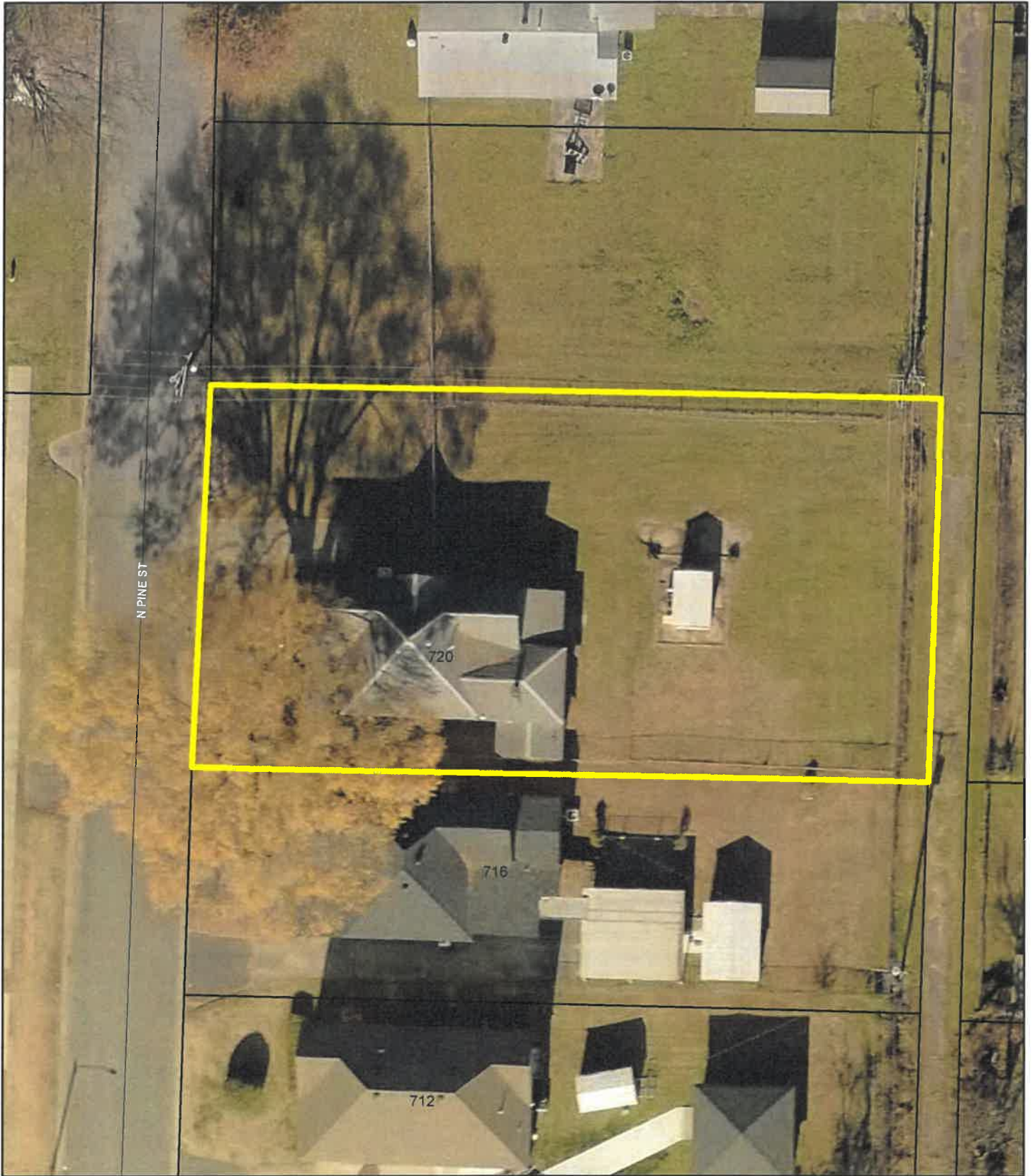
caregiver on-site at all times. The applicant states the residents will be physically able to assist with their care but may not have the cognitive skills to assist staff should an emergency arise.

**Design Review Committee and Design Review Committee Recommendation:** The applicant met with the Design Review Committee on May 18, 2022. The Committee recommended approval with conditions.

