



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

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

Administrative: ▪

Approval of Minutes: ▪ August 9, 2022

Planning Commission Items:

1. SU 2022-08 Special Use to allow a communication tower at 3128 Pike Ave in a C4 zone
2. SD 2022-52 Twin City Addition, Lots 7-8, Blk 8 (SPR for a communications tower at 3128 Pike Ave)
3. SD 2022-56 Richards Road, Lot 3 (Preliminary Plat located at 3300 ABF Rd)
4. SD 2022-57 Maverick Addition Tract 1A-R (SPR for a Truck Wash located at 13301 Valentine Rd and Maintenance Building located at 13401 Valentine Road)
5. SD 2022-58 Spectra Business Park, Lots 1-3 (Preliminary Plat located at 1805/1815/1825 E 5th St)
6. SD 2022-59 Wells Ridge Add., Lot 1 (Preliminary Plat and SPR for a convenience store located at northeast corner of I-40 and Hwy 161)
7. RZ 2022-24 To rezone from C3 to R1 to allow construction of a single-family home at 401 Kellogg Acres Rd
8. SU 2022-10 Special Use to allow a liquor store at 4900 John F Kennedy Blvd in a C2 zone
9. SU 2022-11 Special Use to allow an after school program/daycare at 5301 Summertree Dr in a R2 zone

Public Comment / Adjournment:



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

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

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

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

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

**North Little Rock Planning Commission
Meeting Minute Summary
August 9, 2022**

Chairman Clifton called the meeting of the North Little Rock Planning Commission to order at 4:00 PM in the Council Chambers, City Hall, 300 Main Street, North Little Rock, AR. Role call found a quorum to be present; a quorum being six members present.

Members Present:

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

Members Absent:

(None)

Staff Present:

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

Administrative:

Item 1, SD2022-43, postponed
Item 5, SD2022-48, moved to the end of the agenda

Approval of Minutes:

Mr. Chambers made a motion to approve the July 12, 2022, meeting minute summary as submitted. Ms. Belasco seconded the motion. By voice vote the Commission voted unanimously in favor of the motion.

Public Hearing:

Postponed - SD2022-43 UP Railroad SPR (SPR for a wastewater treatment facility located at 600 Pike Avenue)

SD2022-45 AC Lewis, Lot 1 (Replat of 2 lots into a single lot and SPR to allow the construction of an office at 702 N Palm St)

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.

- b. Provide 40' drainage easement along eastern property boundary for the Redwood drainage channel.

2. Engineering requirements before the plat will be signed:

- a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond along E 7th St.

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 a 40' building line along Range Line Rd.
- c. Provide a 25' wide easement along the northern property line as shown on the plat. 15' of the easement is to be dedicated exclusively as a sanitary sewer easement.
- d. Provide a 10' easement along N Palm St and E 7th St as shown on the plat.

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. If applicable, 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 CNLR Floodplain Development Permit application to City Engineer.
- g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater 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. If applicable, 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. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least 1-day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this

subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

- d. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - e. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- 6. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - c. Site to comply with ADA requirements.
 - d. Planning does not support gravel abutting the property line along E 7th St.
 - e. As indicated the fence is to be located behind the front building line. Front yard fence are not allowed.
 - f. Electric fences are allowed within the side and rear yards of industrially zoned property.
 - g. Maximum height of side yard fence is 6' including barbed wire.
 - h. Maximum height of rear yard fence is 8' including barbed wire.
 - i. The new building and associated parking must be constructed with the Phase 1 portion of the proposed development. Add note to site plan showing or describing Phase 1.
 - j. Office must be built before a business license is applied for.
 - k. The approval in 2020 (SD2020-17) allowed the existing building to be used only as storage. The plan indicates the building will be renovated. The use for the renovated 22' x 34' building is limited to storage.
- 7. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between the sidewalk and curb to ADA standards 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 23 street trees along E 7th St.
 - d. Provide 14 street trees along N Palm St.
 - e. Provide 5 street trees along Range Line Ave.
 - f. Provide 1 parking lot shade tree as shown. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - g. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be 18" in height at planting and be planted a maximum 3' apart. Show on site plan.
 - h. Provide 6' front yard landscape strip between property line and paving.
 - i. Provide 4' side yard landscape strip between property line and paving.
- 9. Meet the following requirements concerning signage:**
- a. Signs require a permit and separate review.
- 10. Meet the requirements of the Fire Marshal, including:**
- a. Abide by the requirements of the NLR Zoning Ordinance 5.11.10 for electric fences including:
 - i. There shall be a disarm switch or other device (approved by the Police and Fire Departments) on the outside of the perimeter fence within 2' of the primary gate or opening.
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - i. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - c. Fire apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)

- d. An addition interior hydrant may be required to serve the site.
- e. Provide a manual gate along E 7th St to allow fire department access to the site.

11. Meet the requirements of CAW, including:

- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

12. Meet the requirements of NLR Wastewater, including:

- a. Label on plans whether fence is chain-link or electrified.
- b. There is an existing 24” sanitary sewer gravity main adjacent to the planned fence line along the north side of this property. This interceptor must not be damaged or disturbed. Have the contractor coordinate this work with NLRW so that the interceptor can be marked immediately prior to construction.
- c. Provide a 15’ wide exclusive sanitary sewer easement to cover the existing 24” interceptor.
- d. If vehicle maintenance or repair activities are planned the owner must submit a set of plumbing plans to NLRW offices for review.
- e. The sewer main to the south may not be deep enough to provide gravity sewer to the proposed building. Careful evaluation/control of the finished floor elevation is required to make certain that this building can connect via gravity. A pump station will not be approved for this connection.

13. Meet the requirements of North Little Rock Electric.

14. Meet the requirements of Rock Region Metro.

Mr. Chambers stated that the Design Review Committee reviewed the application, the applicant was agreeable to the requirements, and the Committee recommended approval. Ms. Belasco provided a second to the recommendation. By voice vote the Commission voted unanimously for approval.

SD2022-46 Wal-Mart Commercial Addition, Lot 6 (SPR for a commercial bldg at 13101 Crystal Hill Rd)

1. Engineering requirements on detention:

- a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing on-site detention.

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

- a. A signed and recorded plat must be on file with the Planning Department.
- b. 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 copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- e. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.

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

- a. Provide plans & Corps of Engineers approval for bridge across protected wetlands.

4. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Include a note the dumpster screening is to be a masonry screening material.
- c. Provide plantings around the dumpster to soften the placement along the Boulevard. Show on site plan.
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- e. The use of the property as indicated with 3180 square feet of restaurant and 5634 square feet as office/retail. The site plan indicates the placement of 54 parking spaces with 19 spaces being required for retail/office and 32 spaces required for restaurant uses.

5. **Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide 7 street trees 30' on center along Maumelle Blvd, as shown.
 - d. Provide 1 street tree along Crystal Hill Rd.
 - e. Provide 9 parking lot shade trees, 4 to be placed within the interior. 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 18" in height at planting and be planted a maximum 3' feet apart. This includes the side edge of parking areas (not just the front). Show on site plan.
 - 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' front yard landscape strip between property line and paving along street sides.
 - i. Provide 4' side yard landscape strip between property line and paving.
6. **Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No free-standing signs (pole sign) are permitted.
7. **Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Fire apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
 - c. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - i. Mixed use occupancies shall meet requirements of 2012 AFC for mixed use (Volume 2 Section 508)
8. **Meet the requirements of CAW, including:**
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
 - c. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
9. **Meet the requirements of NLR Wastewater, including:**
 - a. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
 - b. Grease Interceptor required if food will be prepared and sold.
10. **Meet the requirements of NLR Electric.**
11. **Meet the requirements of Rock Region Metro.**

Mr. Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the requirements, and the Committee recommended approval. Ms. Belasco provided a second to the recommendation. By voice vote the Commission voted unanimously for approval.

SD2022-47 Tulip Farms Addition, Lot 3 (Preliminary Plat & SPR for 3 buildings at 13701 HWY 70)

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. Show and label boundary of detention area as a drainage easement.

- 3. Planning requirements before the plat will be signed:**
 - a. Provide 10' utility easements around property perimeter except within the areas currently zoned CONS.
 - b. Provide 50' platted buffer abutting R2.
 - c. Provide 30' building setback except within the areas currently zoned CONS.
 - d. Provide 20' sewer easement as shown. A note on the plat indicates the easement as abandon. Provide the ordinance # and date of the abandonment.
- 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 copy of ARDOT driveway permit.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. If necessary, 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. Provide full set of civil plans to City Engineer.
 - 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.
- 6. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster locations to be approved by staff as locations are determined by tenant needs.
 - c. All dumpsters are to have masonry screening.
 - d. Provide the location, height and type fences proposed for the development. No fence is to be within a front building line.

- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 7. Meet the requirements of the Master Street Plan, including:**
 - a. Provide ½ street improvements.
 - b. Provide ROW dedication.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Plant two rows of trees in the 50' buffer as shown.
 - d. Provide 30 street trees 30' on center along HWY 70.
 - e. Provide 116 parking lot shade trees for the passenger vehicle parking. Trees are to be located on the interior and the outer edge of paving.
 - f. Provide 100 parking lot shade trees for the trailer parking. Trees are to be located at outer edge of paving.
 - g. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot. Parking lot shade trees located for the trailer parking area may be located 15' off the edge of pavement to lessen the potential conflicts of the trees and trucks/trailers.
 - h. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be 18" in height at planting and be planted a maximum 3' apart.
 - i. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - j. Provide 6' front yard landscape strip between property line and paving.
 - k. Provide 4' 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. 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. Class 1 standpipes will be provided where required and in remote areas more than 200' from an exit. (Volume 2 Section 905.4)
 - iii. Exit access travel distance shall meet the requirements of 2021 IBC Section 1017.2.2 or the 2012 AFPC Volume 2 Section 1016.2.
 - iv. The building shall be equipped as necessary to comply with the requirements of Volume 1 Section 510 for emergency responder radio coverage.
 - v. Meet the fire flow requirements of Volume 1 Appendix B.
 - vi. Meet the fire hydrant distribution requirements of Volume 1 Appendix C.
 - vii. The facilities will be provided with two remote fire apparatus access roads complying with the requirements of Volume 1 Section 503.1.2, D104.
 - viii. Where there is a divided entrance each lane shall be a minimum of 14' clearance, (Volume 1 Section 503.2.1.1)
 - ix. The facilities will be equipped with an aerial apparatus access road meeting the requirements of Volume 1 Section D105.
 - c. Fire apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
 - d. Due to the noise levels in facilities of this nature visible fire alarm notification devices shall be placed in coordination with the location of isles. The Fire Marshal's Office shall be involved with the placement to ensure their visibility.

- e. Work with NLR Fire Dept to provide a fire dept apparatus access road between all lots within this subdivision.

11. Meet the requirements of CAW, including:

- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
- c. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- d. Central Arkansas Water is designing a water line extension in coordination with the site plan improvements to provide water to this site and adjacent sites. Update water line easements and grading based upon final design of the water line.
- e. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

12. Meet the requirements of NLR Wastewater, including:

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

13. Meet the requirements of NLR Electric.

14. Meet the requirements of Rock Region Metro.

Mr. Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the requirements, and the Committee recommended approval. Ms. Belasco provided a second to the recommendation. By voice vote the Commission voted unanimously for approval.

