



North Little Rock Planning Commission
October 11, 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Administrative: ▪ **Items 1 & 8 are withdrawn, Item 6 is postponed**

Approval of Minutes: ▪ September 13, 2022

Planning Commission Items:

1. **Withdrawn** - SD2022-55 Giles Add, Lot 8, Block 11, SPR (5 unit townhouse @ 314 Parker St)
2. SD2022-60 Richards Rd Add, Lot 3, SPR (hotel @ 3300 ABF Rd)
3. SD2022-62 Marion Woods Estates, Lots 1–6, Prelim Plat (6 lot single-family prel plat @ the SW corner of Lonesome Dove and Windsong Dr)
4. SD2022-63 Elder’s Add, Lot 1, SPR (addition to an existing building @ 9300 Maumelle Blvd)
5. SD2022-64 White Oak Add, Lot 1, Revised SPR (additional self-storage space @ 9500 White Oak Xing)
6. **Postponed** - SD2022-65 Wilson’s Add, Lot 1R, Block 1, Replat (5 existing lots into a single lot @ 4116 E Broadway)
7. SD2022-66 Lesser Goldman Sub, Lots 1R - 2R, Replat (4210 E Broadway)
8. **Withdrawn** - SD2022-67 Shorter College Add, Lot 6R, SPR (2 temporary classrooms @ 604 N Locust St)
9. SD2022-68 Shorter College Add, Lot 1R, SPR (temporary classroom @ 715 N Pine St)
10. SD2022-69 Maly Shale Hill Add, Lots 1-5, Prelim Plat & SPR (outdoor recreation located @ 6820 Crystal Hill Rd)
11. Conditional Use 2022-12 to allow a large scale recreational facility @ 6820 Crystal Hill Rd, Lot 1
12. Public Hearing 2022-32 to allow a Hillside Cut @ 6820 Crystal Hill Rd
13. Conditional Use 2022-13 to allow a pay parking lot @ 800 Main St
14. Conditional Use 2022-14 to allow auto sales @ 1401 E 2nd St
15. Rezone 2022-25 a rezoning from R4 to C4 @ 3021 Lincoln Ave & a Conditional Use 2022-15 to allow Warehouse Rental Storage @ 3021 Lincoln Ave
16. Rezone 2022-26 a rezoning from C3 to R4 to allow the rehabilitation of an existing apartment building located @ 904 W 25th St
17. Rezone 2022-27 a rezoning from C3 to I2 to recognize an existing office warehouse building located @ 4300 Stockton Dr
18. Rezone 2022-23 a rezoning from CONS to I2 to allow future development of the lot with a contractor’s office

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
Minute Summary
September 13, 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 (6) members present.

Planning Commission Members Present:

Norman Clifton, Chairman
Steve White, Vice-Chairman
Emanuel Banks
Vandy Belasco
Don Chambers
Charlie Foster
Junior Phillips
Renee Pierce
Edward Wallace

Members Absent:

(None)

Staff Present:

Shawn Spencer, Director
Donna James, Assistant Director
Elaine Lee, City Attorney

Approval of Minutes:

Commissioner Chambers made a motion to approve the August 9, 2022, minute summary as submitted. Commissioner Belasco provided a second to the motion. By voice vote, the Commission members voted unanimously in favor of the motion, (9/0).

Administrative:

Item 5 - SD 2022-58 - postponed to October 11, 2022, at the applicant's request.

Public Hearing:

Special Use #2022-08 to allow a communications tower in a C4 zone located at 3128 Pike Ave

Chairman Clifton called the item. Mr. Greg Farris was present representing the request. He stated he was representing Tilman Infrastructure, AT&T and SCI Wireless for the case.

Chairman Clifton questioned if anyone was in the audience wishing to speak on the application.

Mr. Steven Smith, PLC representing SBA Communications stated he was in attendance to speak in opposition of the application. He stated SBA Communication had a tower within 0.7 miles of this location. He questioned if there had been proof of publication for the item. Staff stated the City was responsible for publishing the legal ad with the newspaper and Mr. Farris had provided the proof of mailing for the supplemental notice required by the Commission. He questioned if the sign had been posted. Staff stated the sign was posted as well. He stated the concern of SBA was not only the distance of location between the two towers but also AT&T was a tenant on SBA's tower. He stated the North Little Rock Ordinances were very clear on colocation. He stated this was bazar since AT&T was already a tenant on SBA's tower. He stated there had been no communication from Tilman or AT&T with SBA to allow improvements in coverages from the existing tower. He stated he was also concerned the approval would set a dangerous prescient. He stated the height of the tower would far exceed the height allowed by the City of North Little Rock Ordinances. He stated the current ordinance allowed a maximum height of 75-feet. He stated the concern was the allowance of a tower within a C3 or C4 Zoning District as a Special Use. He stated the concern was AT&T's request of the Planning Commissions all over the State and Country asking them to set-aside the zoning requirements and the allowance of a Special Use to place a tower within a district, which did not allow the placement of a tower. Mr. Smith stated there should be communication between AT&T and Tilman Enterprises concerning locating on the existing SBA tower and/or collocating on the existing tower. He stated this was the primary concern and questioned why the City was allowing the addition of towers when there were existing structures, which could serve the need and allow the required colocation. He stated AT&T was an existing customer and the two could work together to expand the coverage with the existing tower site.

There was a general discussion of the Commission as to the height of the SBA's tower. Mr. Smith stated he did not have this information.

Chairman Clifton questioned Mr. Farris if he had reviewed staff's comments and recommendation. Mr. Farris stated he was agreeable with staff's recommendations. He stated the only concern was the setback issue, which was not included in the list of conditions. He stated the request included reducing the setback and allowing the fence placement at 10-feet for the landscaping. He stated there was not a building within the 10-feet only the placement of the fence.

Mr. Farris stated he would like to clear up an important point made by Mr. Smith. He stated AT&T was located on the tower of Mr. Smith's owners. He stated the new tower proposed by AT&T was to relieve capacity. He stated the fact was that $\frac{3}{4}$ of a mile did not seem like much but in cellular communications it was a great distance. He stated when he first started in the tower placement field, towers were placed 2 to 5 miles apart. He stated this was 20 years ago. He stated now towers were placed $\frac{1}{2}$ to $\frac{3}{4}$ miles apart. He stated the reason was once a tower was at capacity there was nothing to be done. He stated there was no way to increase capacity. He stated once you have gone to 12 antennas and placed the radios on the site there was nothing to be done but to put a tower in between the two existing towers. He stated because there was a tower located in the area

was irrelevant. He stated the reason for the new tower was to off load capacity to reach the small cells located to the south. Mr. Farris stated there was no-way to off load capacity from SBA’s tower. He stated they had not talked to SBA because they did not need to talk with them.

There was a general discussion concerning the use of the tower, placement, and if AT&T would remain on the SBA tower. Mr. Farris stated AT&T would remain on the tower. He stated at some point AT&T may move due to the customer base. He stated the location depended on the volume of customers.

Commissioner Chambers suggested the proposed plant material be replaced with a plant which would have a better chance of survival. Commissioner Chambers suggested planting Nelly Stephens Holly.

Vice-Chair White stated his concern was the placement of towers every ½ mile. He stated he felt it was important for the tower companies to work together to reduce the number of towers required. He also expressed concern with the height of the tower. Mr. Farris stated the height of the tower was due to the height of the road, I-40, and trees in the area. He stated the tower was needed to off load capacity and to serve the vehicles located on the nearby interstate roadway. He stated towers on freeways would be taller than in residential areas, which were more dense in population. Mr. Farris stated it did not mean there would be a tower every ½ mile but it did mean there would be some type cellular unit every ½ mile because everyone needs and wants this service. He stated there was no way to provide cellular service in a densely populated area without towers.

A motion was provided by Commissioner Chambers and seconded by Commissioner Belasco for approval of the item as presented. Chairman Clifton called for a roll call vote.

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

Special Use 2022-08 was approved with (8) affirmative votes and (1) no vote.

Design Review Committee Administrative:

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

Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the requirements, and the Committee recommended approval conditioned upon:

- 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.**

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval.

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

Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the requirements, and the Committee recommended approval conditioned upon:

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. Stormwater 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.**

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval.

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)

Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the requirements, and the Committee recommended approval conditioned upon:

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 and/or hydro-seeded.
 - 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval.

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

Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the requirements, and the Committee recommended approval conditioned upon:

- 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval.

Public Hearing:

Rezone #2022-24- To rezone from C3 to R1 to allow construction of a single-family home at 401 Kellogg Acres Rd

Chairman Clifton called the item. Mr. Caleb Mayden was present representing the request. Chairman Clifton questioned if there was anyone in the audience wishing to speak on the item. There being no one present wishing to be heard Chairman Clifton called for a roll call vote on the item as submitted:

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

Rezone #2022-24 was approved with (9) affirmative votes

Special Use #2022-09 to allow a liquor store in a C2 zone located at 4900 JFK Blvd

Chairman Clifton called the item. Mr. Jaskaran Singh was present representing the request. Chairman Clifton questioned Mr. Singh if he had received a copy of the Design Review Committee comments and if he was in agreement with the comments and conditions. Mr. Singh stated he was in agreement with the conditions as proposed.

Chairman Clifton questioned if there was anyone in the audience wishing to speak on the item. Chairman Clifton questioned if the Commissioners had any questions or comments. Vice-Chair White questioned if the sign was posted as required by the Commission. Staff stated the sign was posted.

There was a discussion by the Commission concerning access, ingress and egress, to the site. Vice-Chair White stated the site was difficult to enter and exit and was near impossible. He stated it was hard to get in and out, with Starbucks across the street, which generated a great deal of traffic and the site backed up to a neighborhood, adjacent to apartments which was less of a concern but still a concern. He stated the traffic was a great concern. He stated he was not opposed to the business but felt this was not the appropriate site for this type business which would generate a great deal of traffic.

Mr. Singh stated they had the same concerns and this was why their business model was for an employee to go out to the vehicles and take orders, send the order into the stock room, and a third employee take the order out to the vehicle. He stated this would lessen the wait time for customers and move the line of vehicles through the drive-thru. Mr. Singh stated the business would employ eight employees on-site at any given time. He stated this would reduce the checkout time. He stated checkout time was the most important part of this business.

Chairman Clifton stated his concern was ingress and egress, not the site circulation or the number of parking spaces on the site.

There being no additional discussion Chairman Clifton called for a roll call vote on the item as submitted:

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

Special Use 2022-09 was approved with (7) affirmative votes and (2) no votes.

Special Use #2022-10 Highclere Addition Lot E, Block 4, located at 5301 Summertree Dr to allow an after school program/daycare in a R2 zone

Chairman Clifton called the item. Ms. Saqusia Millbrooks was present representing the request. Chairman Clifton questioned Ms. Millbrooks if she had received a copy of the Design Review Committee comments and if she was in agreement with the comments and conditions. Ms. Millbrooks stated she was in agreement with the conditions as proposed. Chairman Clifton questioned if there was anyone in the audience wishing to speak on the item.

There being no one present wishing to be heard Chairman Clifton called for a roll call vote.

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

Special Use 2022-10 was approved with (8) affirmative votes & (1) Recusal, Chairman Clifton.

Public Comments/Adjournment:

Chairman Clifton called for public comment. There being no further business before the Commission, and on a motion by Commissioner Chambers and seconded by Commissioner Phillips, and by consent of all members present (9/0), the meeting was adjourned at 4:33 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, October 11, 2022, at 4:00 pm in the City Council Chambers of City Hall, 300 Main Street, NLR, AR.

Respectfully Submitted:

Donna James, Planning

SD2022-60 Richards Rd Add, Lot 3, SPR (hotel @ 3300 ABF Rd)

- 1. Provide a note on the plan indicating the maximum building height.**
- 2. Provide to Planning Staff the signage plan – location, size, height, etc.**
- 3. Engineering requirements on detention:**
 - a. Pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
- 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.
- 5. Meet the requirements of the City Engineer, including:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - c. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - d. All driveways are to be concrete within the ROW.
- 6. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. No fence is to be 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 standards and City standards.
- 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 10 street trees.
 - d. Provide 16 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.
 - e. 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.
 - f. 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.
 - g. Provide 6' front yard landscape strip between property line and paving.
 - h. Provide 4' side yard landscape strip between property line and paving.
 - i. 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. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - i. Provide a fire safety and evacuation plan (Volume 1 Section 404)
 - ii. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
 - iii. An automatic fire sprinkler system shall be provided throughout (Volume 1 & 2 Section 903.2.8)

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. A water main extension will be needed to provide water service to this property.
- c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
- d. 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.

12. Meet the requirements of NLR Wastewater.

13. Meet the requirements of NLR Electric.

14. Meet the requirements of Rock Region Metro.

SD2022-62 Marion Woods Estates, Lots 1–6, Prelim Plat (SW corner of Lonesome Dove and Windsong Dr)

- 1. Remove building lines from the proposed plat, due to property not being zoned.**
- 2. Engineering requirements before the final plat/replat will be signed:**
 - a. Option to pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development or \$500/acre for residential development instead of providing on-site detention.
 - b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond. Street improvements must be approved by City Engineer.
 - c. Provide 25' property line corner radius.
- 3. Permit requirements/approvals submitted before construction can begin:**
 - 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 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 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.
- 4. 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.
- 5. 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' utility easement on all property lines.
 - 6. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - 7. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required for residential lots wider than 150'. If commercial lots, sidewalks will be required at time of development.
 - 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 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. 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)
 - 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. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - 12. Meet the requirements of NLR Wastewater, including:**
 - a. White Oak connection fee applies.
 - b. Main extension required to serve the proposed development.
 - c. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
 - 13. Meet the requirements of Pulaski County, including:**
 - a. Provide a Bill of Assurance for review.
 - b. Pay \$40.00 review fee.
 - c. Provide preliminary septic approval for all lots if sewer is not available.
 - d. Provide distance and bearing to two section corners and provide state plane coordinates for both section corners.
 - e. Provide state plane coordinates for two lot corners.
 - f. Provide Volunteer Fire Department approval.
 - g. Provide Pulaski County certificate of plat approval.
 - h. If the city does not waive the half-street improvements, Pulaski County will need to review and approve the design drawings for the half-street improvements prior to commencing construction.
 - i. Show the water supplier (CAW) on the plat.

- j. Show/label all building setbacks.
- k. Show the certificate of owner.
- l. Provide the County a copy of the stormwater/detention calculations.

14. Meet the requirements of NLR Electric.

SD2022-63 Elder's Add, Lot 1, SPR (addition to an existing building @ 9300 Maumelle Blvd)

- 1. Provide use of building and parking plan showing parking spots and aisles. Number of parking spaces and parking lot shade trees will be determined from the use of the building. No parking in the access easement.**
- 2. Engineering requirements on detention:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- 4. Other Boards approvals required before applying for a building permit.**
 - a. Provide approval from Board of Zoning Adjustment on setback variance request.
- 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 CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
 - i. 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.
 - j. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles

in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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. 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.
- d. 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.

7. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Dumpster to have masonry screening.
- c. Provide letter from abutting property owner to allow dumpster in the access easement.
- 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.

8. Meet the requirements of the Master Street Plan.

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 (11) street trees.
- d. Provide (to be determined) 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.

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. 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 throughout with an automatic fire sprinkler system. (Volume 2 Section 903.2.9)

- ii. Fire barriers separating an S-1 occupancy into different fire areas shall have a fire resistance rating of not less than three hours. (Volume 2 Section 707.3.10)
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1) This building will require a road wide enough along the west to accommodate a fire apparatus turning the corner onto the north side.
 - iv. 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)
 - v. 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)
- b. Fire apparatus roads will support 85,000 lbs. (NLR Ordinance 9267)
 - c. Provide Fire Apparatus access to 3-sides of the building.

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. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
- c. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
- d. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

13. Meet the requirements of NLR Wastewater, including:

- a. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

14. Meet the requirements of NLR Electric.

15. Meet the requirements of Rock Region Metro.

SD2022-64 White Oak Add, Lot 1, Revised SPR (additional self-storage space @ 9500 White Oak Xing)

1. Engineering requirements on detention:

- a. Stormwater detention has previously been paid.

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

- a. 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.
- b. 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. 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.

3. 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. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- c. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.

4. Meet the requirements of Community Planning, including:

- a. Allow reduction in buffer due to rezoning of property to the south.
- b. Provide the standard requirements of Zoning and Development Regulations.
- c. No dumpster anticipated. If one is added, a masonry screen is required.
- 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.

- 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.
 - d. Provide 2 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.
 - e. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be 18" inches in height at planting and be planted a maximum 3' feet apart.
 - f. 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.
 - g. Provide 6' front yard landscape strip between property line and paving.
 - h. Provide 4' side yard landscape strip between property line and paving.
 - i. 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. Confirm that fire vehicles can access areas in Phase 2.
 - c. Relocate fire hydrants to where?
- 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. If Phase 2 requires sanitary sewer service, 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.**

SD2022-66 Lesser Goldman Sub, Lots 1R - 2R, Replat (4210 E Broadway)

- 1. The location of the property lines should be the location of the previous 2007 dedication. As currently drawn it appears that you are claiming back previously dedicated ROW as part of the lot 1R and 2R. Remove the blue lines on the plat as they show the pre 2007 property line locations. Show and dimension the property lines as established by the Jan. 29, 2007 recorded plat.**
- 2. Remove all measurements that measure to the 2006 property lines and change measurements to measure to the current 2007 property lines.**
- 3. Provide the proposed uses of the buildings and the proposed parking plan. The parking for each lot must meet the minimum parking requirement for the use.**
- 4. Remove the building setback lines from the plat except the building line of 40' along E Broadway.**
- 5. Engineering requirements on detention:**
 - a. Stormwater detention plan not required as there is no increase of or a reduction of impervious surface.
- 6. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond for School, Haywood, and Earl Streets.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Provide 25' property line corner radius.
 - d. Provide ROW dedication.
- 7. 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.
- 8. 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' utility easements around property perimeter.
- 9. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 10. Meet the requirements of the Master Street Plan, including:**
 - a. Provide ½ street improvements.
 - b. Provide ROW dedication.
- 11. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- 12. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 13. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 14. Meet the requirements of CAW, including:**
 - a. Provide 10-ft easement along all road frontages.
- 15. Meet the requirements of NLR Wastewater.**
- 16. Meet the requirements of Rock Region Metro.**

SD2022-68 Shorter College Add, Lot 1R, SPR (temporary classroom @ 715 N Pine St)

- 1. 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.
- 2. Other Boards approvals required before applying for a building permit.**
 - a. Provide approved City Council ordinance for the Special Use to allow the temporary classrooms for 1-year.
- 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 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. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - i. There shall be two egress doors. (Volume 1 Table 1015.1)
 - ii. Doors shall operate from the egress side without the use of a key or special tool (Volume 1 Section 1008.1.9)
 - iii. Doors shall be provided with panic hardware. (Volume 1 Section 1008.1.10)
 - iv. Landings at doors shall have a length of not less than 44 inches in the direction of travel. (Volume 1 Section 1008.1.6)
- 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 Electric.**
- 10. Meet the requirements of NLR Wastewater.**
- 11. Meet the requirements of Rock Region Metro.**

SD2022-69 Maly Shale Hill Add, Lots 1-5, Prelim Plat & SPR (outdoor recreation located @ 6820 Crystal Hill Rd)

1. Engineering requirements on detention:

- a. Provide on-site stormwater detention as well as clear calculations showing that regional detention volume is sufficient for Lots 1-5.
- b. Show detention easement on Lot 2.
- c. Lot 2 shall be platted at same time as Lot 1.

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. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
- c. Provide CNLR Grading Permit application to City Engineer with grading plans.
- d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- e. Provide copy of ARDOT driveway permit.
- f. Provide CNLR Floodplain Development Permit application to City Engineer.
- g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- h. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- j. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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

- a. Meet the requirements of the hillside cut ordinance.
- b. Provide dedicated left turn lanes for both exits/entrances.
- c. Provide dedicated bike lane per Master Bike Plan.
- d. Provide an internal pedestrian plan showing dedicated paths from parking areas to main building.
- e. If not already dedicated, provide half of 100' ROW dedication along Crystal Hill Rd.
- f. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.

- g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - h. All driveways are to be concrete within the ROW.
- 4. 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' utility easements around all property perimeters.
 - c. Provide written CAW approval of their easements as shown on the plat.
- 5. Other Boards approvals required before applying for a building permit.**
- a. Provide approved City Council ordinance approving the hillside cut.
- 6. 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 located in front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. Provide an approved parking lot photometric lighting plan before a building permit will be issued.
- 7. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
 - c. Provide ROW dedication.
 - d. Provide dedicated bike lane per Master Bike 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 20 street trees 30' on center on Lot 1 and provide 30 street trees 30' on center for Lot 2.
 - d. Provide 82 parking lot shade trees for Phase 1.
 - e. Provide the required parking lot shade trees (96 based on 571 future parking spaces) and parking lot screening shrubs for Phase 2 on the site plan.
 - f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - g. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be 18' inches in height at planting and be planted a maximum 3' feet apart.
 - h. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - i. Provide 6' front yard landscape strip between property line and paving.
 - j. Provide 4' side yard landscape strip between property line and paving.
 - k. 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:**
- 1. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - a. Provide a fire safety and evacuation plan (Volume 1 Section 404)
 - b. An A-3 assembly occupancy with an occupant load of 300 or more shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.3)
 - c. An A-2 assembly occupancy with an occupant load of 100 or more shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.2)
 - d. 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 & 2 Section

903.2.7)

- e. Meet the requirements for Mixed Use and Occupancy (Volume 2 Section 508)
 - f. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
 - g. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - h. 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)
 - i. 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)
2. Roads will support 85,000 lbs. (NLR Ordinance 9267)

11. Meet the requirements of CAW, including:

- a. CAW has a 20-ft easement around our pump station property at 6940 Crystal Hill Rd.
- b. Show easement on plat and plans.
- c. CAW has an easement at the entrance road. Show easement on plat and plans.
- d. Provide a 20-ft utility easement along road frontage of Crystal Hill Rd outside the dedicated ROW. CAW has transmission lines in this area that require additional easement.
- e. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- f. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
- g. 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.
- h. 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.

12. Meet the requirements of NLR Wastewater including:

- a. A public main extension is required to serve the proposed development. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

13. Meet the requirements of NLR Electric.

14. Meet the requirements of Rock Region Metro.



The City of
NORTH LITTLE ROCK

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

Memorandum

To: Chairman Clifton, Vice-Chairman White, and Members of the NLR Planning Commission

From: Shawn Spencer, Director of Planning and Planning Staff

Date: October 11, 2022

Public Hearing: Maly Shale Hill Large Scale Recreational Facility Hillside Modification Variance Request (PH 2022-32)

Enclosed please find the preliminary Geotech report and site plan as required by Section 14.11 of the NLR Regulations to Control Development and Subdivision of Land (the Subdivision Ordinance). The City Engineer's office has received this report and will be in attendance at the Planning Commission hearing to provide comment and clarity on the report. Should questions arise prior to the Commission's hearing please contact the City Engineer, David Cook, at 501-371-8339.

Per the requirement of the Subdivision Ordinance, property owners within 400-feet of the property boundaries were notified of the proposal along with the date and time of the public hearing before the Commission.

Please Note - For this item, you are voting yes, to accept the hillside cut proposal or no, to not accept the hillside cut proposal. The hillside cut request must be accepted by the Commission prior to the Site Plan Review request and the Conditional Use request associated with the property being accepted.

Garner Engineering PA

9300 Professor Drive Little Rock, Arkansas 72227

P/F: 501-225-8181

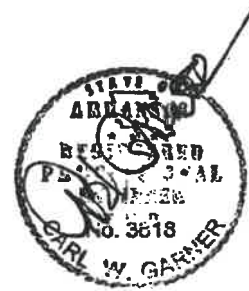
Mobile: 501-681-1491

501-681-1492

September 28, 2022

To: The Maly Group
Attn: Ronnie Robertson
Ronnie@themalvgroup.com

From: Carl W Garner P.E.



Re: Geotechnical Considerations – Site Grading
Maly – Crystal Hill
North Little Rock, Arkansas

Presented here are interim results and conclusions regarding site grading for the Maly – Crystal Hill property. The project will be constructed in two (2) phases. Phase 1 will include the Entertainment Center and initial parking and drives. Phase 2 will consist of additional parking areas. The geotechnical conditions impacting site grading for both phases are reviewed herein. This report is based on the Thomas Engineering Company Grading Plan 2 of 2 dated 8-30-2022 as well as site observations and prior experience on the site. A supplemental report will be prepared presenting foundation and pavement structure recommendations as design advances and criteria becomes available.

Site Conditions

Phase 1 is located predominantly in the area of the former Wild River Country. As a consequence, some prior grading consisting of both cut and fill has been performed in Phase 1. Phase 2 will abut the south end of Phase 1 extending into an area of former borrow pit activity and ongoing grading.

Topographically, the moderately sloping terrain in Phase 1 slopes primarily to the south from near El 324 to 346 on the north along I-430 R.O.W. to near El 270 on the south. As noted, some areas of prior grading are present within Phase 1.

Phase 2 will extend onto the steeper hillside terrain of a knoll-like feature referred to as Shale Hill. This hill has been historically subjected to sequential borrow activity and the existing topography is generally the result of past borrow excavations. Based on the Grading Plan, existing Phase 2 topography slopes to the southeast from a crest near El 396 to near El 280 to 320 along the south boundary.

Subsurface Conditions

Geologically the project area is underlain by rock units of the Pennsylvanian Jackfork Formation. In the site area, the Jackfork is comprised primarily of steeply dipping, folded and locally fractured shale with variable sandstone interbedding. Additionally, hard sandstone masses i.e., discontinuous beds, are frequently present on the higher ridge tops i.e., crests. Overburden soils are typically thin and comprised of residual silty and gravelly clays derived from weathering of the parental rock units.

Structurally, the shale with sandstone interbedding exhibits a steep to near vertical dip, generally to the north. However, the rock mass contains anomalous folds and fractures counter to the general northward dip. The shale and sandstone becomes less weathered and more resistant with depth.

Site Grading Considerations

Site grading for Phase 1 will involve deep cuts with fills in the south side pavement areas. Phase 2 will involve moderate to deep cuts with limited areas of fill on the south. The primary geotechnical features impacting site grading operations and long-term performance of the completed project are considered to be:

- The relatively shallow thickness of residual silty clay and gravelly clay overburden soils and the generally moderate to high strength of these soils. As noted, overburden soils have been removed in much of the Phase 2 area.
- The relatively thin zone of weathering characteristic of the shale with sandstone interbedding.
- The increasing resistance of the rock units with depth.
- The steep, generally northward, dip to near vertical orientation of the shale with sandstone interbedding.
- The localized presence of hard sandstone masses or discontinuous beds found generally at higher elevation along ridgelines and/or the crest of ‘shale hill’.
- The local presence and potential variability of fill placement for the former development.

Based on the geotechnical setting, the following comments and conclusions were developed vis-à-vis site grading procedures, site material usage and walls required for grade transition.

- The predominantly steep to near vertical northward dip of the rock mass is favorable for cut slope stability. As currently planned, cut slopes of 3H : 1V are specified. Additionally, the cuts are often oriented across bedding which is favorable to long-term mass slope stability.
- Anomalous folds, fractures and/or shear zones counter to bedding are characteristic of the Jackfork. While these anomalies, if encountered, may

create localized weak zones within a cut slope, such conditions may be corrected by dental work as site grading progresses. The use of 3H : 1V slopes further reduces the localized impact of anomalous features.

- The overburden soils, weathered shale/sandstone and more competent shale/sandstone excavated from cut slopes should be suitable for use as Select Fill. However, breakdown of larger fragments of resistant shale spoils should be anticipated for effective placement and compaction in structure areas and pavement subgrade layers.
- Excavation of the overburden soils and weathered shale zone should be possible with medium to heavy duty excavators. However, thicker sandstone interbedding or included masses will require heavier excavation methods.
- Mass excavation of the resistant unweathered shale/sandstone beddings and sandstone inclusions on beds will require heavy excavation equipment i.e., heavy dozer with ripper and/or heavy track excavator with rock bucket with ripper. Trench excavations in resistant rock will require use of breakers, controlled blasting or pre-ripping with heavy dozer.
- As noted, specific recommendations will be developed for structure foundations as design development progresses. However, with planned grading, shallow foundation systems are clearly appropriate.
- Retaining walls will be used for grade transition in Phase 1. The use of SRW or conventional walls should be appropriate. Specific recommendations for wall design will be prepared as needed.
- Specific recommendations for Select Fill placement and compaction will also be developed for building and pavement areas as design criteria becomes available.

Conditional Use 2022-12

Request: a request for a Conditional Use to allow a large-scale recreational facility within a C3 zone

Location of the Request: 6820 Crystal Hill Rd, NLR, AR

Applicant: Thomas Engineering, Thomas Pownall

Owner: JTS Capital Realty 3, LLC

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

Site Characteristics: The site is the former Wild River Country Water Park located on Crystal Hill Road and I-430. The property has varying degrees of slope, which necessitate a variance from the Hillside Cut Ordinance as a separate item on this agenda. As an additional items on the agenda the applicant is seeking Preliminary Plat approval for 5 lots and Site Plan approval for Lot 1 proposed as a large scale recreational facility. Adjacent to the site Crystal Hill Road remains a 2-lane roadway with open ditches for drainage and no sidewalk in place.