**Conditions to Consider:**

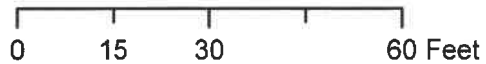
1. Approval letter from the Arkansas Department of Human Services, Office of Long Term Care prior to the issuance of a Zoning Certificate for a Business License.
2. The maximum number of clients to be served at this location is 3 persons.
3. Andre Elliot or Patricia Elliott must maintain active supervision of the facility at all times.
4. The Fire Marshall must approve the use of the residence for an assisted living home. The applicant must provide written approval from the Fire Marshall's office along with an inspection report prior to the issuance of a zoning certificate for a business license.
  - a. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
    - i. If persons receiving care are not capable of self-preservation a 13-D fire sprinkler system shall be installed. (Volume 2 Section 310.5.1)
    - ii. There cannot be more than five persons receiving care if there are care recipients not capable of self-preservation. (Volume 2 Section 310.5.1)
5. A Domestic Fire Sprinkler System must be installed as required by the Fire Marshall.
6. A Business License is to be issued after Planning Staff confirmation of requirements.
7. Business license holder understands the failure to comply with these conditions may result in loss of the Special Use approval and/or loss of Business license and/or removal of electric power meter.
8. All structures on the site shall meet all applicable Federal, State, County and City requirements and codes.