SD2022-49 Wal-Mart Commercial Addition, Lot 11 (SPR for a new coffee shop at 11921 Maumelle Blvd)

1. Engineering requirements on detention:

- a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.

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

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Provide CNLR Grading Permit application to City Engineer with grading plans.
- c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.

3. Meet the requirements of the City Engineer.

4. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Provide a note on the site plan the dumpster is to have masonry screening.

- c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. Provide a landscape plan for the site development.
 - b. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - c. Provide automated underground irrigation to all required trees and shrubs.
 - d. Provide 10 street trees along Maumelle Blvd.
 - e. Maintain the existing landscaping/shrub plantings along Maumelle Blvd. Show on dwg.
 - f. Provide 4 street trees along Crystal Hill Rd.
 - g. Provide plantings around the proposed dumpster to soften the visibility from Maumelle Blvd.
 - h. Provide 3 parking lot shade trees. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - i. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be 18" in height at planting and be planted a maximum 3' apart.
 - j. Provide plantings/shrubs along the paved areas/drive on Crystal Hill Rd in the areas car headlights will be projecting on the Maumelle Blvd and Crystal Hill Rd.
 - k. 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.
 - l. Provide 6' front yard landscape strip between property line and paving abutting rights of way.
 - m. Provide 4' side yard landscape strip between property line and paving.
- 6. Meet the following requirements concerning signage:**
 - a. Provide the location of the proposed sign on the site plan.
 - b. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code.
 - c. Fire apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 8. Meet the requirements of CAW, including:**
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
 - c. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - d. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - e. Provide a 10-ft utility easement along Maumelle Blvd and Crystal Hill Rd road frontages.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. Grease Interceptor required if food will be prepared and sold.
 - b. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction
- 10. Meet the requirements of NLR Electric.**
- 11. Meet the requirements of Rock Region Metro.**

Mr. Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the requirements, and the Committee recommended approval. Ms. Belasco provided a second to the recommendation. By voice vote the Commission voted unanimously for approval.

Special Use #2022-09 to allow a communications tower in a C3 zone located at 4500 W Commercial Dr, NLR, AR

The applicant, Mr. Wayne Barnett addressed the Commission, stating he agreed with the conditions set forth by the Design Review Committee.

Mr. White asked the tower style proposed. Mr. Barnett stated the tower would be a monopole tower with antennae extensions, which were typically 10-12 feet wide to provide the necessary coverage.

Mr. White asked if this property would be mowed. Mr. Barnett answered the plan was to fence the lease parcel and install rock along with the landscape as required.

Mr. White asked the usage of the tower. Mr. Barnett answered the tower was a cell phone tower to be used by ATT.

Chairman Clifton asked for a roll call to vote.

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

Special Use 2022-09 was approved with (9) affirmative votes.

SD 2022-50 West Commercial Subdivision, Lot 7B, Block 2 (SPR for a communications tower at 4500 W Commercial Drive)

1. Provide City Council ordinance approving a Special Use allowing a communication tower in a C3 zone, before a building permit will be issued.
2. **Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan.
3. **Meet the requirements of the City Engineer.**
4. **Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
5. **Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. The tower shall be located on a platted lot not less than 5,625 square feet.
 - c. Barbwire fencing is not allowed.
 - d. Fabric material or vinyl slats as a fence is not permitted.
 - e. Show type of fence and height of fence.
 - f. All accessory structures and buildings shall be placed within a fenced area and at least 15' feet from any fence.
 - g. All exterior lighting shall be shielded and not encroach onto neighboring properties.
6. **Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. The tower to be located within a fenced area. Fence to be a solid opaque fence (wood) 6' in height.
 - d. A planted buffer with a minimum depth of 10' with plant materials to reach a height of 20' at maturity shall be required around the exterior perimeter of the fence.

7. **Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
8. **Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
9. **Meet the requirements of CAW, including:**
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
 - c. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - d. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
10. **Meet the requirements of NLR Wastewater.**
11. **Meet the requirements of NLR Electric.**
12. **Meet the requirements of Rock Region Metro.**

Mr. Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the requirements, and the Committee recommends approval. Ms. Belasco provided a second to the recommendation.

Mr. White asked if sidewalks were required. Mr. Chambers answered sidewalks were not required. Mr. Spencer and the applicant answered with the tower would be built at the back of the lot, thus the reason no sidewalks were required.

By voice vote the Commission voted unanimously for approval.

SD2022-51 Central Arkansas I-440 Business Park, Lot 7 (SPR for an addition to an existing building located at 900 Fiber Optic Dr)

1. **Engineering requirements on detention:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
2. **Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection and drainage details.
 - b. Provide the required landscaping along Fiber Optic Dr as required by the previous approval (SD2018-16 – April 10, 2018) or a bond before a permit will be issued.
3. **Meet the requirements of the City Engineer.**
4. **Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening.

- d. Allow existing fence within a front building line.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location within an industrial subdivision.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. Provide the required landscaping along Fiber Optic Dr as required by the previous approval (SD2018-16 – April 10, 2018).
 - b. All disturbed areas are to be sodded, fertilized, watered and mulched.
- 7. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. 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)
 - c. Group S-1 storage facilities used for the repair 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)
 - d. Buildings used 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 903.2.10.1)
 - e. Shall meet the required 250 foot exit access travel distance. (Volume 2 Section 1016)
 - f. Emergency lighting. (Volume 1 Section 1006)
 - g. Approved exit sign. (Volume 1 Section 1011)
 - h. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - i. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - j. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - k. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
- 9. Meet the requirements of CAW.**
- 10. Meet the requirements of NLR Wastewater.**
- 11. Meet the requirements of NLR Electric.**
- 12. Meet the requirements of Rock Region Metro.**

Mr. Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the requirements, and the Committee recommended approval. Ms. Belasco provided a second to the recommendation. By voice vote the Commission voted unanimously for approval.

Conditional Use #2022-10 to allow an after school program in a C4 zone located at 5301 McClanahan Drive Suite B1

The applicant, Mr. Walter Simms addressed the Commission, stating he met with the Design Review Committee and agreed to all of their conditions.

Chairman Clifton asked if staff had received any inquiries regarding the request. Mr. Spencer answered staff had received no inquiries.

Chairman Clifton asked for a roll call to vote.

Banks Yes Belasco Yes Chambers Yes

Foster **Yes** **Phillips** **Yes** **Pierce** **Yes**
Wallace **Yes** **White** **Yes** **Clifton** **Yes**
Conditional Use 2022-10 was approved with (9) affirmative votes.

SD2022-48 East Broadway Addition, Lot 1 (SPR for a building at 3310 E Broadway)

Chairman Clifton removed himself from this dais, due to his financial interest in the project. Mr. White assumed the role of Chairman for the case.

Mr. Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the requirements, and the Committee recommended approval. Ms. Belasco provided a second to the recommendation. By voice vote the Commission voted unanimously for approval.

Public Comments/Adjournment:

Mr. White asked for any public comments.

Mr. Chambers moved to adjourn the meeting. Mr. Phillips provided a second to the motion. All members voted in the affirmative. The meeting adjourned at 6:00 pm.

Respectfully Submitted:

Donna James, Planning

Special Use #2022-08

Request: to allow a communications tower in a C4 zone

Location of the Request: 3128 Pike Ave, NLR, AR

Owner: Toddy Shop Properties LLC

Applicant: Ferris Consulting – Gregory Ferris

Background: The Board of Zoning Adjustment considered a request to allow an increased height for a proposed tower at their May 26, 2022, hearing. After consideration the item did not receive a motion and therefore died for lack of a motion.

On June 30, 2022, the Board reconsidered the request to allow the tower height variance. Based on new information provided by the applicant the Board approved the request with several imposed conditions.

Site Characteristics: The site is paved with no other improvements on the site. Percy Machin Drive is located along the frontage of the site, the street has curb and gutter and a sidewalk in place. The interstate is located to the north of the site and a railroad track located to the west of the site. Percy Machin Drive is a dedicated bike route.

Master Street Plan: Pike Avenue is indicated as a Minor Arterial on the Master Street Plan. There is a proposed Bike Trail located along Pike Avenue.

Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	Not Zoned	I-40 Right of way
South	Not Zoned	I-40 Right of way
East	Not Zoned	I-40 Right of way
West	C4	Auto Sales & Repair

Background:

1. **Compatible with previous actions?** Yes, the City has allowed communications towers in areas where impacts from communication tower placement is minimal.
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 placement of the tower should have minimal impact 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.
8. **Should a different zoning classification be requested?** A Special Use request is appropriate.

Summary: The applicant is proposing to place a communications tower on the property. The request includes the placement of a monopole tower 145-feet in height located within a 40-foot by 80-foot fenced enclosure with access gates. The maximum height allowed per the Zoning Ordinance is 75-feet without seeking a variance for the height from the Board of Zoning Adjustment. (The Board approved the height variance request at their June 30, 2022, hearing) Along with the request for the Special Use, the applicant is seeking approval by the Planning Commission for a site plan to allow the construction of the communications tower once the Special Use is approved by City Council.

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

Conditions to Consider:

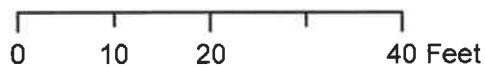
1. Meet the requirements of Site Plan Review established by the Planning Commission.
2. Meet the requirements of the Board of Zoning Adjustment for the tower height variance approval including -
 - i. Multiple blinking lights be located on top of the tower to operate 24-hours per day, 7-days per week and 365-days per year.
 - ii. A letter from the FAA approving the tower height and location.
 - iii. The tower be of monopole type only.
 - iv. All abandoned or unused towers and associated facilities shall be removed within 12-months of the cessation of operations at the site. In the event that a tower is not removed within 12 months of the cessation of operations at a site, the tower and associated facilities may be removed by the City and the costs of removal assessed against the property.
 - v. The placement of a fence around the communication tower site a minimum of 6-feet in height.
 - vi. A planted buffer with a minimum depth of 10-feet with plant materials to reach a height of 20-feet at maturity is required around the exterior perimeter of the fence.
3. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
4. Business license holder 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 #2022-08