Master Street Plan: Crystal Hill Road, State Highway 100, is classified on the Master Street Plan as a Minor Arterial. A Bike Lane is indicated adjacent to the site on the Master Bike Plan.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3 and Unzoned	Undeveloped property and Interstate ROW
South	C3	Office, Commercial and a Church
East	C3	Office, Commercial and a Church
West	Unzoned	Interstate ROW

Background:

Compatible with previous actions? The request to allow the development of the site with a large scale recreational facility is similar to previous approvals by the Commission.

Neighborhood Position/Comment? No comment at the time of printing.

Effect on public service and utilities? Minimal, the development will extend the required utilities to the property.

Legal Consideration/Reasonableness? The request to develop the property as a large-scale recreational facility is reasonable. The previous use of the property also was a destination recreational use.

Will the approval have a stabilizing effect on surrounding properties? Possibly, the development could spur additional development and redevelopment to occur in the area.

Is the site of adequate size for the development? The property is more than adequate in size to support the development and future development within the proposed plat area.

Will this set a precedent for future rezoning? No, the applicant is not seeking a rezoning of the property.

Should a different zoning classification be requested? No, the request is a Conditional Use within a C3 zoning district, which is the appropriate avenue for the request.

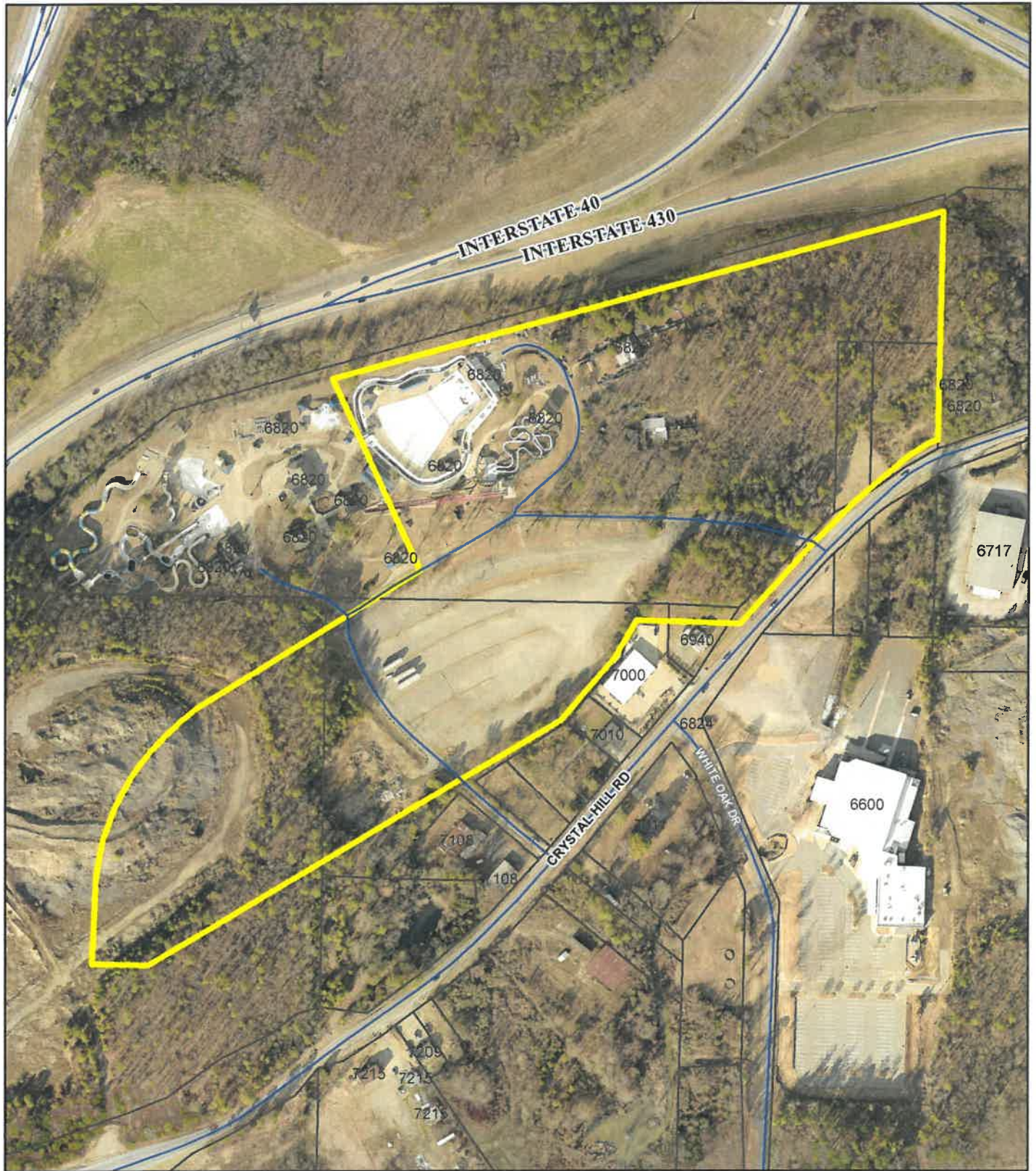
Summary: The applicant is seeking a Conditional Use for the property to allow the future development of this lot (Lot 1) with a large-scale recreational facility, T-time Outdoor Driving Range, a restaurant, bowling alley and arcade. The site plan indicates the construction of an entertainment center containing 89,000 square feet along with an outdoor golf driving range. The range is proposed with netting to provide screening and securing the golf balls on-site. The pole height proposed for the screen is a maximum of 150-feet. Phase I is indicated with 502 parking spaces and detention to be provided on future Lot 2 of the plat area. The plan notes future parking, Phase II, will include 571 parking spaces also located on Lot 1.

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

Conditions to Consider:

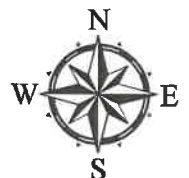
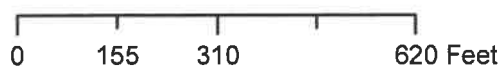
1. Meet the requirements of the Site Plan review approval.
2. Allow 150-foot tall poles to support safety screen around the driving range.
3. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
4. Lot 2 must be final platted at the same time as Lot 1.
5. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Conditional Use and/or removal of electric power meter.

Conditional Use # 2022-12



Ortho Map

1 inch = 300 feet



Date: 9/7/2022

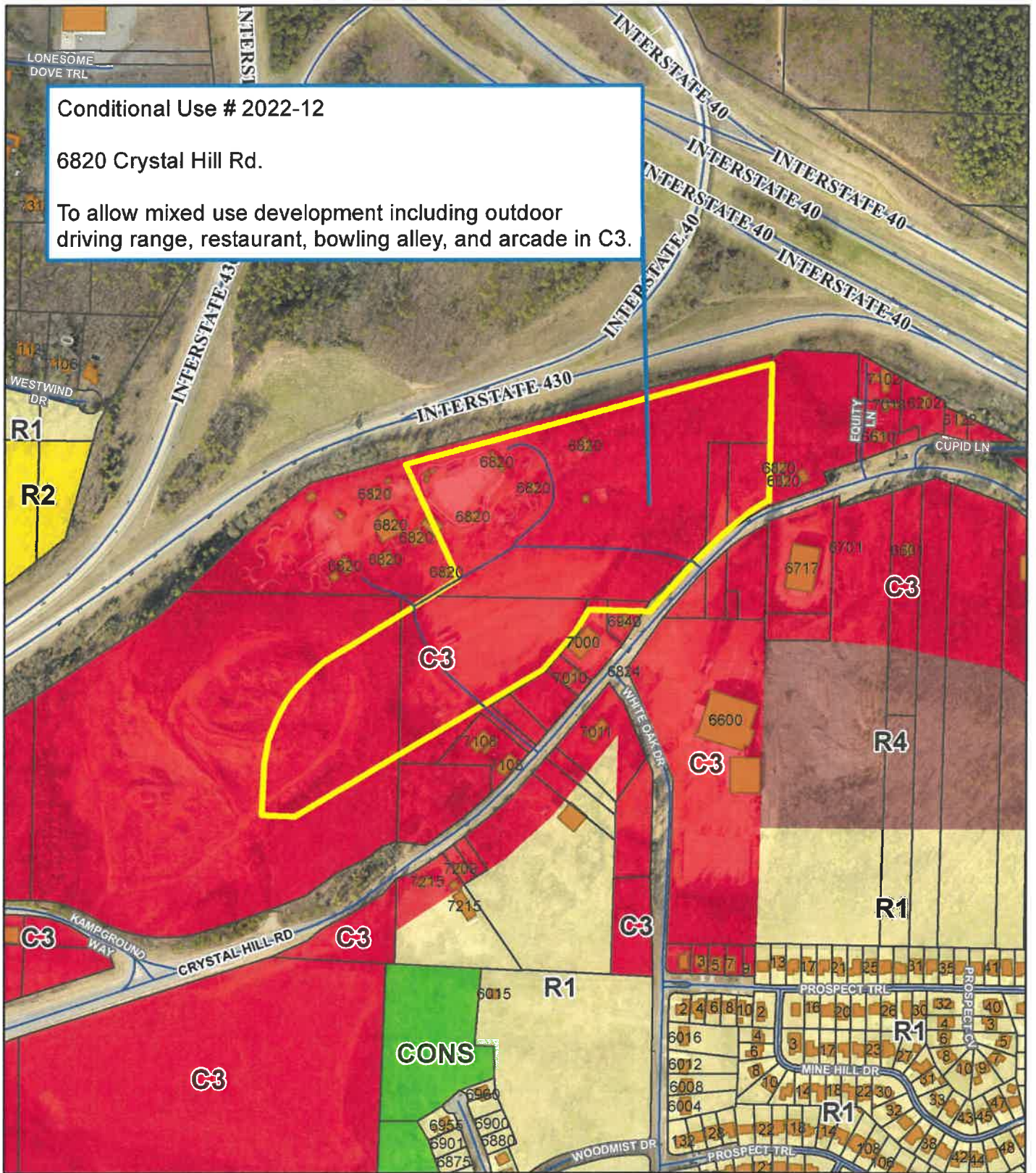
Map is not to survey accuracy

Conditional Use # 2022-12

Conditional Use # 2022-12

6820 Crystal Hill Rd.

To allow mixed use development including outdoor driving range, restaurant, bowling alley, and arcade in C3.



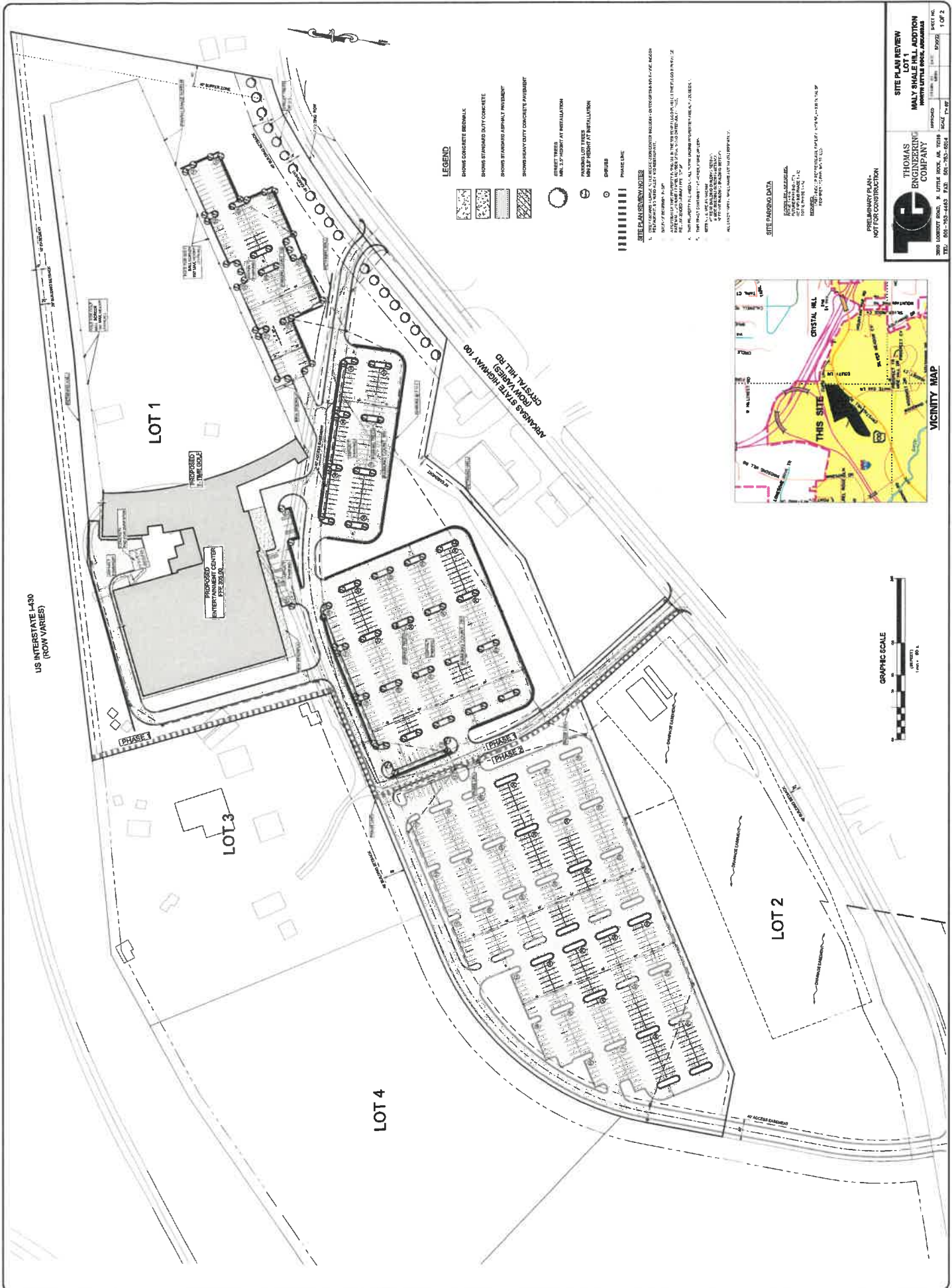
Zoning Map

1 inch = 500 feet



Date: 9/7/2022

Map is not to survey accuracy



LEGEND

- SHOWS CONCRETE SIDEWALK
- SHOWS STANDARD ASPHALT CONCRETE
- SHOWS STANDARD ASPHALT PAVEMENT
- SHOWS HEAVY DUTY CONCRETE PAVEMENT

- STREET TREES
1" DIA. @ 20' SPACING AT INSTALLATION
- PERIMETER TREES
1" DIA. @ 20' SPACING AT INSTALLATION
- CURBS
- PHASE LINE

SITE PLAN REMARKS

1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

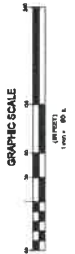
SITE PARKING DATA

PROPOSED PARKING SPACES: 1,200
 TOTAL PARKING SPACES: 1,200
 TOTAL PARKING SPACES: 1,200

PREPARED BY: T.E. THOMAS
 NOT FOR CONSTRUCTION

THOMAS ENGINEERING COMPANY
 3000 LOCKPORT ROAD, SUITE 100, LITTLE ROCK, AR 72209
 TEL: 501-353-4400 FAX: 501-353-6014

SITE PLAN REVIEW
LOT 1
 HALLY SHALE HILL ADDITION
 NORTH LITTLE ROCK, ARKANSAS
 PROJECT NO. 1000000000
 SHEET NO. 1 OF 1



Conditional Use 2022-13

Request: to allow a Pay Parking Lot within a C6 zone

Location of the Request: 800 Main Street, North Little Rock, AR

Applicant/Owner: Haybar Properties, LLC

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

Site Characteristics: The site was previously owned by the City and used for a number of years by the police department as the North Little Rock Downtown Substation. The current owners purchased the property from the City in March 2022. A request for a business license for a pay parking lot was received by the City in August 2022 which staff informed the applicant of the steps necessary to receive the approval for the pay parking lot.