# Special Use #2022-05



Ortho Map

1 inch = 30 feet

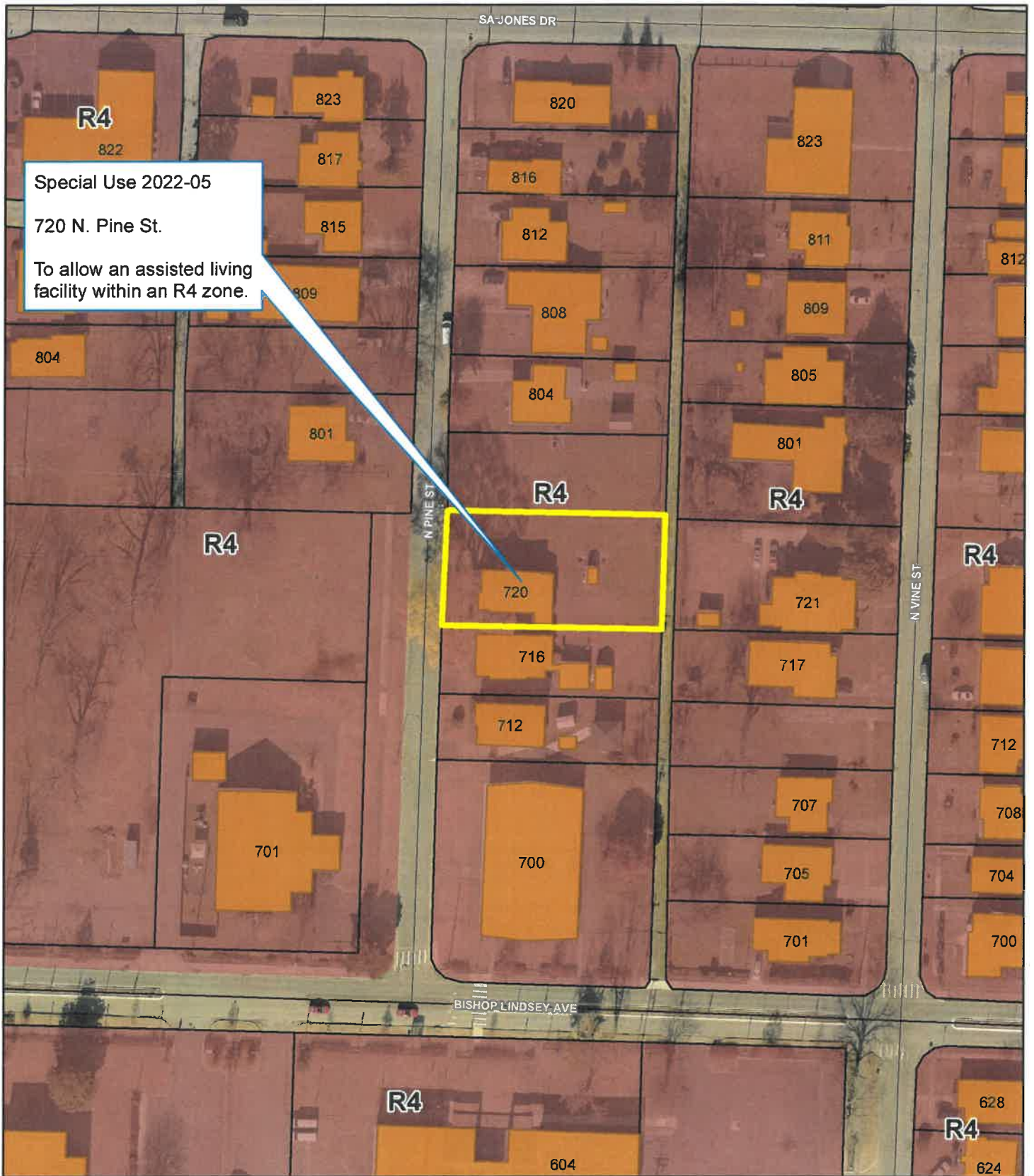


Date: 4/28/2022

Not an actual survey



# Special Use #2022-05



Zoning Map

1 inch = 100 feet



Date: 4/28/2022

Not an actual survey

**Date: 4/4/2022**

**Proposed Business: Extension from Home Assisted Living Facility.**

**Owned, and Operated by a Registered Nurse. Once completed the state mandated exam the nurse would be able to render affordable, and obtainable healthcare as a advanced practice nurse.**

**The proposed business is designed to provide care to residents from ages of 64 -95 years of age. The potential residents are those requiring minimal assistance to perform activities of daily living. The potential residents have been rendered unable to care for themselves Independently. All potential residents, and all staff will have criminal history checks on file with updates every six months.**

**The Proposed Business Location: 720 Pine Street in North Little Rock, Ark., amendments would include, but not limited to upgrading current bathroom with a**

**safety shower, with application of multiple grabs bars in the bathroom, and a lift on the toilet seat. The installation of monitored parking pad for staff. The An property additions would include additional outside area for the residents to sit, accompanied by staff. The staff would include two CNAs from 6:30am-6pm, and a LPN to administer medications to the residents the same timeframe. The proposed business location would have a wheelchair ramp installed for residents utilizing wheelchairs for mobility, accompanied by widening of doorways for easier wheelchair access. The proposed business location would install, an outside secured deck area for the residents to sit outside always accompanied by staff. The proposed business location would be video monitored at all times, including a newly installed parking pad to the left of the property for staff parking.**

## Special Use 2022-06

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**Request:** a request for a Special Use to allow a residence and a commercial business in a single building within a C3 zone

**Location of the Request:** 4121 John F Kennedy Blvd, NLR, AR

**Applicant/Owner:** Le Tony Thuan/Tina/Dennis Tuyen

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

**Site Characteristics:** The buildings was constructed as a commercial building and is located along JFK Boulevard, a 4 lane State Highway with a continuous center turn lane. There are commercial uses located within the immediate area. South of the site are residential homes accessed from W L Avenue or 42<sup>nd</sup> Place.

**Master Street Plan:** JFK is indicated on the Master Street Plan as a Principal Arterial - JFK is not indicated as a bike route per the Master Bike Plan.

### Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Strip Center, Shipley's Donuts
South	C3	Office, State Farm Insurance
East	C3	Church, St. Luke's Episcopal
West	C3	American Freight Furniture

### **Background:**

1. **Compatible with previous actions?** Limited requests from residence and business combination locations have been reviewed by the City.
2. **Neighborhood Position/Comment?** Staff has received 1 phone call from the Church concerning the request. The caller indicated there was no concern with the allowance of the Special Use as requested.
3. **Effect on public service and utilities?** Minimal
4. **Legal Consideration/Reasonableness?** The request is reasonable provided the applicant meet the conditions of the Building Official and the Fire Department
5. **Will the approval have a stabilizing effect on surrounding properties?** Possibly if the approval is limited to the current applicant and his occupancy of the site and all the required improvements are completed to the building with regard to building code and fire code requirements.
6. **Is the site of adequate size for the development?** Yes.
7. **Will this set a precedent for future rezoning?** No, the zoning will remain the same and the Special Use is limited to the current applicant.

8. **Should a difference zoning classification be requested?** No, the approval of a Special Use for this applicant to reside within their business is the appropriate request.

**Summary:** The applicant is seeking approval of a Special Use to allow a residence along with a commercial business within the building located at 4121 John F Kennedy Boulevard. During a recent Fire Department yearly inspection it was found the applicant and his family were living within the nail salon he and his family owns and operates. Once found by the inspectors the Fire Marshall and the Building Official visited the site and determined the City should review the request as a Special Use to 1) inform emergency personnel there was a residence located within the building and 2) to ensure the building met the minimum build code requirements for a residence.