Ortho Map

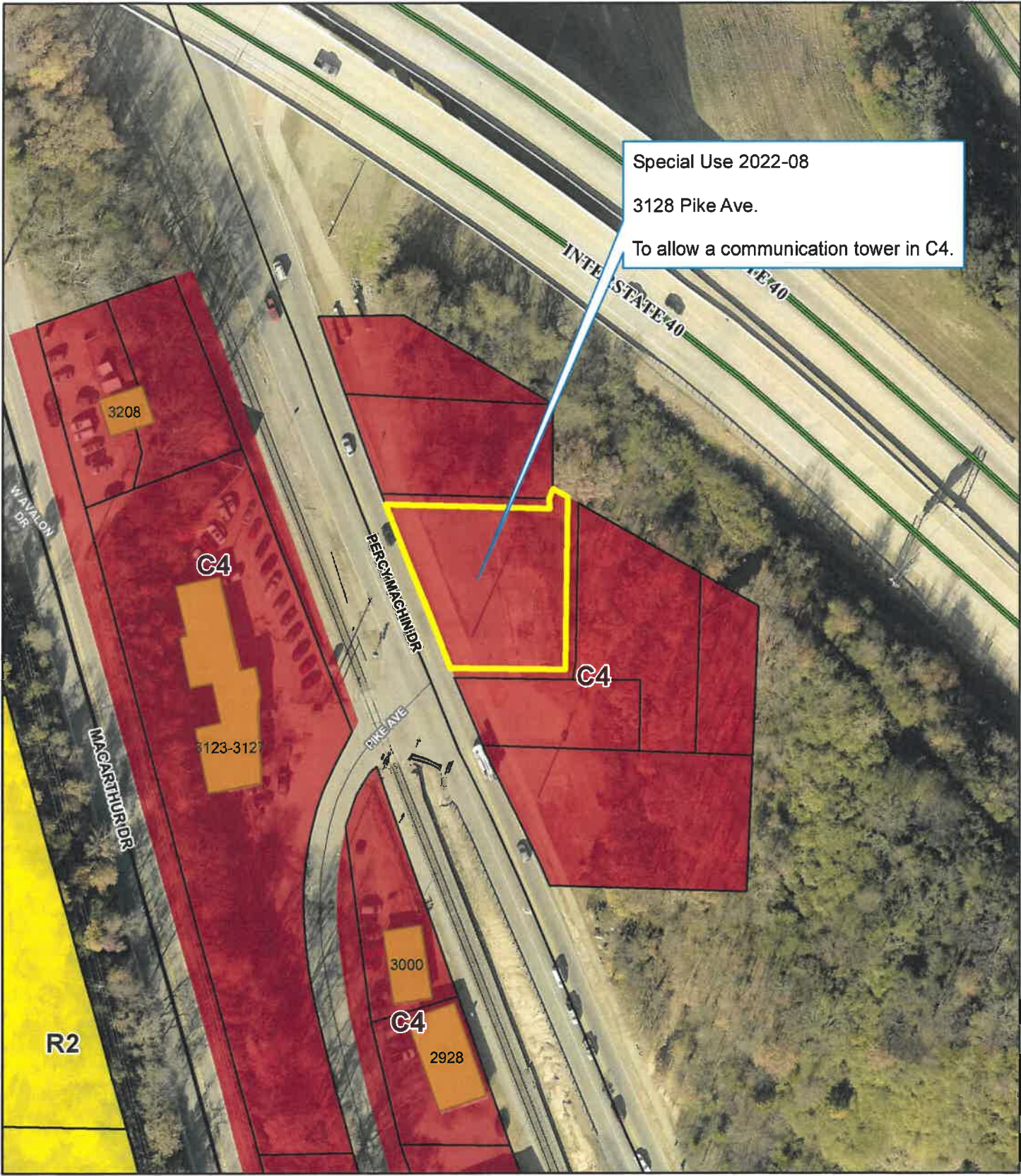
1 inch = 20 feet



Date: 8/8/2022

Not an actual survey

Special Use #2022-08



Special Use 2022-08
3128 Pike Ave.
To allow a communication tower in C4.



Zoning Map

1 inch = 100 feet



Date: 8/8/2022

Not an actual survey

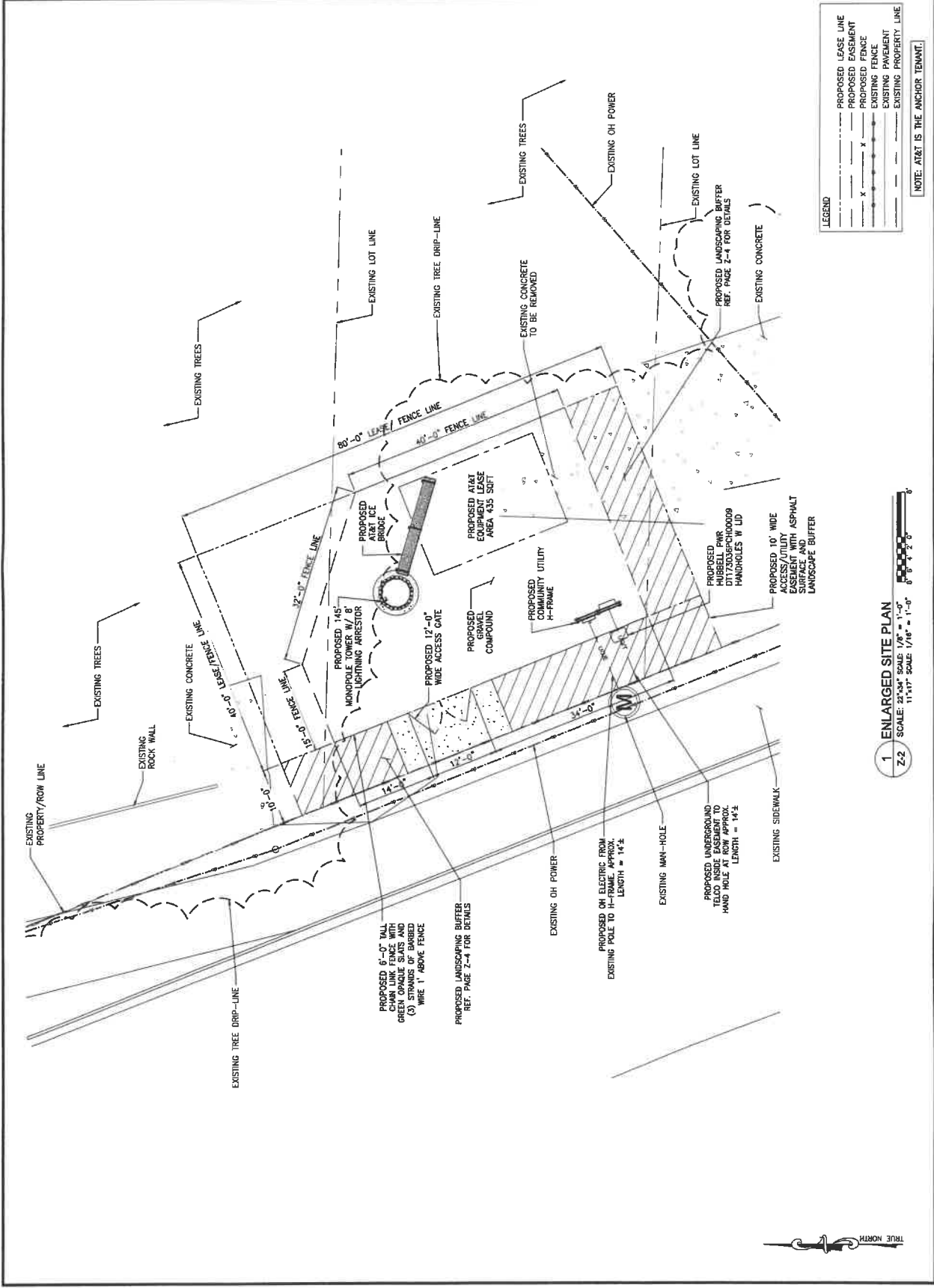
DATE	DESCRIPTION
0	INITIAL DRAFTING EXHIBIT

DRAWN BY:	DL
CHECKED BY:	DL

11-DPT #
19197-A
1544428
SITE NAME:
NLR LEVY
SITE ADDRESS:
3128 PIKE AVENUE
NORTH LITTLE ROCK, AR 72114

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
Z-2



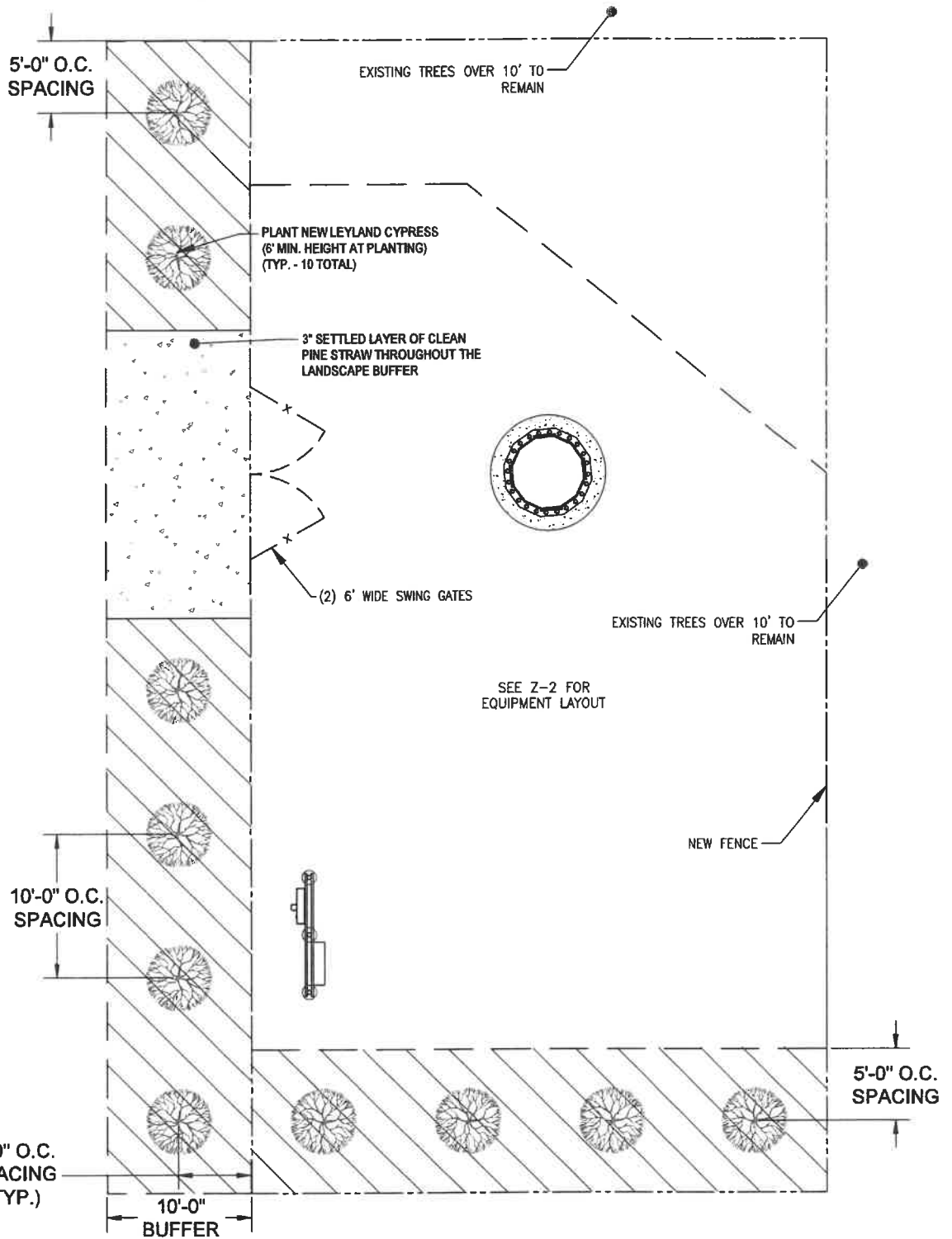
LEGEND

- PROPOSED LEASE LINE
- - - PROPOSED EASEMENT
- - - PROPOSED FENCE
- - - EXISTING FENCE
- - - EXISTING PAVEMENT
- - - EXISTING PROPERTY LINE

NOTE: ARAT IS THE ANCHOR TENANT.