Master Street Plan: Main Street is a Minor Arterial on the Master Street Plan. There are no dedicated bikeways located in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I1	Railroad right of way
South	C6	Vacant commercial building & Food Truck Parking for 1 truck
East	I1 & C6	Railroad right of way
West	C6	Retail, Office, Auto sales

Background:

Compatible with previous actions? The Commission has not considered a pay parking lot within this area.

Neighborhood Position/Comment? None at the time of printing.

Effect on public service and utilities? Minimal.

Legal Consideration/Reasonableness? Yes, the allowance of pay parking lots within the downtown area is common.

Will the approval have a stabilizing effect on surrounding properties? The use of the parking as a pay parking lot vs a non-pay parking lot should have no effect on the surrounding property.

Is the site of adequate size for the development? Yes.

Will this set a precedent for future rezoning? No, a Conditional Use is required for a pay parking lot within the C6 zoning district.

Should a different zoning classification be requested? No, a pay parking lot requires a Conditional Use within the C6 zoning district.

Summary: The applicant is seeking a Conditional Use to allow the use of an existing parking lot as a pay parking lot. The applicant has indicated the existing building located on the property is

currently vacant and there are no plans to lease the building in the near future. The applicant has indicated should the building be leased parking to support the use will be provided by the removal of pay parking spaces or provide parking within a different area of the site. The plan does not include the placement of gates or a pay kiosk. The applicant states payment is made via a text.

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

Conditions to Consider:

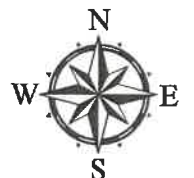
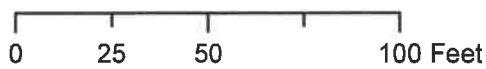
1. Provide trash receptacles within the parking lot area.
2. If gates are added, a review by the Historic District Commission and the Planning Commission will be required.
3. If a pay kiosk is added, a review by the Historic District Commission and the Planning Commission will be required.
4. Parking must be provided for the existing building located on the property should the building be leased.
5. 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)
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iii. Roads will support 85,000 lbs. (NLR Ordinance 9267)
7. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
8. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Conditional Use and/or removal of electric power meter.

Conditional Use # 2022-13



Ortho Map

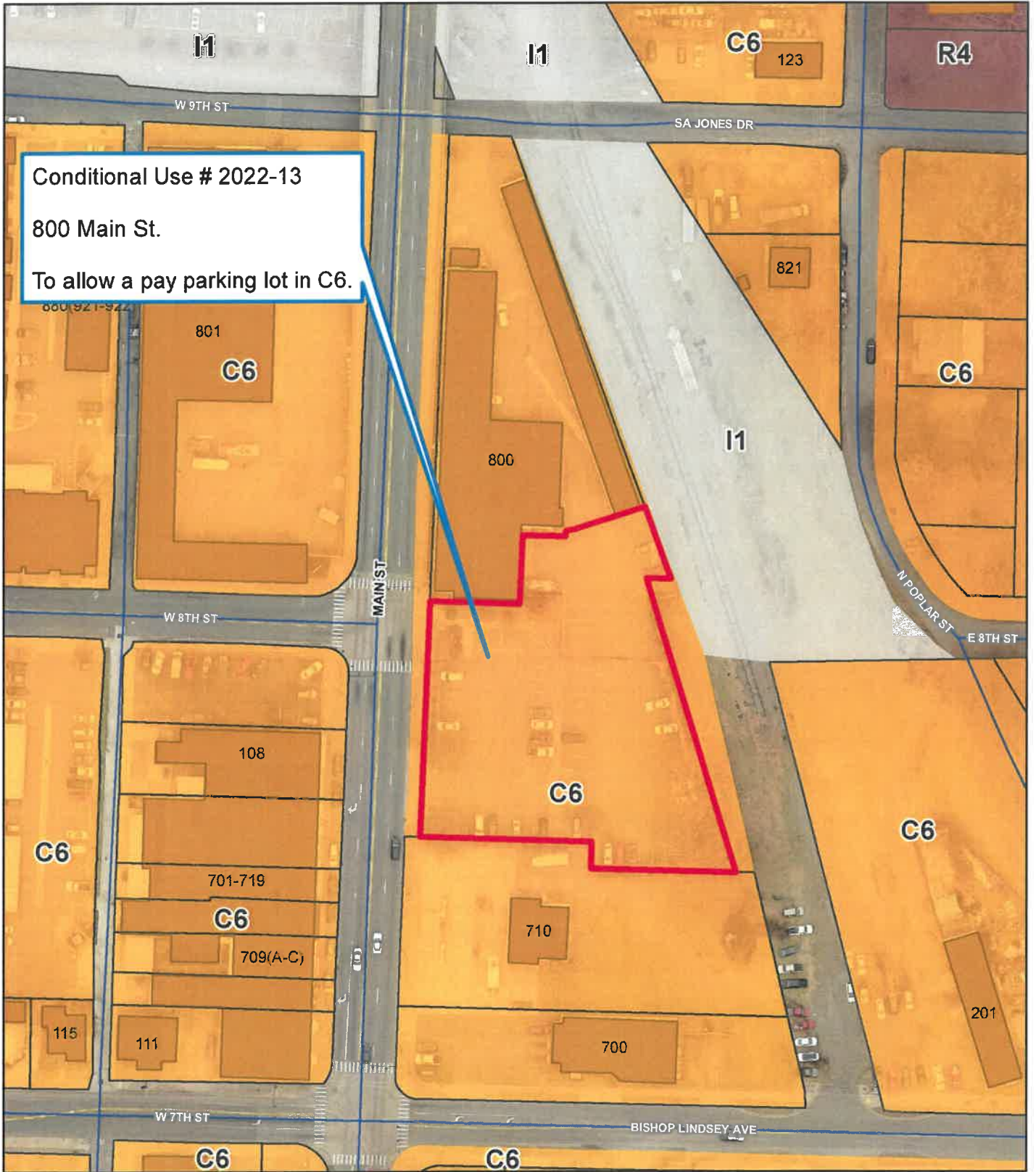
1 inch = 50 feet



Date: 9/27/2022

Map is not to survey accuracy

Conditional Use # 2022-13



Zoning Map

1 inch = 100 feet

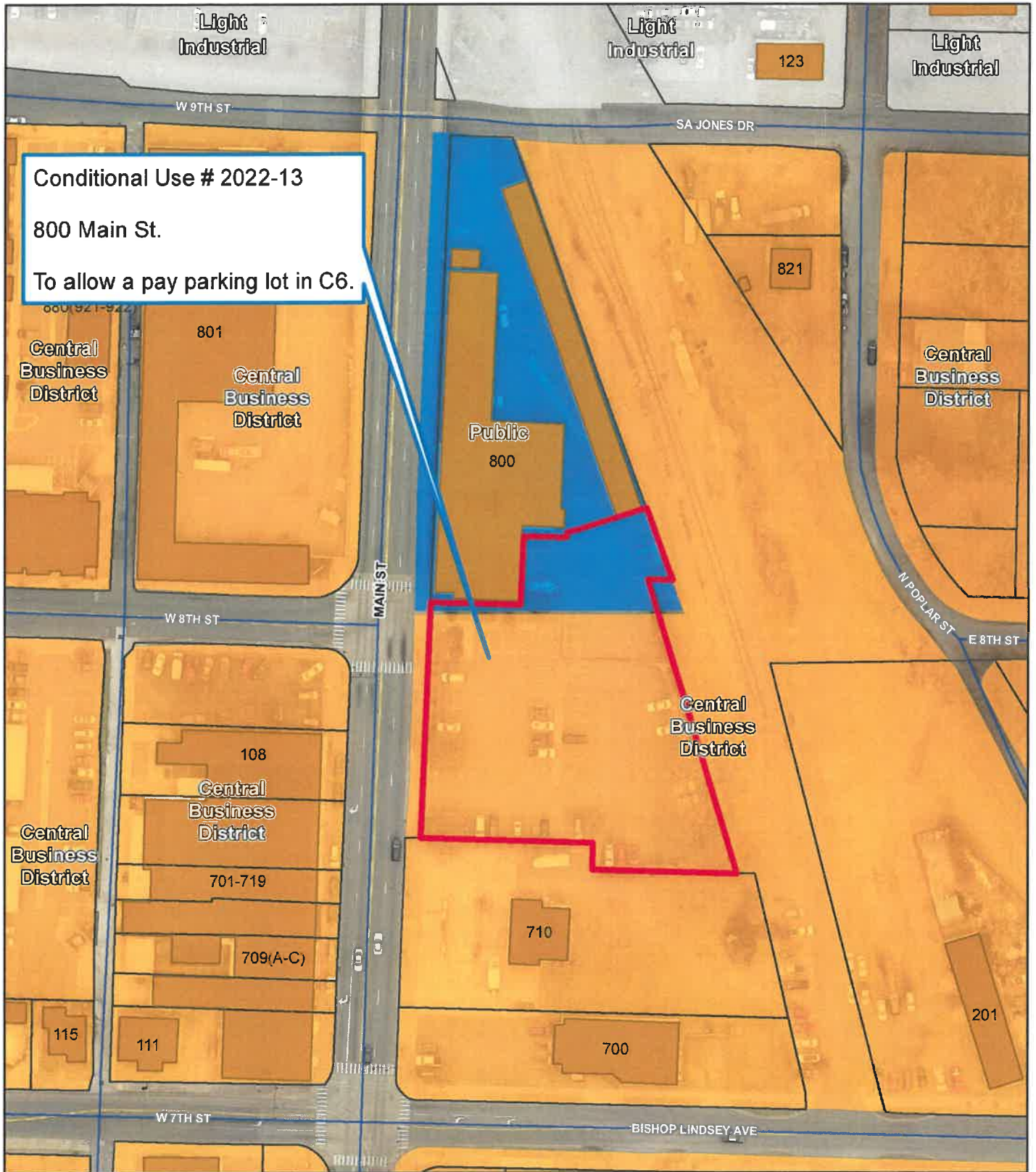
0 50 100 200 Feet



Date: 9/27/2022

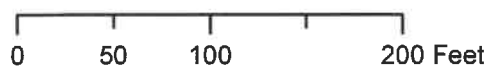
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Conditional Use # 2022-13



Land Use Map

1 inch = 100 feet



Date: 9/27/2022

Map is not to survey accuracy

Conditional Use 2022-14

Request: to allow indoor auto sales within a C4 Zone

Location of the Request: 1401 E 2nd Street, NLR, AR

Applicant: Empire Auto Sales, Clifton Lashley

Owner: George Edward Cochran Trust

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

Site Characteristics: The site contains an existing building containing 2,250 square feet. The building has overhead doors on the north and south ends of the building with a driveway from E 2nd Street to the overhead door on the south side and a drive exiting the building on the north side accessing an existing alley. There is a paved area along the north side, which appears to have served the previous user for parking.

Master Street Plan: E 2nd Street is indicated as a local street on the Master Street Plan. There are no dedicated bikeways in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4	Auto sales and repair
South	R3	Place of Worship
East	R4	Undeveloped
West	R4	Single Family

Background:

Compatible with previous actions? Yes, there are a number of automobile sales lots located in the area. The placement of the auto sales within the building should have minimal impact on the area.

Neighborhood Position/Comment? None at the time of printing.

Effect on public service and utilities? Minimal.

Legal Consideration/Reasonableness? The request to allow auto sales within the existing building is reasonable.

Will the approval have a stabilizing effect on surrounding properties? There should be no impact on the surrounding properties with the placement of indoor auto sales on the site.

Is the site of adequate size for the development? Yes, the building is adequate to allow for indoor auto sales.

Will this set a precedent for future rezoning? No, the allowance of indoor auto sales for this site will not set precedent for allowance of future uses of similar type within the City.

Should a different zoning classification be requested? No, a Conditional Use is required to allow auto sales within the C3 zoning districts.

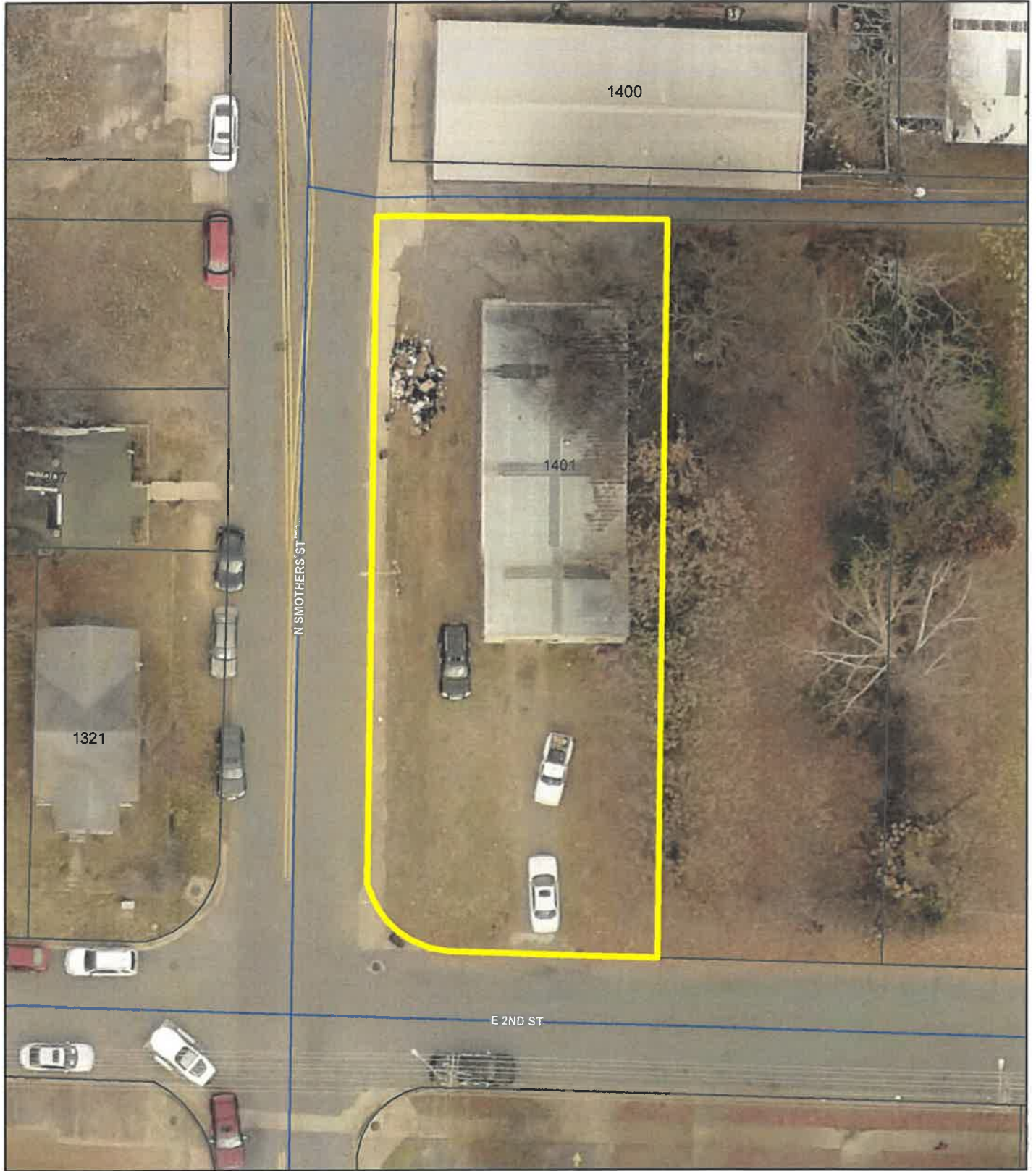
Summary: The applicant is seeking approval of a Conditional Use to allow indoor auto sales. According to the Assessor's information the building is 30-feet by 75-feet containing 2,250 square feet. Parking for a warehouse (a similar type use) is based on 3 parking spaces plus 1 parking space for each 2,000 square feet up to 50,000 square feet. The site is required to provide 5 on-site parking spaces.