**Design Review Committee and Design Review Committee Recommendation:** The applicant met with the Design Review Committee on May 17, 2022. The Committee recommended approval with conditions.

**Conditions to Consider:**

1. Meet the requirements of the Building Official/Code including but not limited to:
  - a. The residence shall meet the requirements of the International Building Code:
    - i. Section 1029 of the Building Code requires Emergency escape and rescue openings from each bedroom. This may be accomplished by a door or window directly to the outside.
    - ii. Section 420 of the Building Code requires fire partitions separating the Business Occupancy from the Residential Occupancy.
    - iii. Section 314 and 315 of the Residential code requires the installation of smoke detectors and carbon monoxide detectors.
    - iv. The electrical will need updating in regards to GFCI's in wet and damp locations IAW the NEC.
    - v. These are life safety requirements that need to be implemented before this mixed use occupancy is allowed.
  
2. Meet the requirements of the Fire Marshall including but not limited to:
  - a. The residence shall meet the requirements of the 2012 Arkansas Fire Prevention Code including:
    - i. The nonresidential area of the live/work unit may not be more than 50 percent of the total area. (Volume 2 Section 419.1.1)
    - ii. Not more than five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time. (Volume 2 Section 419.1.1)

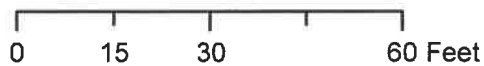
- iii. Smoke detectors shall be installed in each room used for sleeping purposes and in the immediate vicinity outside every sleeping area. (Volume 1 & 2 Section 907.2)
  - iv. Windows, called emergency escape and rescue openings in the Fire and Building Code, shall be provided in each sleeping room that does not have an exterior door. These openings shall have a minimum clear opening of 5 square feet. They shall have a minimum clear opening height of 24 inches. They shall have a minimum clear opening width of 20 inches. The bottom of the clear opening shall not be higher than 44 inches from the floor. (Volume 1 & 2 Section 1029)
3. Must apply for a commercial remodel permit and submit plans for commercial plan review prior to any modifications to the structure.