1 ENLARGED SITE PLAN
Z-2 SCALE: 25'x34" SCALE: 1/8" = 1'-0"
11'x17' SCALE: 1/8" = 1'-0"





SITE LANDSCAPE SCREENING - PLANTING CHART

QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE	SPACING
10	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6' MIN. @ PLANTING	SEE PLAN
PINESTRAW MULCH - 3" SETTLED LAYERS OF CLEAN STRAW				



THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

SD 2022-52 Twin City Addition Lots 7-8, Block 8 (SPR of a communications tower at 3128 Pike Ave)

- 1. Meet conditions required by Board of Adjustments.**
- 2. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- 3. Meet the requirements of the City Engineer.**
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - c. Meet the requirements of the Board of Zoning Adjustment approval.
 - d. The maximum height of the fence allowed within the front and side yards is 6'. For the side yard fence this includes the barbed wire. The maximum height of the rear fencing, including the barbed wire, is 8'.
 - e. No barbed wire is allowed along Pike Avenue and 20' back on the sides (front yard).
 - f. Fence to be an opaque wood fence.
- 5. Meet the requirements of the Master Street Plan.**
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. A planted buffer a minimum of 10' with plant materials to reach a height of 20' at maturity is required around the exterior perimeter of the fence.
- 7. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 9. Meet the requirements of CAW, including:**
 - a. CAW has water lines on this property. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
- 10. Meet the requirements of NLR Wastewater, including:**
 - a. Please provide a site map. NLRW has an existing 12" sanitary sewer line in vicinity of the proposed tower. See the provided map of sanitary sewer system within the area.
- 11. Meet the requirements of NLR Electric.**

SD 2022-56 Richards Road, Lot 3 (Preliminary Plat located at 3300 ABF Rd)

- 1. 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 the source of dedication for the ROW on ABF Rd.
 - c. Street trees and sidewalks will be reviewed at the time of submission for SPR for future development.
 - d. Provide 10' utility easements around property perimeter.
- 2. Meet the requirements of the City Engineer.**
 - a. Storm water detention to be determined during SPR.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 4. Meet the requirements of the Master Street Plan.**
- 5. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 6. Meet the requirements of CAW, including:**
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. A water main extension will be needed to provide water service to this property. That work would be done at the expense of the developer.
- 7. Meet the requirements of NLR Wastewater, including:**
 - a. To serve the lot, the sewer main across the ABF Rd is 19' deep.
- 8. Meet the requirements of NLR Electric.**
- 9. Meet the requirements of Rock Region Metro.**

SD 2022-57 Maverick Addition, Tract 1AR (SPR of a Truck Wash at 13301 Valentine Rd and a Maintenance Building located at 13401 Valentine Rd)

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Pay the drainage in-lieu of fee of \$5000/acre for any increase of impervious surfaces.
 - 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 Floodplain Development Permit application to City Engineer.
- 2. 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 within 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.
 - c. All driveways, including fire access drive, are to be concrete within the ROW.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan.**
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees 30' on center.
 - d. Provide 1-parking lot shade tree. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - e. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - i. Group S-1 storage facilities used for the repair of commercial trucks or buses where the fire area exceeds 5000 square feet shall have an automatic fire sprinkler system. (Volume 2 Section 903.2.9.1)
 - ii. Buildings used 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 903.2.10.1)
 - iii. Structures where the area for storage of tires exceeds 20,000 cubic feet shall be equipped throughout with an automatic sprinkler system. (Volume 2 Section 903.2.9.2)
 - iv. A group S-1 building may be separated into different fire areas with 3 hour rated fire barriers. (Volume 2 Section 707.3.10)
 - c. Roads and gravel areas will support 85,000 lbs. (NLR Ordinance 9267)
 - d. Any gates to be approved by the Fire Marshal.
- 8. Meet the requirements of CAW, including:**
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
 - c. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire

service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

- d. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.

9. Meet the requirements of NLR Wastewater, including:

- a. Contact Ed Toland, NLRW pretreatment supervisor to ensure that the modification fit within the parameters of the existing industrial pretreatment permit.
- b. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

10. Meet the requirements of NLR Electric.

11. Meet the requirements of Rock Region Metro.

SD 2022-58 Spectra Business Park, Lots 1–3 (Prelim Plat located at 1805/1815/1825 East 5th St)

1. Engineering requirements before the plat will be signed:

- a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons for lots 1 and 2.
- b. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention for lot 3.
- c. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
- d. Provide half of the required 50' ROW.
- e. Street improvements must be approved by City Engineer and accepted by City Council.
- f. Provide 25' property line corner radius at East 5th/Hemlock Streets.

2. Planning requirements before the plat will be signed:

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide on the plat a 30' platted building line on all perimeters of each property.
- c. Provide half of 50' ROW dedication along Hemlock St.
- d. Provide 10' utility easements around property perimeter.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Allow the existing buildings to encroach into the platted 30' platted building line.
- c. All exterior lighting shall be shielded and not encroach onto neighboring properties.

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

- a. Sidewalks not required due to location in an industrial subdivision.
- b. Provide ½ street improvements.
- c. Provide ROW dedication.

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

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.

6. Meet the following requirements concerning signage:

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

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

- a. Provide an approved fire protection plan.

8. Meet the requirements of CAW, including:

- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

9. Meet the requirements of NLR Wastewater, including:

- a. NLRWW has a 24" sewer interceptor crossing Lot 3. Provide a minimum of 15' wide sanitary sewer easement centered on the line.
- b. The 6" line for the proposed Lots 1 & 2 have been found unsuitable for a public main. The division of the existing parcel requires a public main extension to service the lots.

10. Meet the requirements of NLR Electric.

11. Meet the requirements of Rock Region Metro.

SD 2022-59 Wells Ridge Add, Lot 1 (Prelim Plat & SPR a convenience store located on the NE corner I-40 & HWY 161)

- 1. Remainder of parcels 23R0290000400 and 23R0290000516 are required to be platted into a lot that abuts Hwy 161. Platting a parcel cannot leave “island” parcels.**
- 2. Engineering requirements on detention:**
 - a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
- 3. Engineering requirements before the plat will be signed:**
 - a. Show and label boundary of detention area as drainage easement.
- 4. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide street trees or provide a bond.
 - c. Provide 10’ utility easements around property perimeter.
- 5. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner’s Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide copy of ARDOT driveway permit for State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Prior to construction, Owner’s Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the “SW Attribute Data Entry Template.xlsx” as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the “SW Attribute Data Entry Template.xlsx” or GIS attribute table. Data for each attribute column in the “SW Attributed Data Entry Template.xlsx” file shall be chosen from the drop-down options of each cell, or chosen as “Other” (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 6. Meet the requirements of the City Engineer.**
- 7. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.

- b. Dumpsters to have masonry screening.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 8. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps as shown in area north of the entrance/exit along Hwy 161.
 - b. Provide ROW dedication.
- 9. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees placed 30' on center.
 - d. Provide 13 automobile parking lot shade trees, 6 of which are to be interior to the parking area. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - e. Provide 76 truck parking lot shade trees. Parking lot shade trees located for the truck parking area may be located 15' off the edge of pavement to lessen the potential conflicts of the trees and trucks/trailers.
 - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be 18" in height at planting and be planted a maximum 3' 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' front yard landscape strip between property line and paving.
 - i. Provide 4' side yard landscape strip between property line and paving.
 - j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 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. Buildings containing a mercantile occupancy with a fire area exceeding 12,000 square feet shall be provided throughout with an automatic fire sprinkler system. (Volume 1 Section 903.2.7)
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - c. Roads will support 85,000 lbs. (NLR Ordinance 9267)
- 12. Meet the requirements of CAW, including:**
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
 - c. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - d. There is an existing water main running through this property. The water main will need to be relocated to the perimeter of the property along HWY 161. Provide 20' of separation between the water main and fueling facilities and tanks. Provide a 15' easement for the relocated water line and existing water line remaining on site. This work will be done at the expense of the developer.

13. Meet the requirements of NLR Wastewater, including:

- a. Sand/oil interceptor required if having a carwash.
- b. Grease interceptor required.
- c. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

14. Meet the requirements of Pulaski County, including:

- a. Provide Volunteer Fire Department approval/letter stating this development will receive fire protection.
- b. Provide copies of all ADEQ required permits, including SWPPP.
- c. Dedicate right of way as necessary to comply with the City's Master Street Plan.
- d. Provide ARDOT approval of the revised Highway 161 access.
- e. Provide septic approval from ADH or letter from NLR Wastewater stating City sewer will be provided.
- f. Show all building/setback lines on the plat. The setbacks are shown on the site plan.
- g. Show State Plane Coordinates for two property corners and two section/quarter section corners.
- h. Provide copy of stormwater detention calculations.
- i. The vicinity map only shows the project outline, not the "vicinity".

15. Meet the requirements of NLR Electric.

16. Meet the requirements of Rock Region Metro.

Rezone 2022-24

Request: Rezone from C3 to R1 and to amend the Future Land Use Plan from Community Shopping to Single Family to allow construction of a single-family home

Location of the Request: 401 Kellogg Acres Rd, NLR, AR

Applicant/Owner: Caleb & Hannah Mayden

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

Site Characteristics: The site is heavily wooded located north of HWY 107 on Kellogg Acres Road. The property is bounded by Pulaski County on the south and west and the City of Sherwood to the east.

Master Street Plan: Kellogg Acres Road is indicated on the Master Street Plan as a local street. There are no bike lanes located in the area.

Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Uses</u>	<u>Surrounding Zoning</u>
North	Undeveloped	C3
South	Undeveloped	C3 within NLR Not zoned in the County
East	Undeveloped	Not zoned located in the City of Sherwood
West	Single Family homes	Not zoned located in Pulaski County

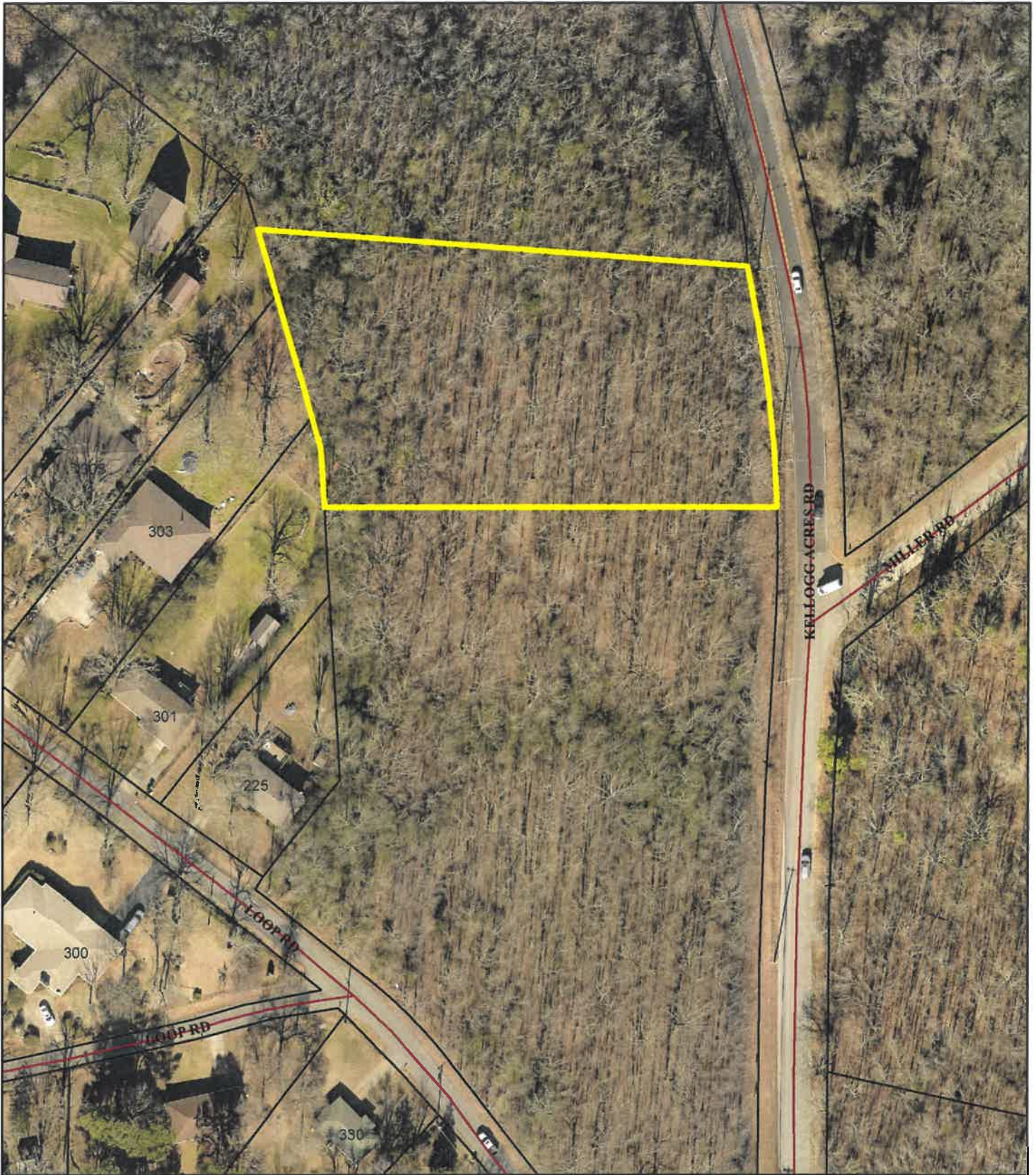
Background:

1. **Compatible with previous actions?** Yes, other properties in the area have been rezoned to allow for construction of single-family homes.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal.
4. **Legal Consideration/Reasonableness?** Yes, the request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** Possibly, there are single-family homes located within the general area of the request for rezoning.
6. **Is the site of adequate size for the development?** Yes
7. **Will this set a precedent for future rezoning?** No
8. **Should a different zoning classification be requested?** No, the R1 zoning classification allows for development of single-family homes.

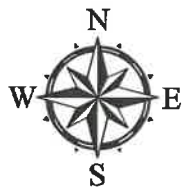
Summary:

The applicant is seeking a rezoning to allow the construction of a new single-family home on the property. The property contains approximately 1 ½ acres, is a heavily wooded site located within the city limits of North Little Rock. The applicant owns the adjacent parcel to the south and is proposing a private access easement across this property to serve as the driveway for the new home due to accessing the new lot from Kellogg Acres Road would result in a steep driveway.

Rezone Case #2022-24



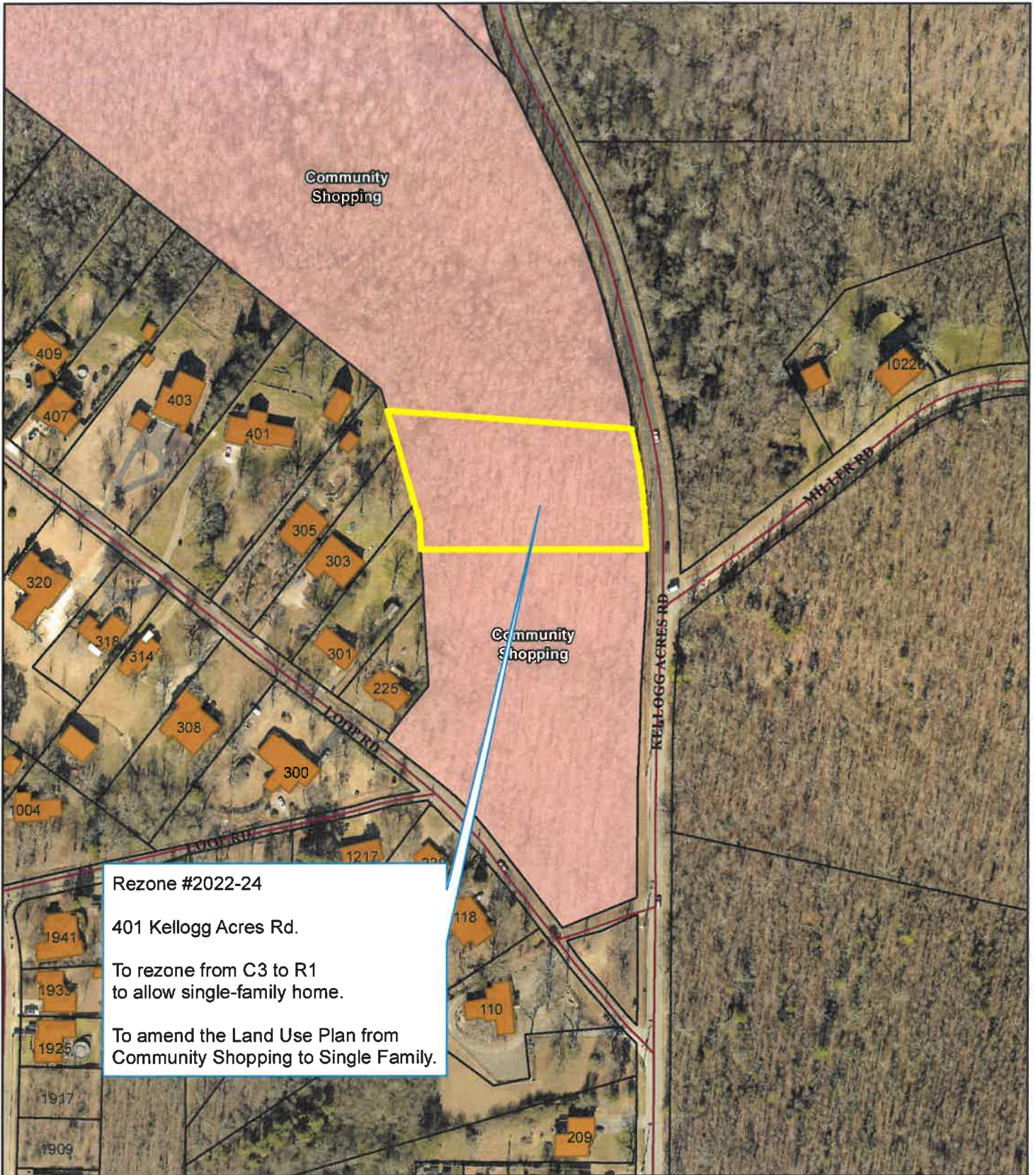
1 inch = 100 feet



Ortho Map

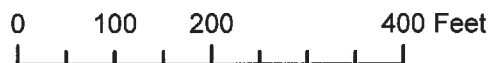
Date: 8/23/2022

Rezone Case #2022-24

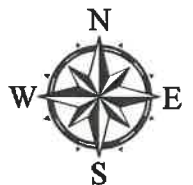


Rezone #2022-24
401 Kellogg Acres Rd.
To rezone from C3 to R1
to allow single-family home.
To amend the Land Use Plan from
Community Shopping to Single Family.

1 inch = 200 feet

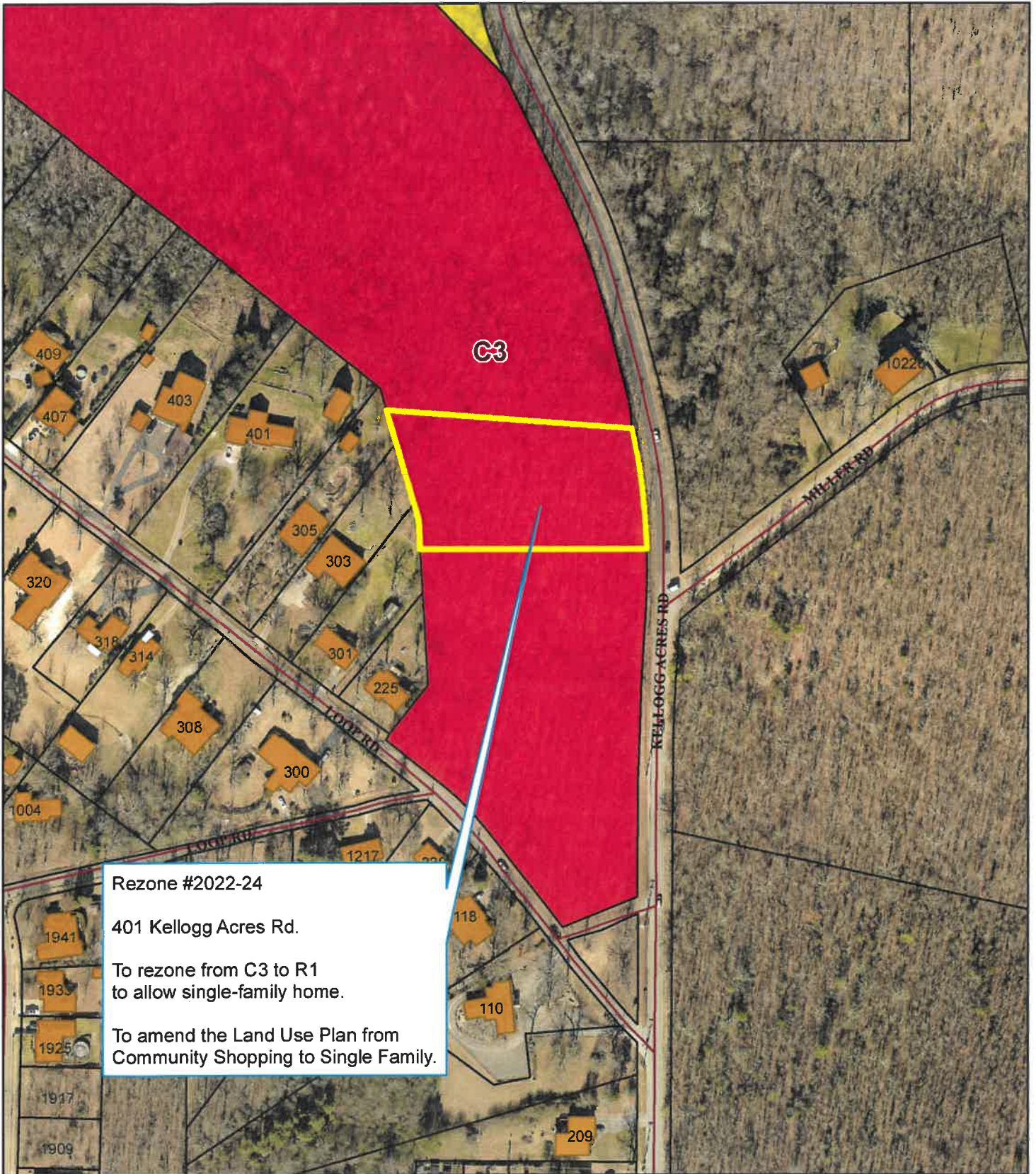


Land Use Map



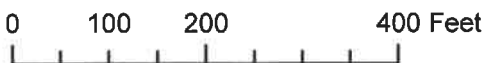
Date: 8/23/2022

Rezone Case #2022-24



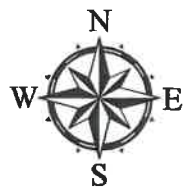
Rezone #2022-24
401 Kellogg Acres Rd.
To rezone from C3 to R1
to allow single-family home.
To amend the Land Use Plan from
Community Shopping to Single Family.