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

Conditions to Consider:

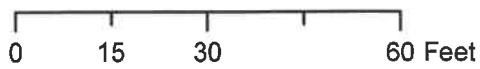
1. Provide 5 on-site parking spaces for employees and customers.
2. All automobiles for sale shall be stored and displayed within the existing building. There shall be no outdoor display of vehicles.
3. With any new paving, a landscape strip adjacent to the proposed parking areas will be required.
4. Automobile/vehicle sales or leasing lots and any structures located on the lot shall meet all applicable City, County, State and Federal requirements and codes.
5. All signage shall meet the requirements of Article 14 Signs, of the Zoning Ordinance.
6. No inoperable or wrecked vehicles shall be stored or sold from the sales lot nor any vehicle parts as are defined under the Chapter 8 of the North Little Rock Code, Property Maintenance and Nuisance Abatement Code.
7. Property shall be maintained at all times.
8. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - i. Emergency lighting. (Volume 1 Section 1006)
 - ii. Approved exit signs. (Volume 1 Section 1011)
 - b. Pass a fire safety survey conducted by the NLR Fire Marshal's Office
9. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
10. By receipt of the City of North Little Rock business license, the holder shall acknowledge that failure to comply with these conditions may result in loss of the Conditional Use and/or removal of electric power meter.

Conditional Use # 2022-14



Ortho Map

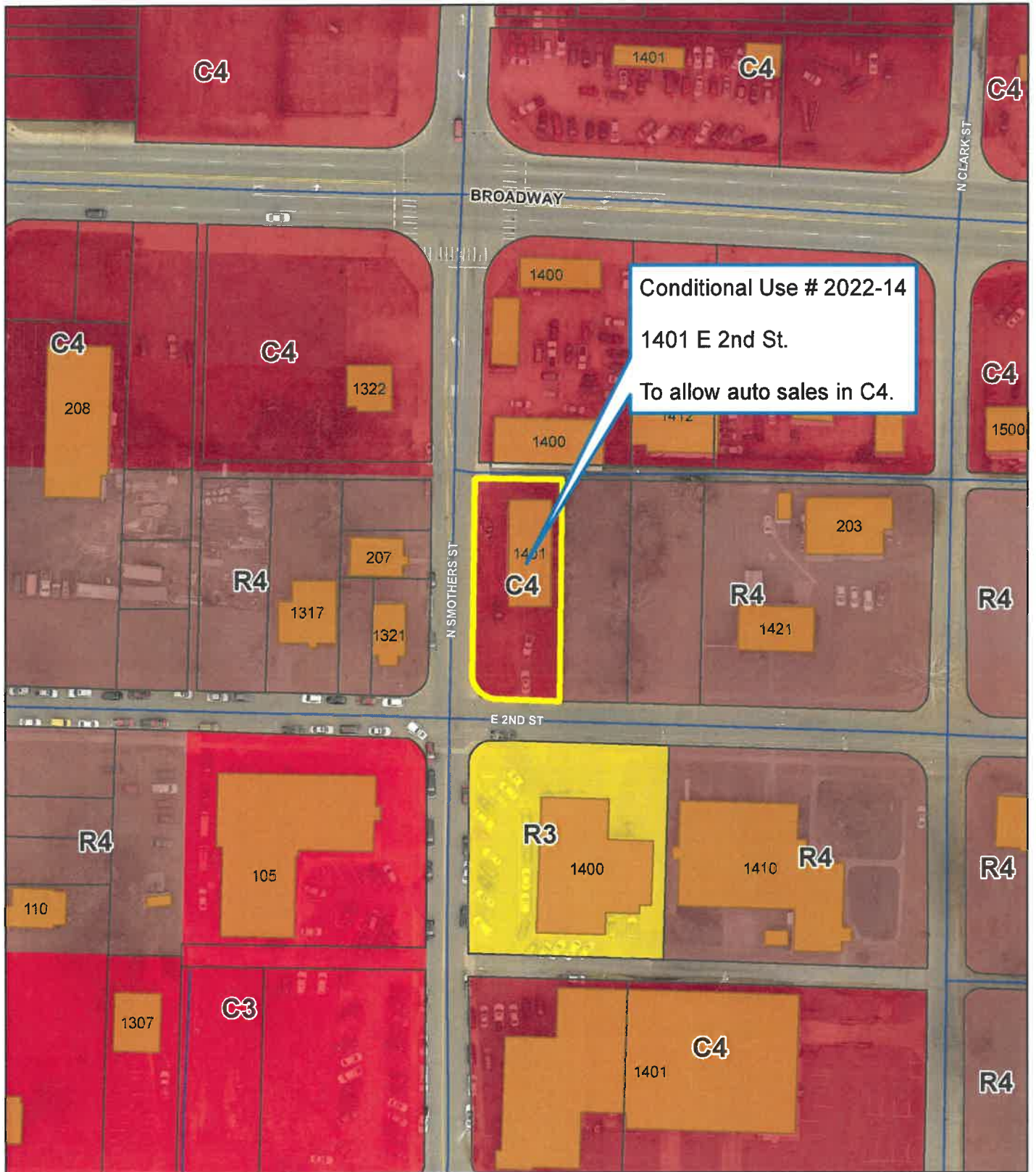
1 inch = 30 feet



Date: 9/7/2022

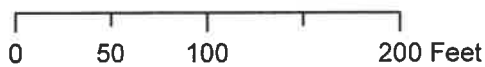
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Conditional Use # 2022-14



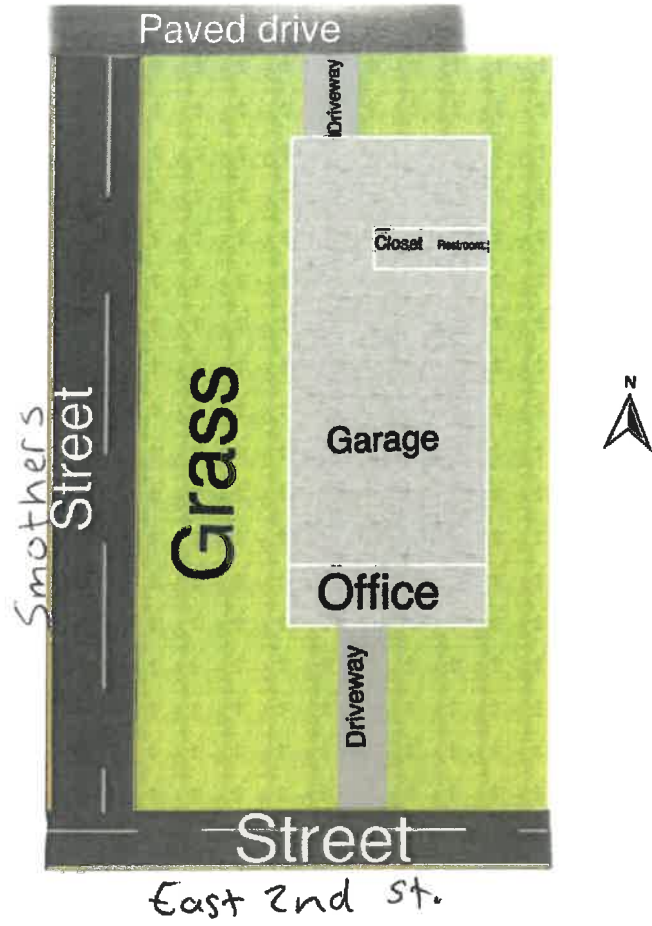
Zoning Map

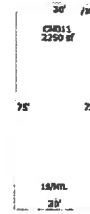
1 inch = 100 feet



Date: 9/7/2022

Map is not to survey accuracy





Based on aerial imagery

Building Section #: 1
Business Name: DAY AUTO SALES REPAIR SHOP
Location: 1401 E 2ND ST N LITTLE ROCK
Total SF: 2,250
Stories: 1
Year Built: 1982
Effective Age: 23
Occupancy:

Code	Description	Class	Percent
528	SERVICE REPAIR GARAGE	S-1	100%

Additive Items:

Description	Qty.
LIGHTING ENTERGY LIGHTS & POLES - NCV	1
PAVING 4" ASPHALT-4" BASE	500

The included documents are for converting
1401 East 2nd Street, North Little Rock, AR
72114 to a car dealership.

**Rezone 2022-25 &
Conditional Use 2022-15**

Request: a rezoning from R4 to C4 and a Conditional Use to allow Warehouse Rental Storage

Location of the Request: 3021 Lincoln Ave, NLR, AR

Applicant/Owner: Osman D Valle

P.C. Background: the Commission considered a request to rezone the property from R4 to I1 to allow auto body repair at this location on October 12, 2021 (Rezone 2021-17). The request did not receive a favorable recommendation by the Commission with only 2 affirmative votes and 3 absent. The Commission considered a request for rezoning from R4 to C3 and a Conditional Use to allow minor auto repair with an apartment at their December 14, 2021 hearing (Rezone 2021-22 & Conditional Use 2021-22). This request also did not receive a favorable recommendation by a vote of 4 affirmative votes, 4 no votes with 1 absent.

Site Characteristics: The property is triangular in shape narrowing at the intersection of Lincoln Avenue and Arkansas Avenue. The property contains a metal building with overhead doors.

Master Street Plan: Lincoln Avenue is considered a local street on the Master Street Plan. There are no dedicated bikeways located in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I1	Single Family
South	R4	Single Family
East	R4	Single Family
West	R4	Single Family

Background:

Compatible with previous actions? There is I1 zoning to the north of this property.

Neighborhood Position/Comment? None at the time of printing.

Effect on public service and utilities? Minimal.

Legal Consideration/Reasonableness? Considering the building on the property is a commercial building, the request is reasonable. The use aligns with the Land Use Plan. The use of the building as warehouse/storage is a less intense use than a number of C4 allowable uses.

Will the approval have a stabilizing effect on surrounding properties? Since the Commission is able to put conditions on the property with the Conditional Use request there would be more protection for the surrounding properties.

Is the site of adequate size for the development? Yes.

Will this set a precedent for future rezoning? No. In the general area there is a mix of commercial and residential uses.

Should a different zoning classification be requested? No.

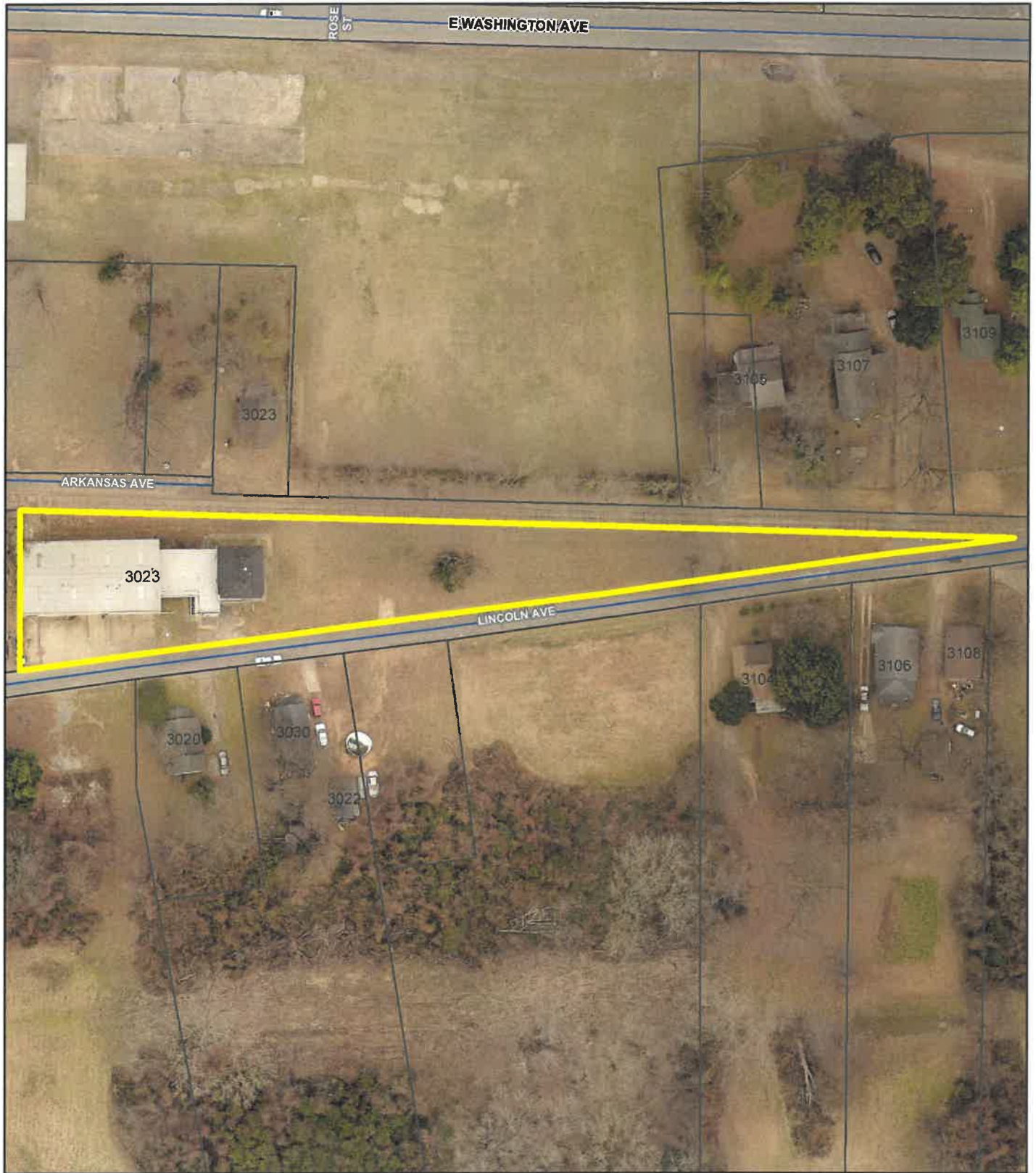
Summary: The applicant is now requesting the rezoning of the property from R4 to C4 and a Conditional Use to allow the use of the existing building as warehouse and storage. Within the Conditional Use request the applicant is seeking the allowance of residential for a small portion of the site as a potential on-site guard post. The applicant has indicated the building will be used by him to store materials and equipment and potentially rented in the future to others to store materials such as construction materials and equipment, all located indoors.