# Special Use #2022-06



**Ortho Map**

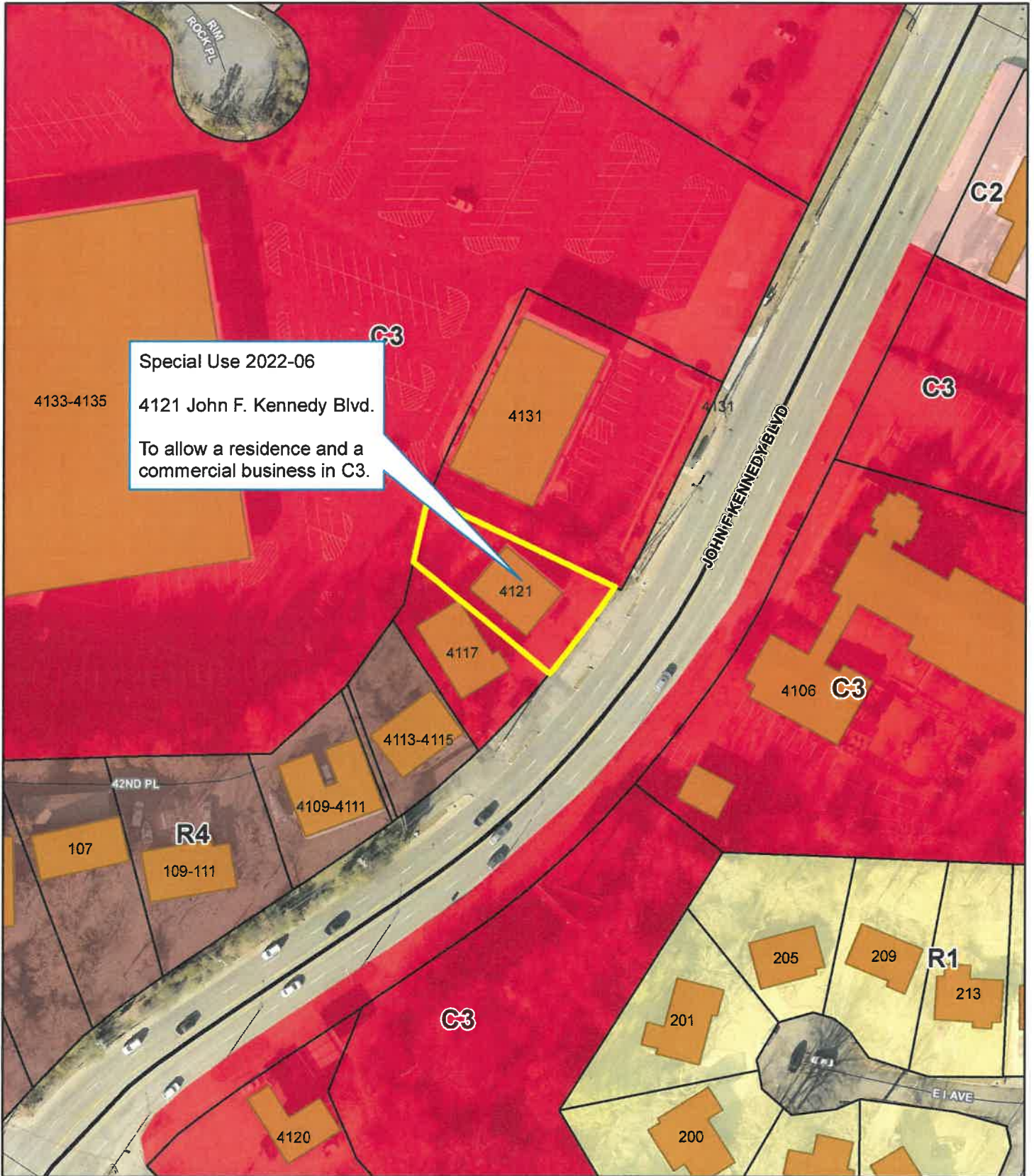
1 inch = 30 feet



Date: 5/5/2022

Not an actual survey

# Special Use #2022-06



**Zoning Map**

1 inch = 100 feet



Date: 5/5/2022

Not an actual survey



**Date:** 05/01/2022

**Fr:** Dennis T Le

4121 John F. Kennedy Blvd  
North Little Rock, AR 72116

**To:** Dona James

Planning Department  
102 Main Street  
North Little Rock, AR 72114.

**Re:** To apply for a permit for a special use to allow Business / Residence for property located on 4121 John F. Kenny Blvd, North Little Rock, AR 72116.

Legal Description: North one half (N1/2) of lot 10, block 56, PARK HILL ADDITION, to the City of North Little Rock, Pulaski County, Arkansas.

#### **STATEMENT OF FACTS**

To whom it may concerns,

Dear Sir/ Madam,

Dear Dona James,

I am Dennis T. Le, an owner also a co-owner of the property stated above. My brother Tony T. Le and I had purchased this property from Dorothy Clement in 1999.

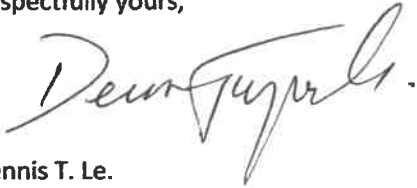
I am owning and operating a small salon business, MyNail! Salon & Spa located on this property. I am also living at this address as my residence for the last 10 years. And before that was a family of my older brother who had done the same thing. Every year, we were inspected by the Board of Cosmetology and Fire Department. We even paid for normal city trash pickup through utility for years. And at this Business/Residence, I had nursed my mother for almost 5 years until she passed in my arm at the age of 90 years old.

On Friday, 04/29/2022, Captain Dustin Free of North Little Rock Fire Department and one of his assistant had stopped by my salon and expressed his concern about my taking residence at this address. He said I am not allow to live here I might have to move out in one week. I told him that I own this property and we had lived and worked here for almost 20 years. I invited him a complete walk through of the property and our living conditions. I told him that I will comply with the law if he show me. Captain Dustin Free and his assistant seemed satisfy with what they saw and advised me to install a smoke detector, which will be done. He gave me your name , the planning Department number and told me to make contact to ask for a Special Use for Business/ Residence.

My wife and I are self-employed working as the Manicurists/Nail technicians. We are raising 3 boys, two 16 years old and one 14 years old. This Business /Residence is so important to us. We can budget and save money during down turn. The most important is we can watch the children after school right here at work and also a home. And for years ,we had made it a business and a home.

Please consider my request and help me to comply with the law. Your help in this matter is greatly appreciated. I remain.

Respectfully yours,

A handwritten signature in cursive script, appearing to read "Dennis T. Le.", written in black ink.

Dennis T. Le.

Cell# 501-414-2195

Email: letdennis@yahoo.com