1 inch = 200 feet



Zoning Map

Date: 8/23/2022



August 3, 2022

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

Dear Commissioners:

My wife and I, Caleb Mayden and Hannah Mayden, as owners of the property located in the SW ¼ of section 30, Township 3 North, Range 11 West, Pulaski County, Arkansas, are requesting the rezoning of our property in order to build our single family residence.

We have enclosed the following items per your rezoning requirements:

1. Check in the amount of \$220.00 for residential rezoning
2. Development Plan
3. Legal Description

If you have any questions, please let me know.

Sincerely,



Caleb M. Mayden, P.E.

501-912-9033

CMayden@gmail.com

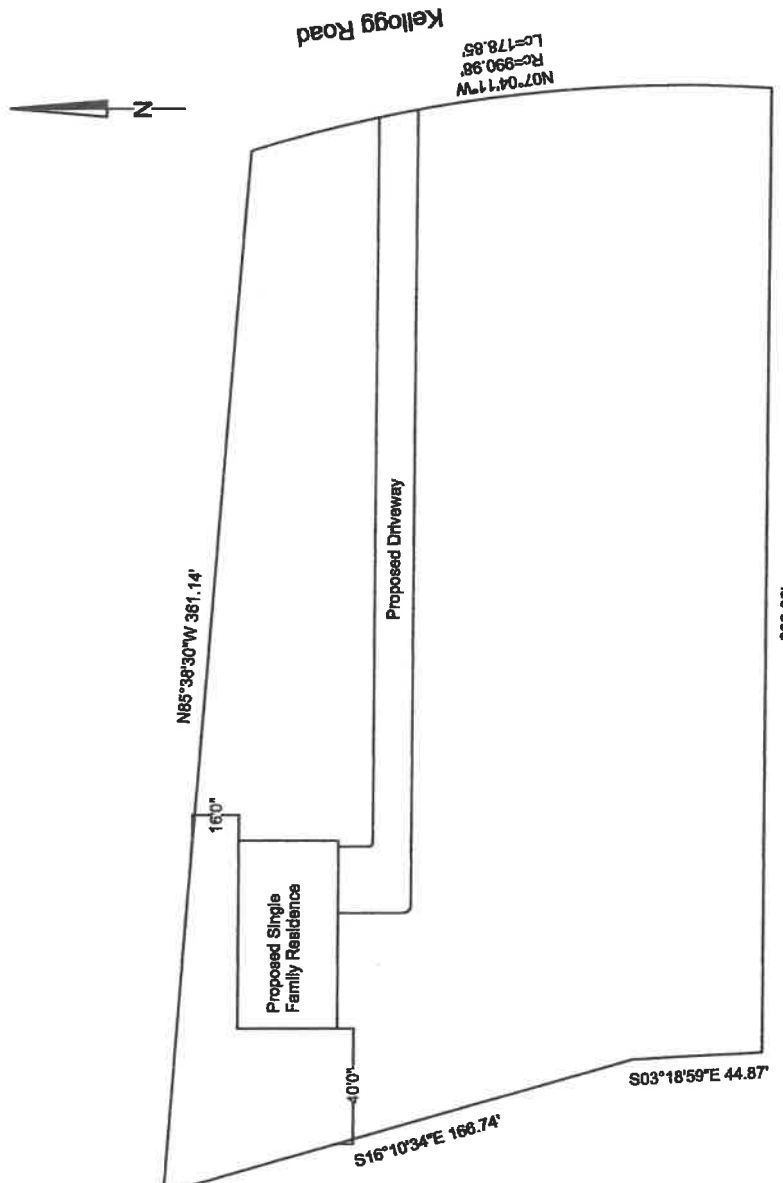
General Notes

No.	Revolutions/Minutes	Time

Per Name and Address
Caleb Mayden
2101 Oakbrook Dr.
Sherwood, AR 72120

Parcel ID:
22N0300000115

Area	Vol	Time



Special Use # SU 2022-10

Request: to allow a liquor store in a C2 zone

Location of the Request: located at 4900 John F Kennedy Boulevard

Applicant: JFK Wine and Spirits – Jaskaran Singh

Owner: JBB Cypress LLC

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

Site Characteristics: The site is a former bank location. The site has a driveway from McCain Blvd and a drive located on JFK Blvd. There are duplex/triplex units located to the east of the site and non-residential, commercial and office uses, located to the north, south and west of the site.

Master Street Plan: JFK Blvd is a State Highway (HWY 107) and is indicated as a principal arterial on the city's Master Street Plan. There are no bike lanes located in the area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C2	Retail & Office
South	C2	Restaurant & Retail Strip Center
East	R4	Duplexes and Triplexes
West	C2	Restaurant, Retail & Office

Background:

1. **Compatible with previous actions?** The city has reviewed very few request for liquor stores in recent years.
2. **Neighborhood Position/Comment?** No comments received at the time of printing.
3. **Effect on public service and utilities?** There will be minimal effect on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The approval may potentially have a negative effect on the surrounding properties due to increase in noise and traffic on the site during the evening and late night hours.
6. **Is the site of adequate size for the development?** Yes, the site is developed and the applicant is proposing minimal changes to the site to allow the use.
7. **Will this set a precedent for future rezoning?** No, the placement of a liquor store has specific criteria for the placement outlined in the Zoning Ordinance.
8. **Should a different zoning classification be requested?** No, a liquor store requires a Special Use in all zoning districts with the exception of C4 and C5.

Summary:

The applicant is seeking approval to allow the placement of a liquor store within a C2 zone located at this address. The applicant is proposing to modify the site to place the drive-thru lanes on the eastern side of the building. The applicant indicates there will be 4-lanes. Orders will be taken by an employee on a table and credit card transactions will also be completed with the table as well. The order will be sent to a POS system with an employee within the store filling the order and sending the ordered items to the customer. The vehicles in the drive-thru will have their order processed as fast as possible making the lanes move much faster and fluently. The process will allow the order to be filled before a customer pulls up to the window. The drive lanes will accommodate 15 vehicles without the vehicles overflowing into the traffic lanes. The applicant states along with the 15 vehicles in the drive-thru an additional 25 vehicles can be accommodated in the parking spaces on-site.

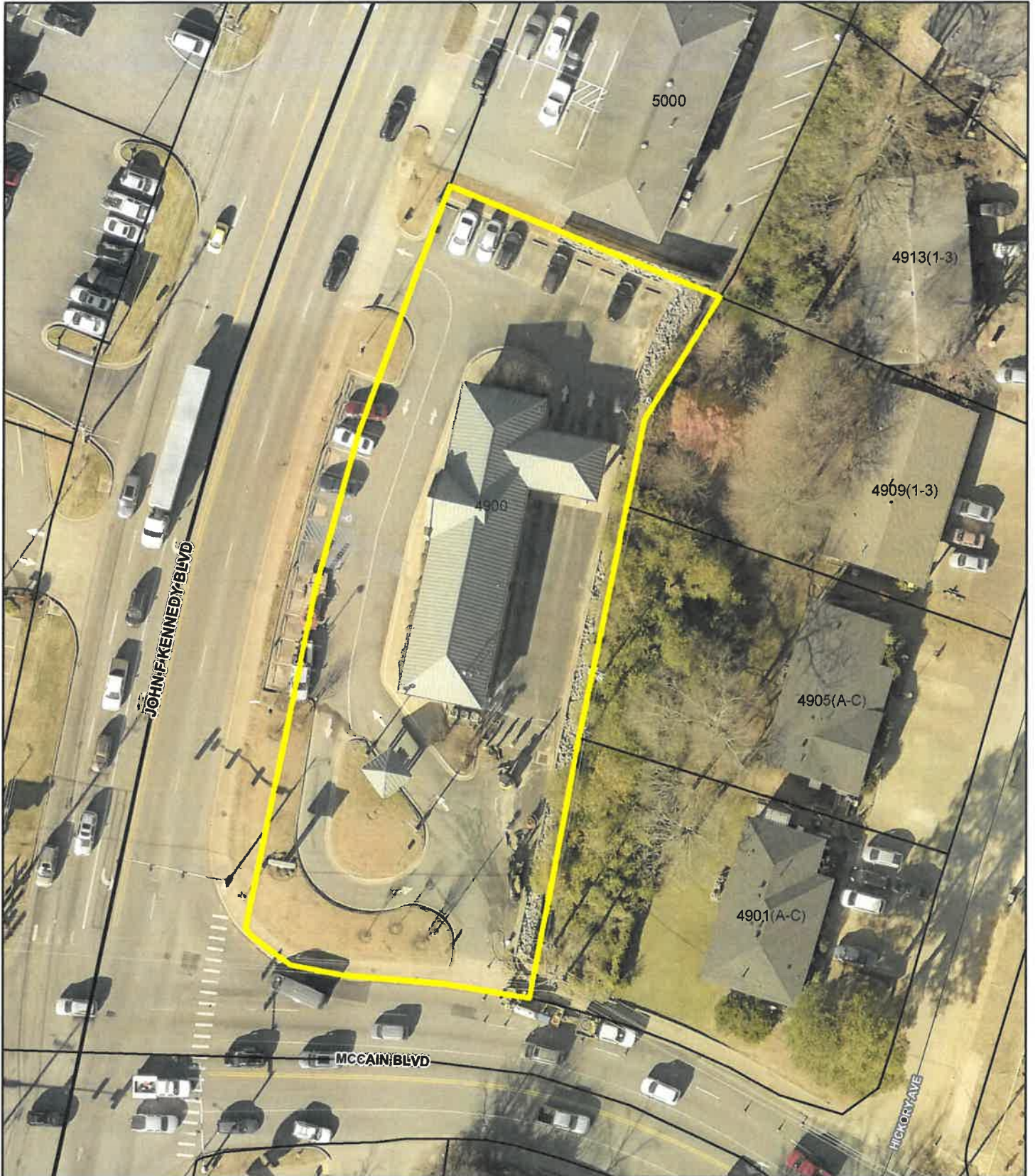
The applicant indicates the hours of operation are from 8 am to 11 pm Monday through Thursday and Friday and Saturday from 8 am to midnight. The applicant indicates an on-site security guard will be on the premises and the business will install a surveillance and security system, which will cover all corner of the building with no blind spots.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on August 17, 2022.