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

Conditions to Consider:

1. The hours of operation are from 8 am to 6 pm Monday through Friday.
2. No outdoor storage is permitted.
3. No parking of vehicles or equipment on the grass is permitted.
4. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
5. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - i. Emergency lighting. (Volume 1 Section 1006)
 - ii. Approved exit signs. (Volume 1 Section 1011)
 - iii. Pass a fire safety survey conducted by the NLR Fire Marshal's Office
6. Business license to be issued after Planning Staff confirmation of requirements.
7. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Rezone Case #2022-25 & Conditional Use #2022-15



Ortho Map

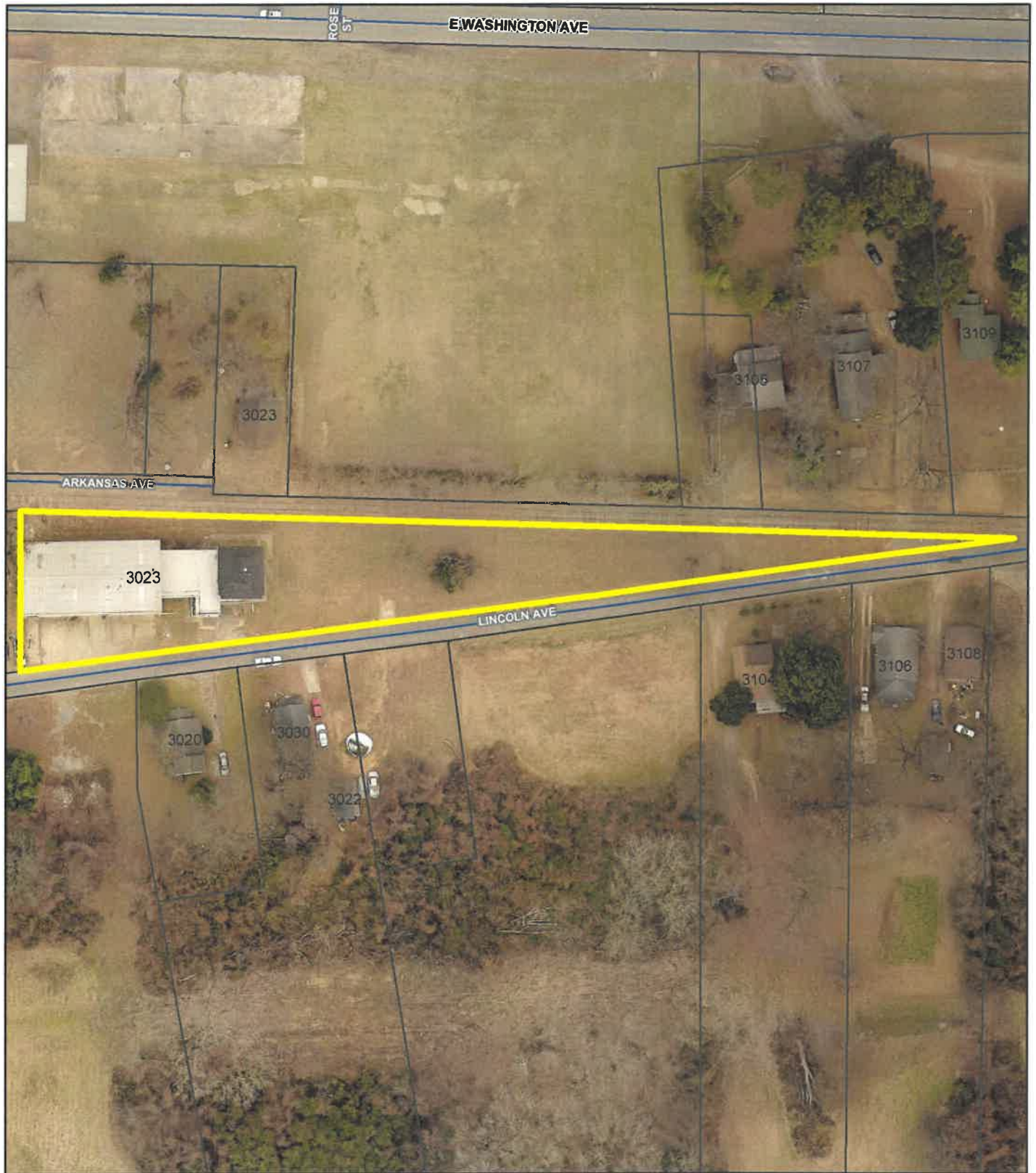
1 inch = 100 feet



Date: 9/7/2022

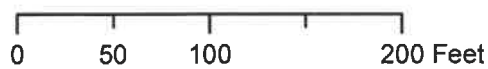
Map is not to survey accuracy

Rezone Case #2022-25 & Conditional Use #2022-15



Ortho Map

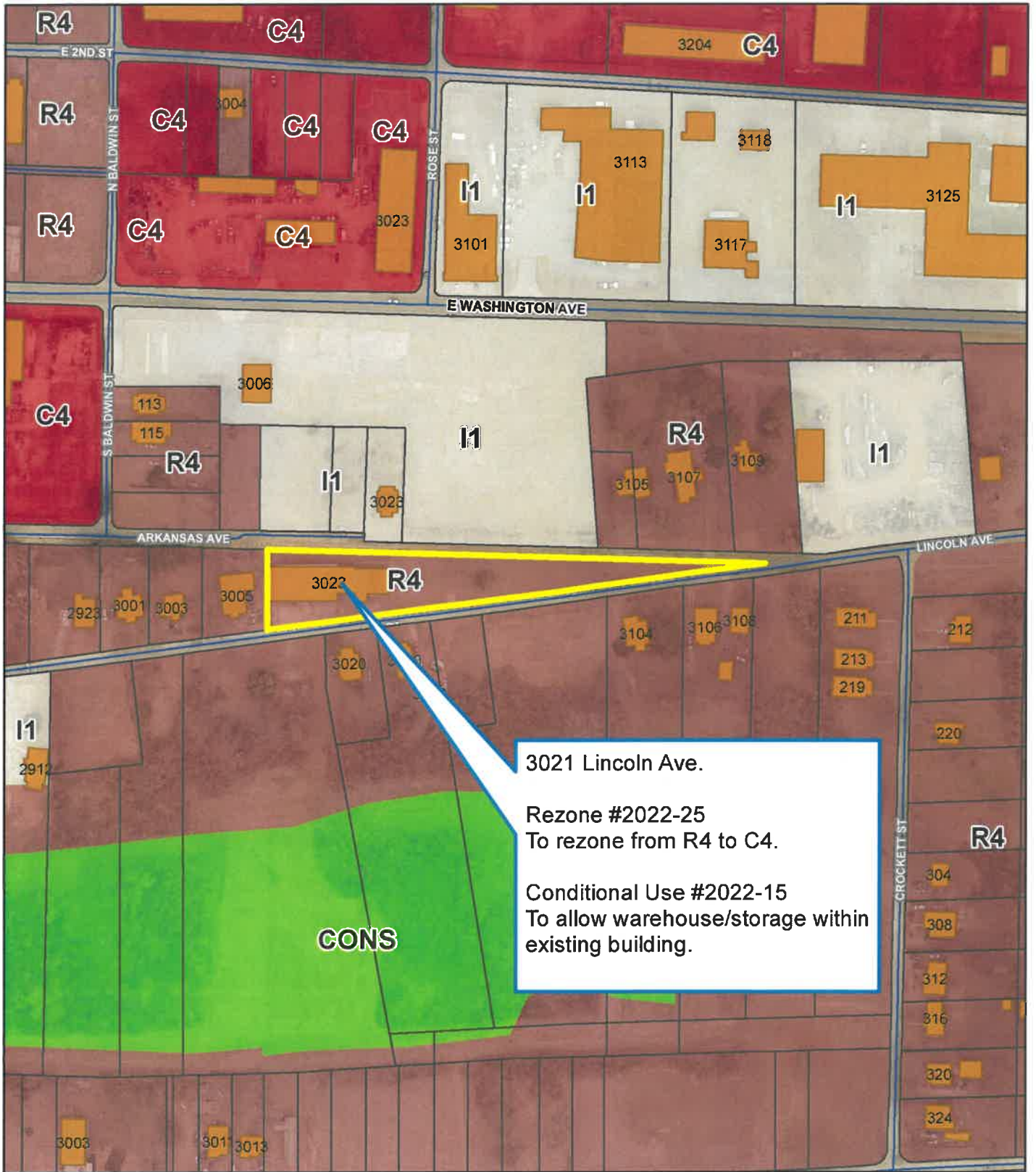
1 inch = 100 feet



Date: 9/7/2022

Map is not to survey accuracy

Rezone Case #2022-25 & Conditional Use # 2022-15



Zoning Map

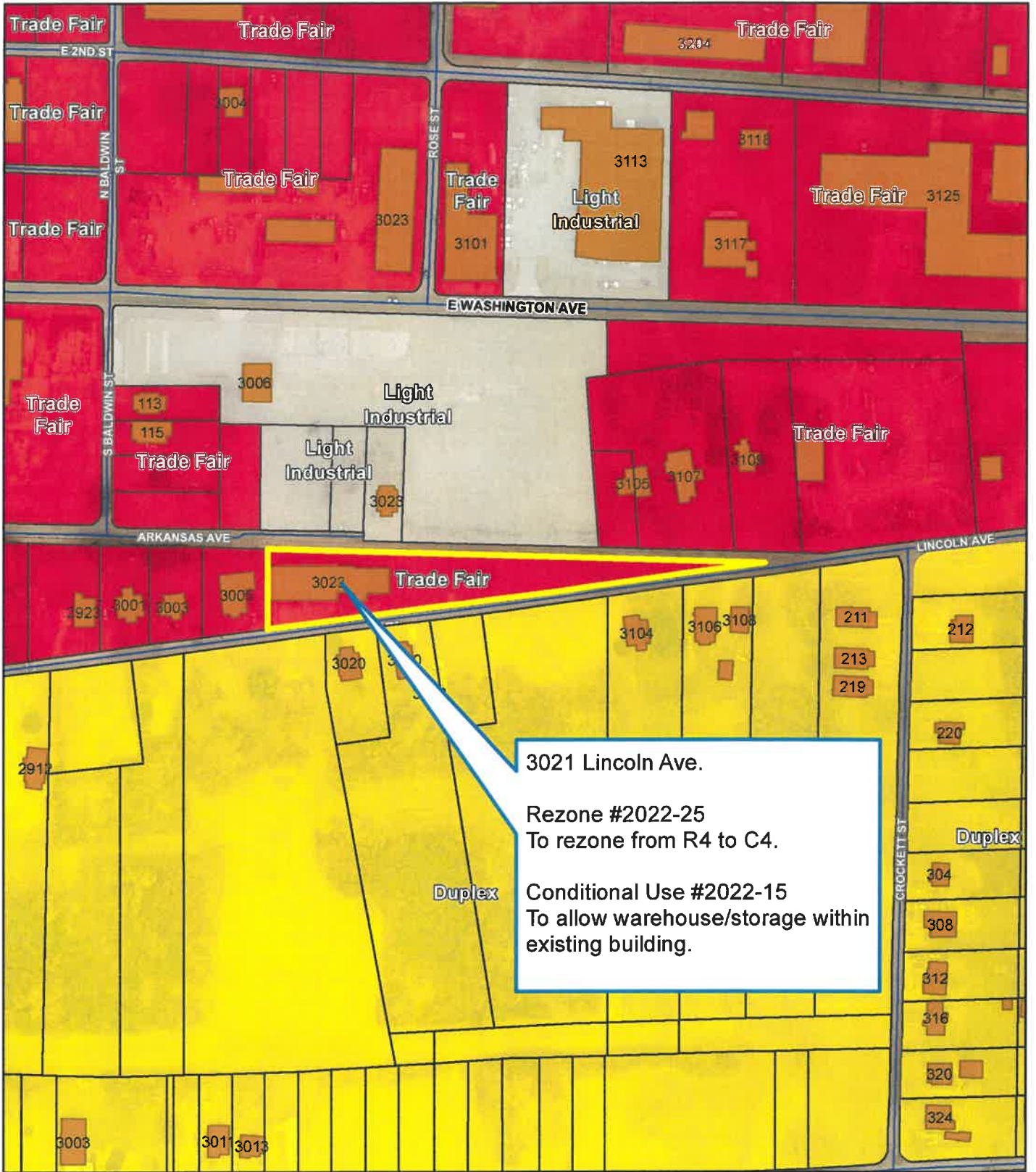
1 inch = 200 feet



Date: 9/27/2022

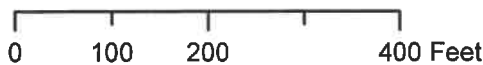
Map is not to survey accuracy

Rezone Case #2022-25 & Conditional Use # 2022-15



Land Use Map

1 inch = 200 feet



Date: 9/27/2022

Map is not to survey accuracy

Rezoning 2022-26

Request: to rezone the property from C3 to R4 to recognize an existing multi-family building

Location of the Request: 904 W 25th Street, NLR, AR

Applicant/Owner: TCB Investments, LLC

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

Site Characteristics: The site contains an existing apartment building and a portion of an accessory building. The applicant is seeking the rezoning for the portion of the property, which contains the apartment building. The single-family home to the east and the accessory building will remain zoned C3.

Master Street Plan: W 25th Street is classified on the Master Street Plan as a local street. There are no bikeways located in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4	Former Kroger, Indoor storage soon to be under construction
South	R3	Single Family
East	C3	Single Family
West	C3	Single Family

Background:

Compatible with previous actions? Yes, rezoning has occurred to recognize an existing use of the property. The applicant is seeking the rezoning to allow the rehabilitation of the building into six livable units.

Neighborhood Position/Comment? None at the time of printing.

Effect on public service and utilities? Minimal.