Conditions to Consider:

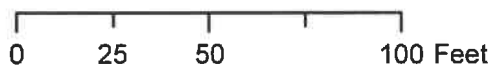
1. The days and hours of operation are from 8 am to 11 pm Monday through Friday and from 8 am to midnight Friday and Saturday.
2. On-site security is required during operating hours.
3. All signage must comply with the JFK Design Overlay District.
4. At the time of approval of the Special Use, the business shall be at least one-thousand (1,000) feet from any place of worship/church or public or private school.
5. These requirements shall be invalidated if applicable State Law, the Arkansas Code Annotated § 3-4-206, is revised to be more stringent than these requirements.
6. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
7. Business license holder 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 #2022-10



Ortho Map

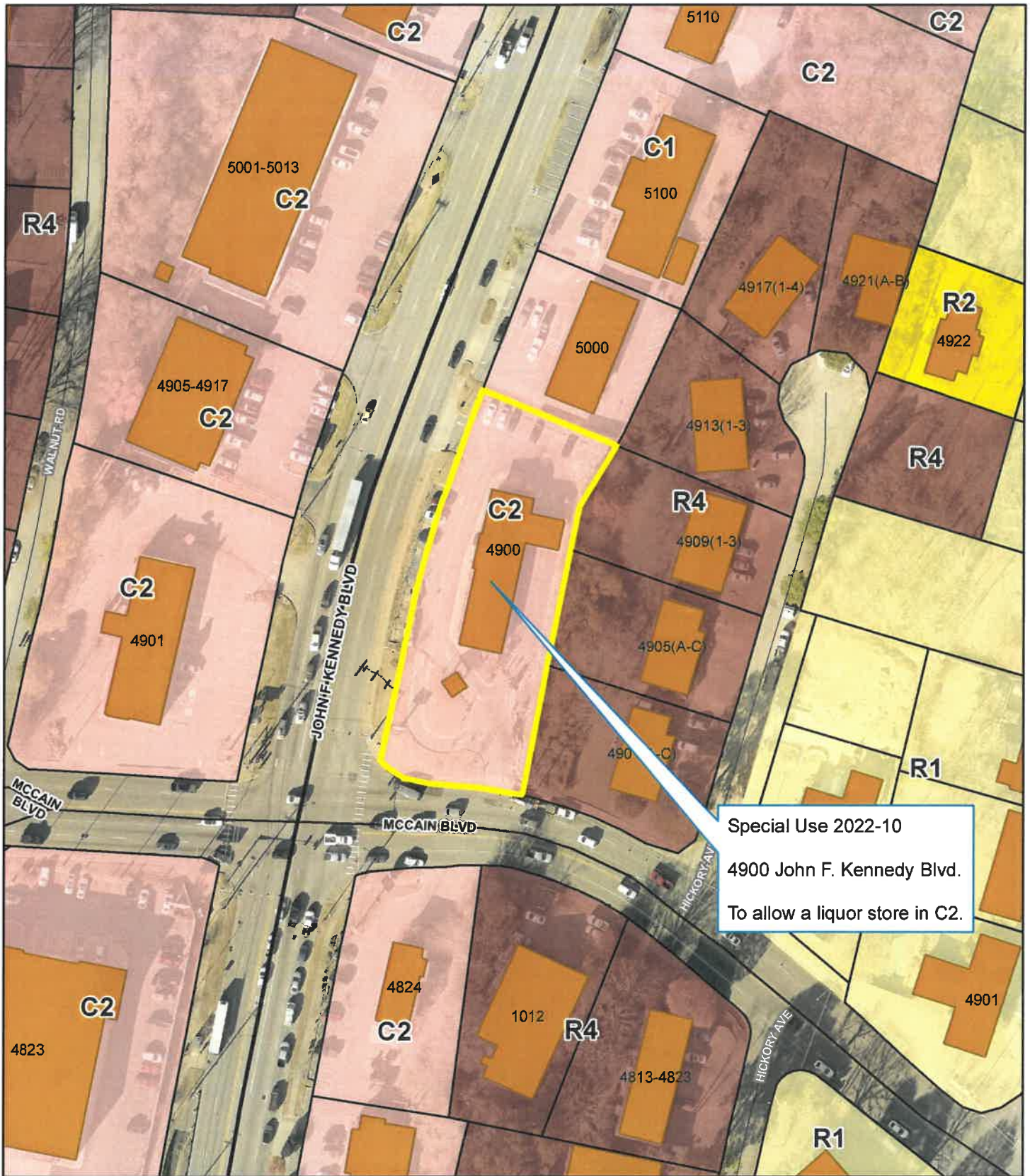
1 inch = 50 feet



Date: 8/8/2022

Not an actual survey

Special Use #2022-10

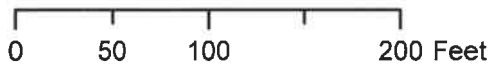


Special Use 2022-10
4900 John F. Kennedy Blvd.
To allow a liquor store in C2.



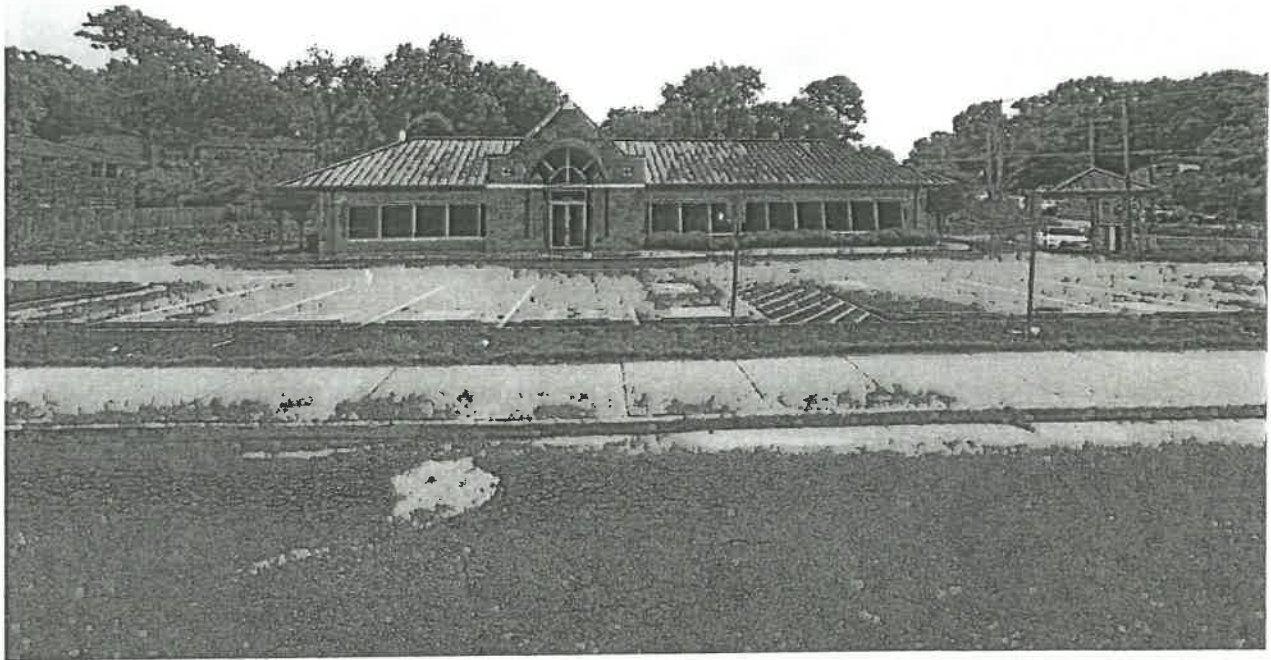
Zoning Map

1 inch = 100 feet



Date: 8/8/2022

Not an actual survey



Suwag Singh@gmail.com

J.F.K Wine & Spirits

July 19, 2022

Jaskaran Singh

501-406-5741 or 501-406-5692

Jazz

Overview

In Arkansas, we love our churches, So it is very hard to find a location to place a Liquor store since many great locations have churches near them. Out of respect to the Law and Religion, we have found a great place to locate a friendly neighborhood beverage store. "J.F.K Wine & Spirits". A clean and safe liquor store with security guards on premises during business operations. We are determined to make J.F.K and North Little Rock a very profitable location. Many Liquor stores have a goal to be the cheapest but we are determined to be the safest and most convenient. J.F.K Wine & Spirits will be a safe and reliable source to get beverages stress-free for our friends and family of North Little Rock.

1: The hours of operation are going to be the same as other liquor stores in the area from

Monday: 8am-11pm

Tuesday: 8am-11pm

Wednesday: 8am-11pm

Thursday: 8am-11pm

Friday: 8am-12pm

Saturday: 8am-12pm

Sunday: Closed

2: The measures we are going to take to limit the spill of noise from customers waiting in the drive-thru is that we are going to use the same drive thru system as Chic Fil A and David Burgers. An employee who will be taking every drive thru order through a tablet and credit card transactions will be done through them as well. The order will be sent to a POS system with an employee in the backroom making the order and sending the orders outside. This way every car in the drive thru will have their order being made as fast as possible making the lanes move much faster and fluently. This way all the orders are ready before a customer even pulls up to the window. We can fit upto 15 cars in the drive thru without the cars overflowing with the traffic. Along with the 15 cars that can fit in the drive thru, we can fit an additional 25 cars in the parking space allowing us to take up to 40 customers all together without a single car touching the public road. Since the previous tenant designed this property with four lanes, this process is made very easy for us.

3: The measures we are going to take to prohibit loitering is

:Having a security guard on the premises.

:Installing the best surveillance system which covers every single corner of the building with no blind spots.

: We are going to have NO LOITERING signs put up on the building. The sign is going to say NO LOITERING-VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. Like we have said before, one of

our Main goals is to make this business not only the most convenient but also the safest place to shop at. This is going to be Family business and I would like not only my Mom, my Dad, my little brother and my little sister to be safe whenever they come to the store but also every customer that shops with us. Keeping the property safe and clean from loitering is a main priority because not only it will affect our business and hurt our image but also create an unsafe environment for our customers and our employees which we will not tolerate no matter what.

4: We will comply with the JFK Design Overlay District for any signage we are going to do.

5: Out of respect to law and religion, We made sure 100 % that this business is not near any place of worship/church or public school or private school.

6: We made sure that we can move our license to this specific location before applying.

7: We understand distances shall be measured.

8: We understand that these requirements can be revised to be more stringent if needed.

9: We understand that the structure shall meet all applicable Federal, State, County and City requirements and codes.