Legal Consideration/Reasonableness? Yes, the request is reasonable.

Will the approval have a stabilizing effect on surrounding properties? Possibly, the building is in disrepair. The applicant proposes to rehab the building and bring six new living units to the area.

Is the site of adequate size for the development? Yes, the building is existing. There is a paved area to provide parking for the units.

Will this set a precedent for future rezoning? No, rezonings have been approved to recognize existing uses.

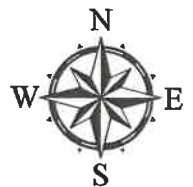
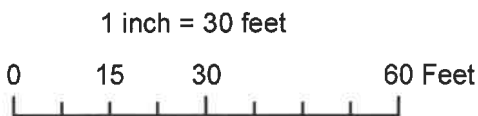
Should a different zoning classification be requested? No, the R4 designation is the appropriate zoning designation to allow for multi-family.

Summary: The applicant is seeking a rezoning to recognize an existing six unit apartment development. The applicant proposes the rezoning to allow for rehabilitation of the building into six livable units. The applicant also owns the property to the east and west of this building. Located on the rear portion of this lot as well as the lot to the east there is a structure, which appears to have been constructed as an accessory structure, utility building, for the apartments.

Rezone Case #2022-26

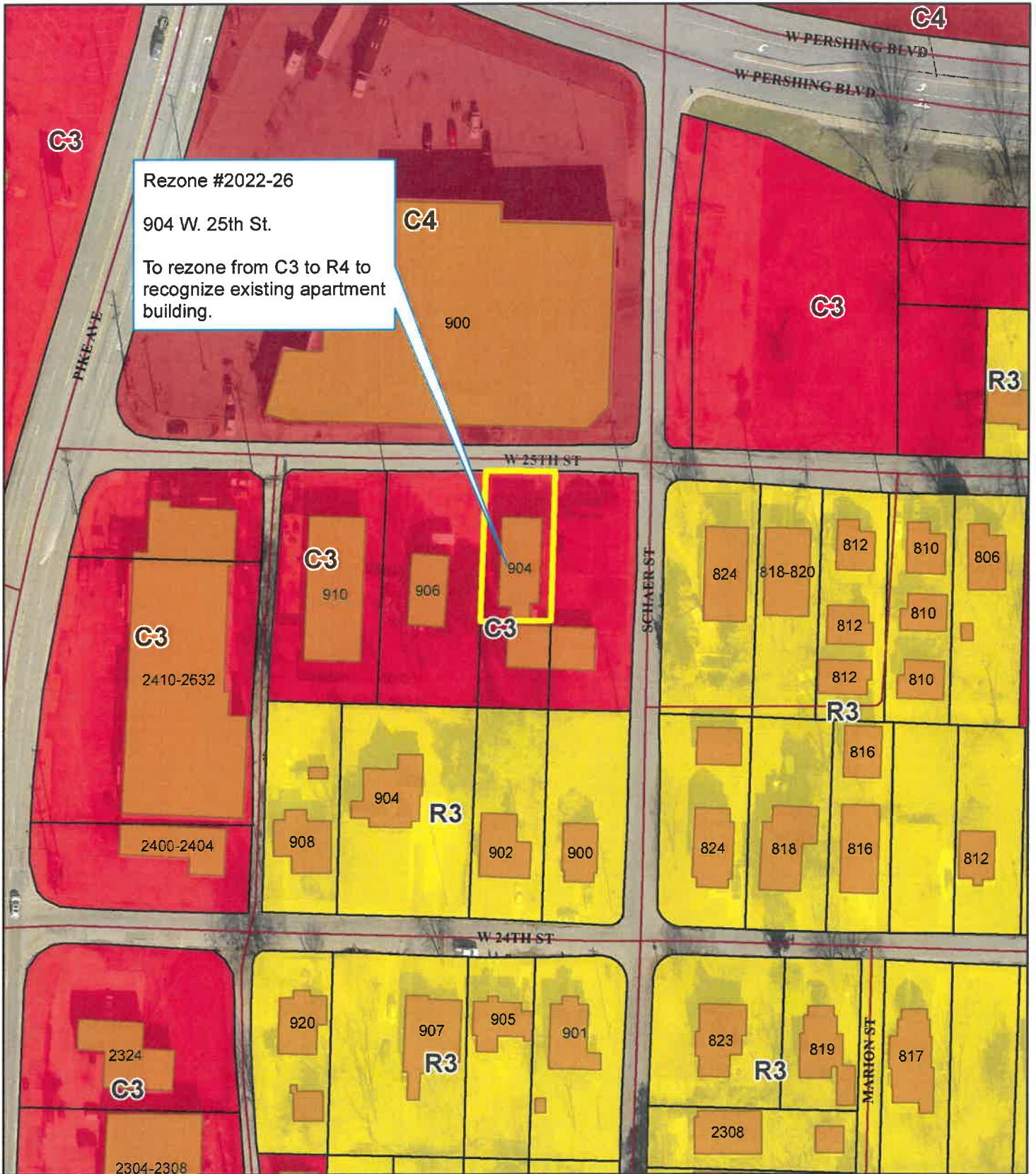


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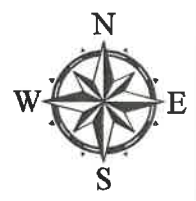
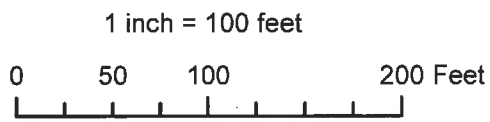


Date: 9/27/2022

Rezone Case #2022-26

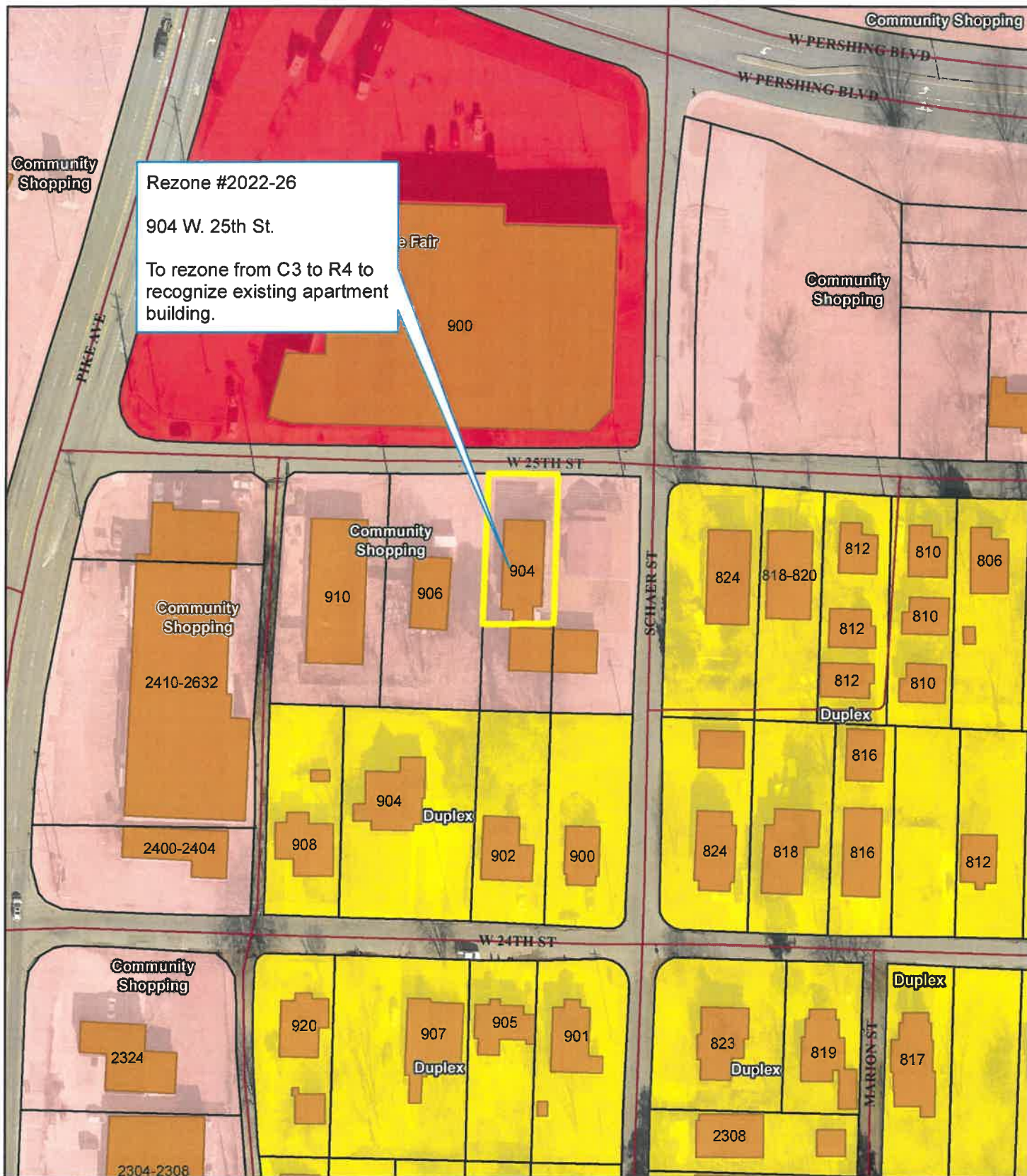


Zoning Map

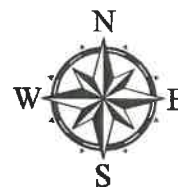
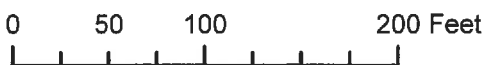


Date: 9/27/2022

Rezone Case #2022-26



1 inch = 100 feet



Land Use Map

Date: 9/27/2022

Rezoning 2022-27

Request: a rezoning from C3 to I2 to recognize an existing warehouse

Location of the Request: 4300 Stockton Drive, NLR, AR

Applicant: Joe White and Associates, Brian Dale

Owner: Woodcrest Company

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

Site Characteristics: The site contains an existing warehouse building. The area is primarily developed. There is a trucking company located to the south of this property. Office-warehouse uses are located in the immediate area as well as a number of medical office uses.

Master Street Plan: Stockton Drive is classified as a local commercial street on the Master Street Plan. There are no dedicated bikeways in the area,

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Big Box Retail - Wal-Mart
South	I2	Trucking Company
East	I2	Office Warehouse
West	C3	Convenience Store

Background:

Compatible with previous actions? Rezoning to recognize an existing use on a property is compatible with previous actions. The property to the east is zoned I2 and is developed as a warehouse type use.

Neighborhood Position/Comment? None at the time of printing.

Effect on public service and utilities? There should be no impact on public services and/or utilities.

Legal Consideration/Reasonableness? The request is reasonable.

Will the approval have a stabilizing effect on surrounding properties? There should be no change to the surrounding properties.

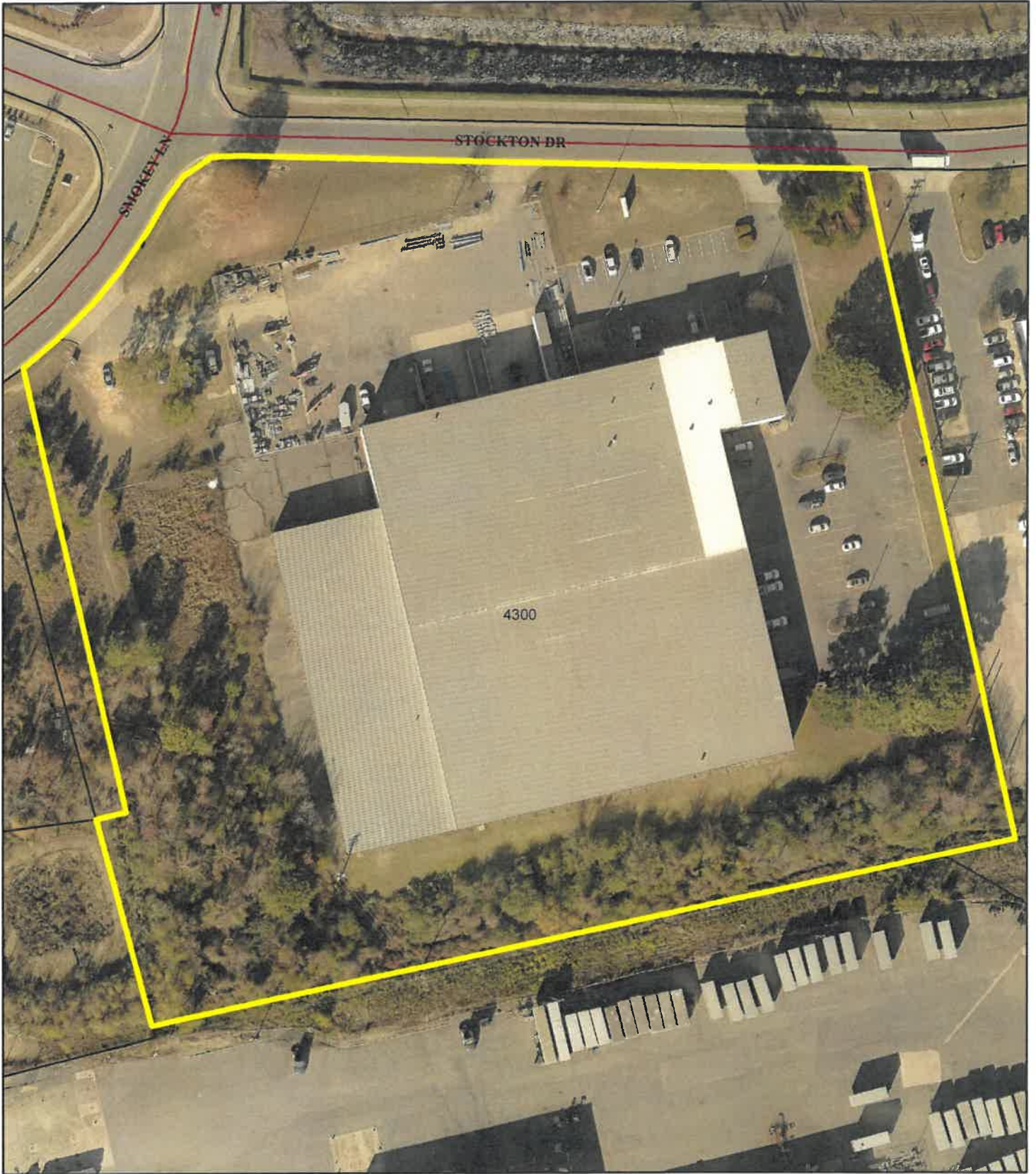
Is the site of adequate size for the development? The site size is adequate for the development.

Will this set a precedent for future rezoning? No, the approval will not set precedent for future rezoning.

Should a different zoning classification be requested? No, warehouse is permitted within the I2 zoning classification.