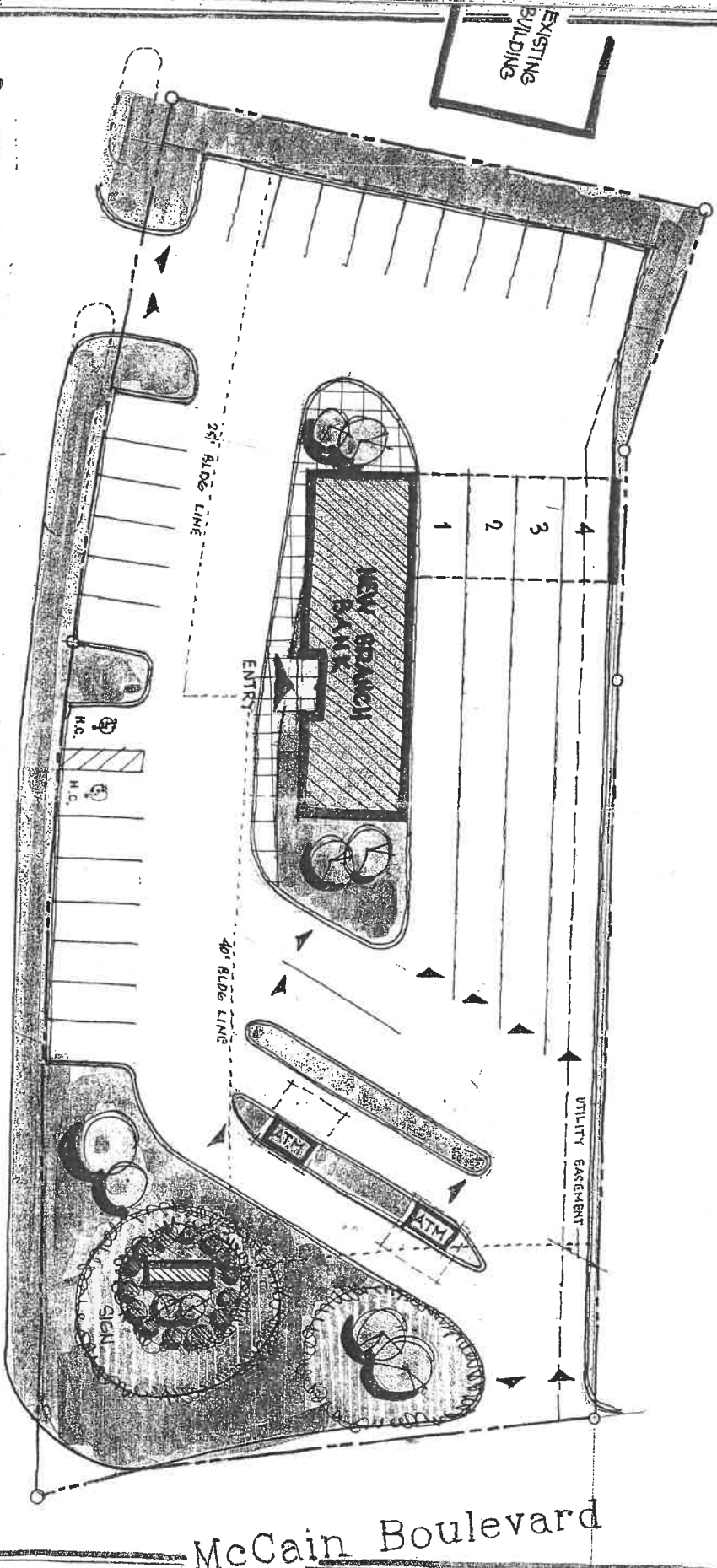
10: We understand that we must comply with these conditions in order to operate.

SITE PLAN

1" = 20'-0"

DATA:	BUILDING	1800 SF
	PARKING	25 SP
	DRIVE-THRU	4 LANES
	ATM	2

John F. Kennedy Boulevard



McCain Boulevard

Special Use #2022-11

Request: to allow a summer & afterschool program/daycare in a R2 zone

Location of the Request: located at 5301 Summertree Dr, NLR, AR

Applicant: Saqusia Millbrooks

Owner: Clifton Family Warehouse LLC

P.C. Background: Several applications for a daycare have been before the Commission for this site. A number of which were withdrawn prior to final action. One, Special Use Case #774 was approved in March 2015 to allow a daycare center at this location.

Site Characteristics: The site was previously a church and the building proposed for the summer and afterschool program was the activities center for the church. The church and parking remain on the property. Access to the site is from 56th Street.

Master Street Plan: 56th Street is classified as a local street on the Master Street Plan. There are no bike lanes located in the area.

Surrounding Uses & Zoning

<u>Direction</u>	<u>Surrounding Uses</u>	<u>Surrounding Zoning</u>
North	Multi Family	R4
South	Single Family	R1
East	Single Family	R1
West	Single Family	R1

Background:

1. **Compatible with previous actions?** Yes, the site was previously approved for a daycare center.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal impact is expected.
4. **Legal Consideration/Reasonableness?** The request is a reasonable request.
5. **Will the approval have a stabilizing effect on surrounding properties?** A daycare center/afterschool program at this site should have minimal impact on surrounding properties. There is a large parking lot and a wooded area along the property boundaries adjacent to the residential homes.
6. **Is the site of adequate size for the development?** Yes
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, a daycare requires a Special Use or Conditional Use in all zones.

Summary:

The applicant is requesting approval of a Special Use to allow the reuse of the existing former activities building for a summer program and afterschool program licensed through the Department of Human Services, (DHS). The name of the program/center will be BLAST (Bring Learning to After School Time) Multipurpose Center and the organization will be a non-profit organization.

BLAST is meant to be comprehensive and intensive programs to support students who display multiple barriers to accessing enrichment activities/services, are on track to poor academic outcome, and are currently in family crisis. BLAST aims to provide a space for exploration of art, science and sport in the short term, create parent engagement, encourage positive risk taking when trying new activities in the mid-term, while in the long-run these programs are intended to build social skills, academic development and citizenship development.

Participants are identified and selected by school based administration and staff. Factors leading to student selection include: students needing access to partners, in need of literacy and academic support, in need of social, emotional and relationship building support, students who have moved in the last 5 years and students who come from single parent households, low income households, languages spoken at home are not English, newly enrolled refugee and immigrant students.

The days and hours of operation proposed are from 7 am to 9 pm Monday through Friday and on Saturday, from 8 am to 8 pm for special programs such as field trips, mentoring and tutoring as needed.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on August 17, 2022.

Conditions to Consider:

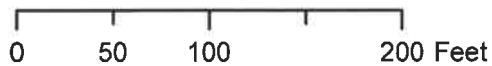
1. Hours of operation from 7 am to 9 pm Monday through Friday and 8 am to 8 pm Saturday.
2. Meet the minimum requirements of DHS for the number of children to be served and provide the required child to staff ratio as required by DHS.
3. Meet DHS requirement for recreational activities.
4. If an outdoor playground area is added to the site -
 - i. Playground area shall have direct accessed from the building to the fenced playground area.
 - ii. Playground areas shall have emergency exit away from the building and must meet all applicable building and fire regulations.
 - iii. Playground fence shall be an opaque 6-foot solid wood fence around the playground area.
5. Applicant shall meet all applicable Federal, State, County, and City requirements.
6. 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.
7. Business license to be issued after Planning Staff confirmation of requirements.
8. 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.

Special Use #2022-11



Ortho Map

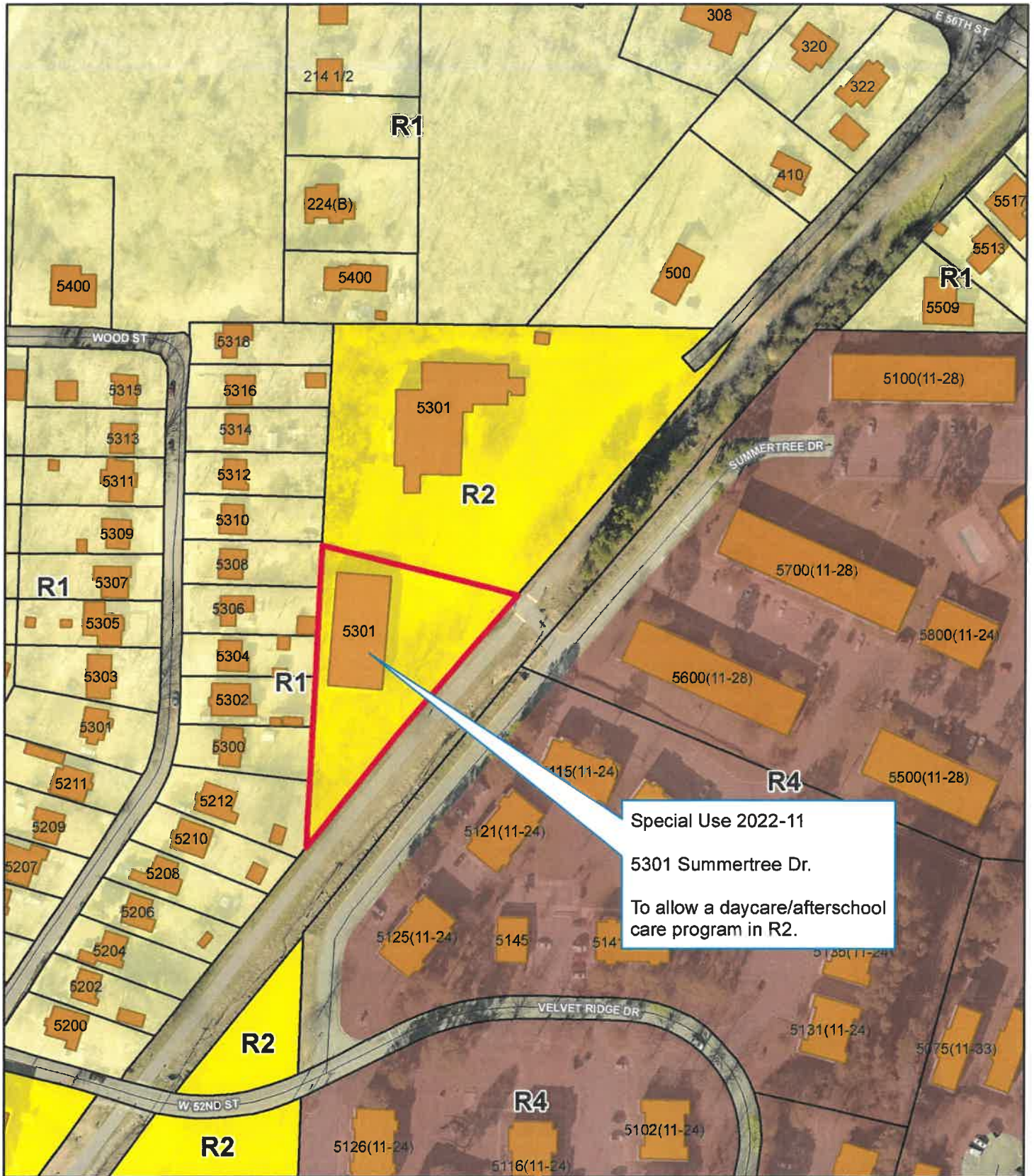
1 inch = 100 feet



Date: 8/16/2022

Not an actual survey

Special Use #2022-11



Zoning Map

1 inch = 150 feet



Date: 8/16/2022

Not an actual survey

08/12/2022

Planning Commission,

I would like to use 5301 B Summertree Drive North Little Rock, AR 72118 as an after-school and summer program for the youth. We will help school age kids by providing academic support, life skills, recreation, mentoring and so much more. This program will be called B.L.A.S.T Multipurpose Center and known as a non-profit organization. Its very important to get this location zoned therefore DHS can approve the building for childcare. I look forward to working with the youth in the area. Feel Free to reach out to me if you may have any concerns or questions.

Saqusia Millbrooks
saqusiamillbrooks@gmail.com
501-454-6435

5408 Halifax Drive

LR, 72209