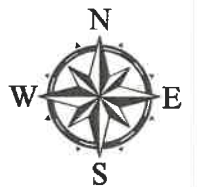
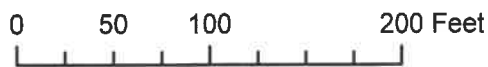
Summary: The applicant is requesting a rezoning of the property from C3 to I2 to recognize an existing warehouse use on the property. Warehouse, Wholesale or Distribution greater than 25,000 square feet is permitted within the I2 and I3 zoning districts. Although the use is currently, nonconforming the applicant is concerned should the property cease use for more than 12 consecutive months there is potential for a loss of the nonconforming status. The applicant is seeking to match the zoning to the use of the property.

Rezone Case #2022-27



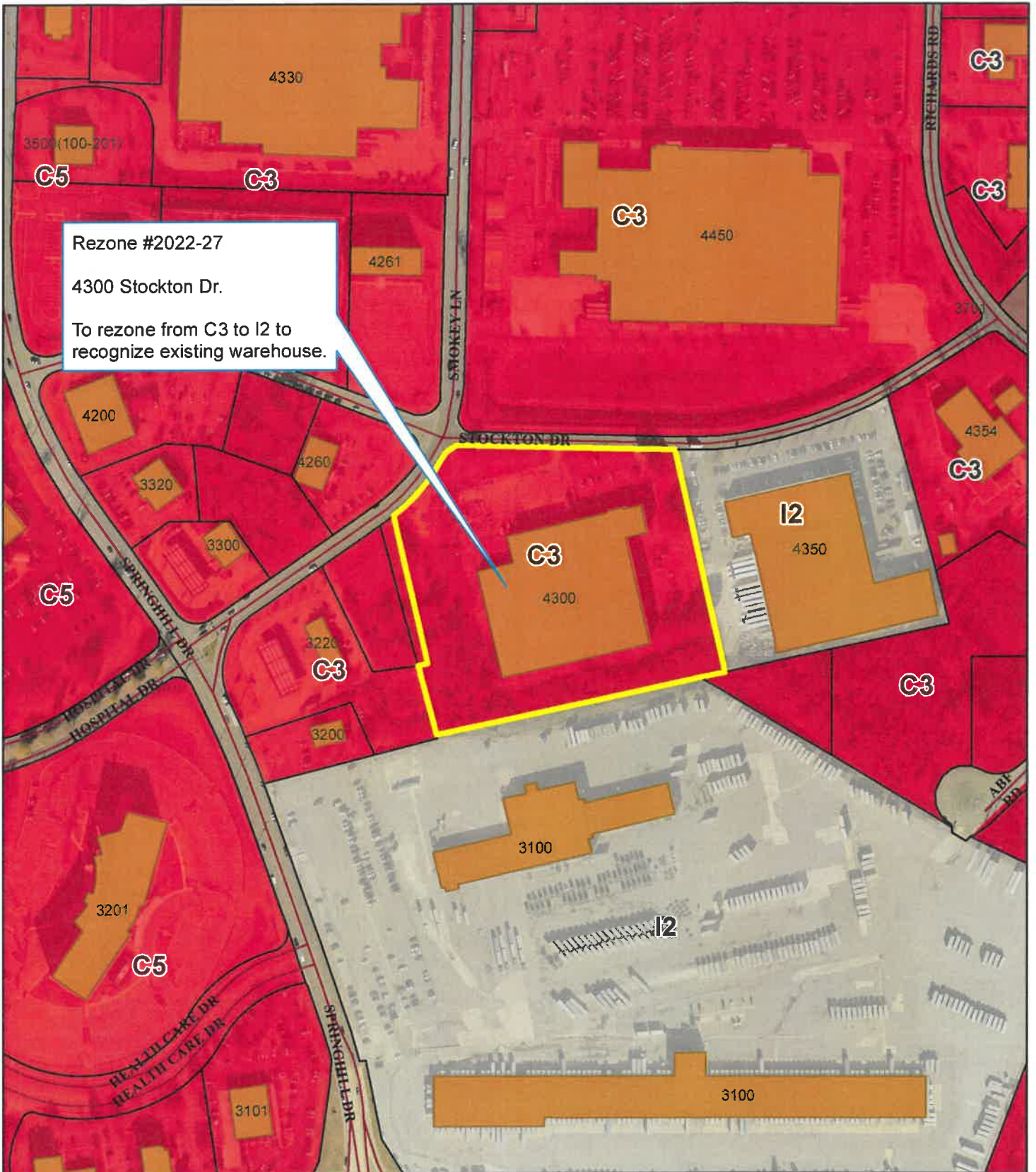
Ortho Map

1 inch = 100 feet

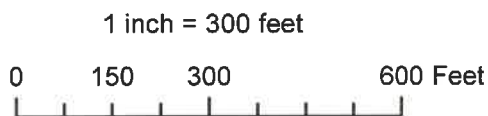


Date: 9/15/2022

Rezone Case #2022-27

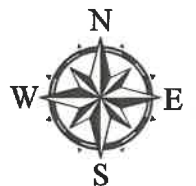
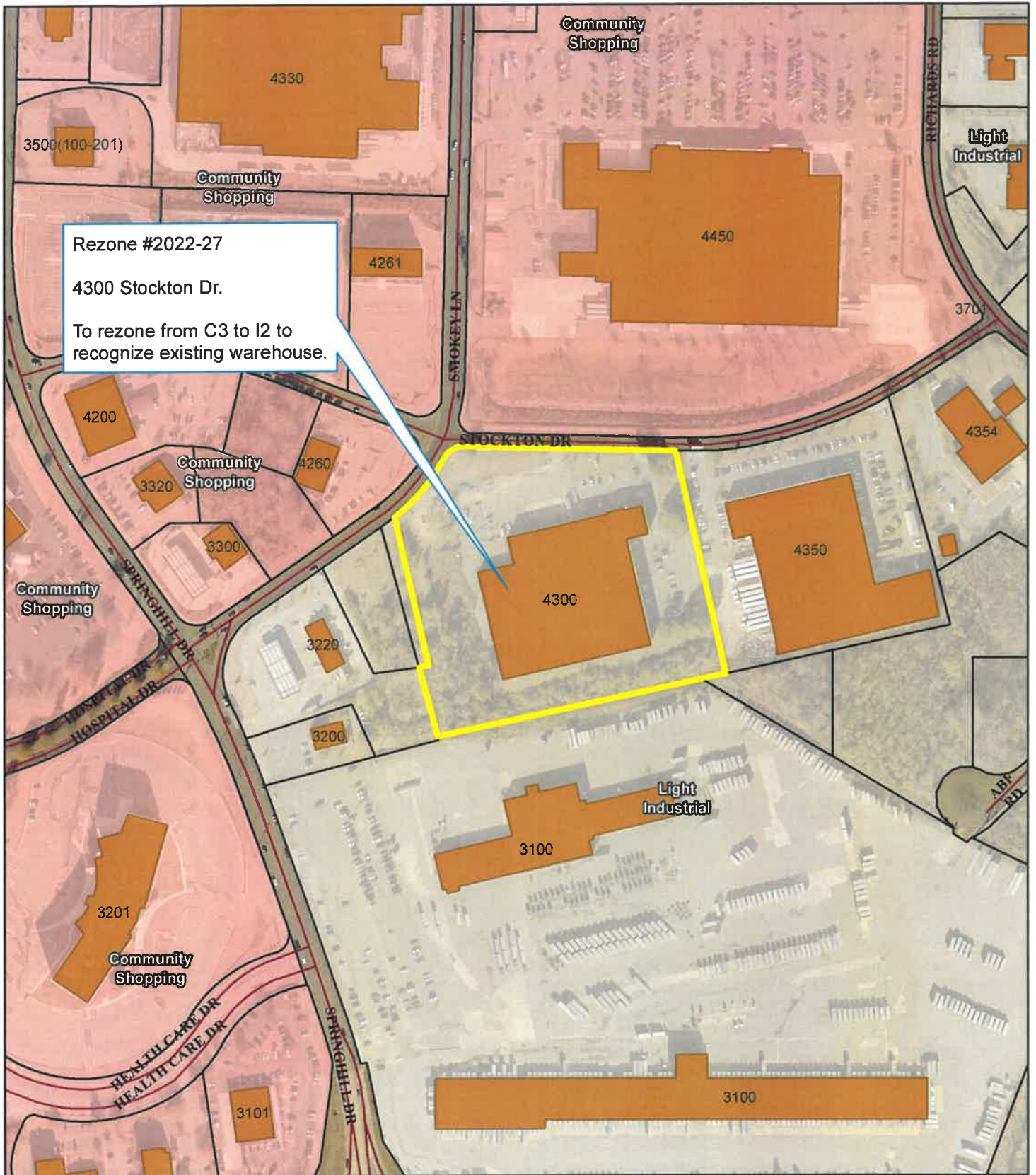


Rezone #2022-27
4300 Stockton Dr.
To rezone from C3 to I2 to recognize existing warehouse.



Date: 9/15/2022

Rezone Case #2022-27



Rezoning 2022-23

Request: a rezoning of the property from CONS to I2 to allow the future construction of a contractor’s office

Location of the Request: 1300 Block of North Hills Blvd, NLR, AR

Applicant: Hathaway Group, Stewart Mackey

Owner: James A Matthews Marital Trust

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

Site Characteristics: The site is a wooded site located on the east side of North Hills Boulevard. The property around the site are developed with office warehouse type uses. North Hills Boulevard is a two-lane roadway with open ditches for drainage. There are no sidewalks in place.

Master Street Plan: North Hills is indicated on the Master Street Plan as a Minor Arterial. There is a proposed Bike Trail indicated on the Master Bike Plan.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2	Office Warehouse
South	I2	Office Warehouse
East	I2	Office Warehouse
West	I2	Office Warehouse

Background:

Compatible with previous actions? Previous rezonings in the area have rezoned a large amount of property from CONS to I2 in this area.

Neighborhood Position/Comment? None at the time of printing.

Effect on public service and utilities? Minimal.

Legal Consideration/Reasonableness? The request to rezone this property to I2 is a reasonable request.

Will the approval have a stabilizing effect on surrounding properties? There should be no impact with the rezoning of this property to I2.

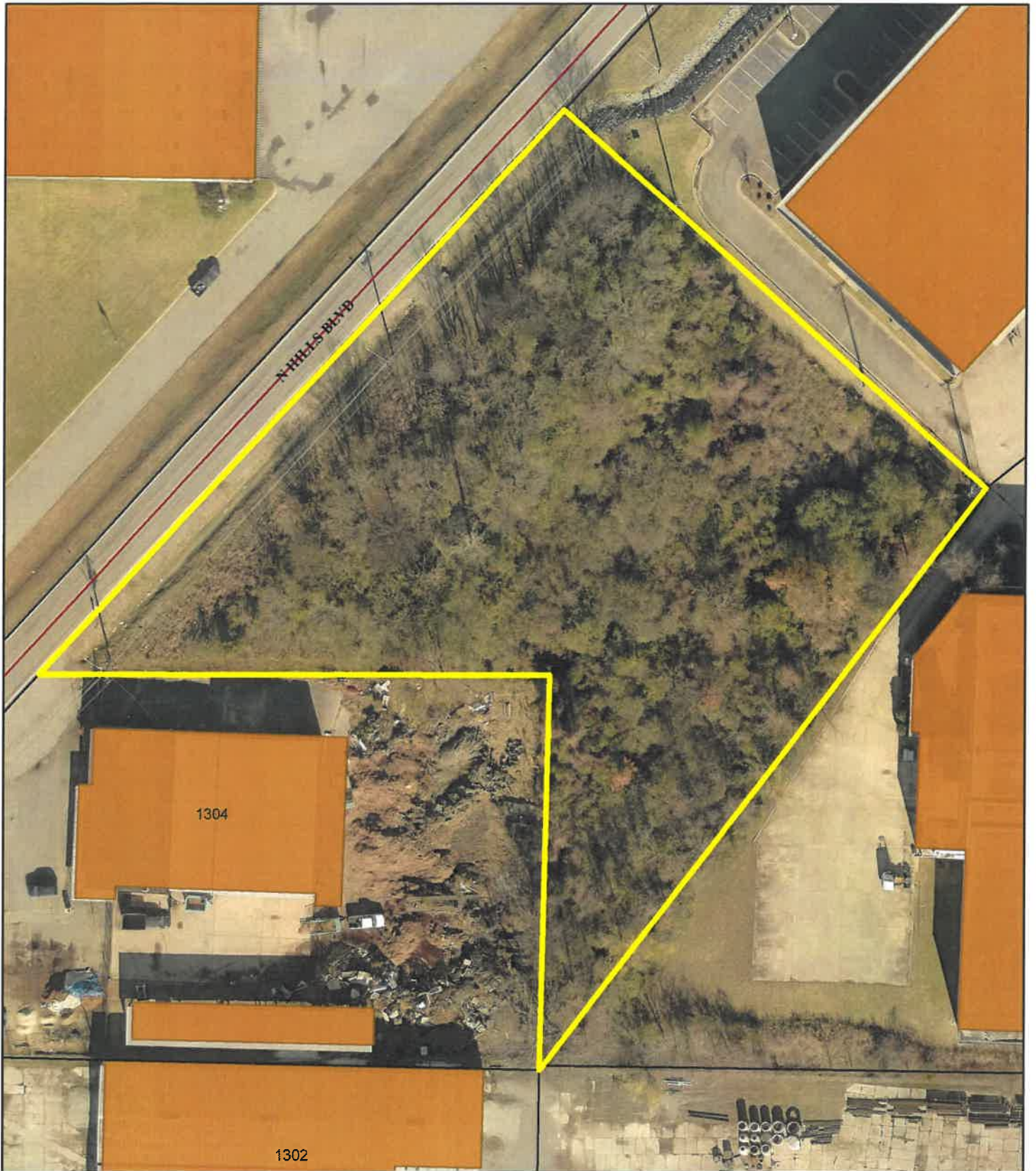
Is the site of adequate size for the development? Yes, the site is adequate to allow development of the parcel as an I2 use.

Will this set a precedent for future rezoning? No, previous actions have rezoned a large amount of property in the area to I2.

Should a different zoning classification be requested? No, I2 will support the proposed future use as a contractor’s office.

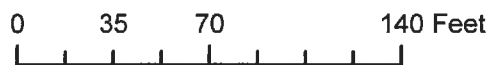
Summary: The applicant is seeking rezoning of the property from CONS to I2 to allow the future development of the property as a contractor's office with outdoor storage of equipment. The current owner previously rezoned a number of parcels from CONS to I2 but neglected to include this parcel within the previous rezoning requests.

Rezone Case #2022-23



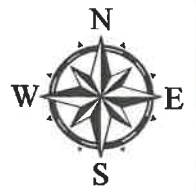
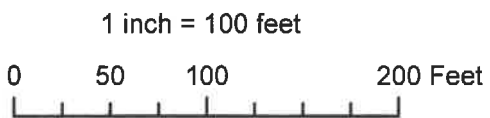
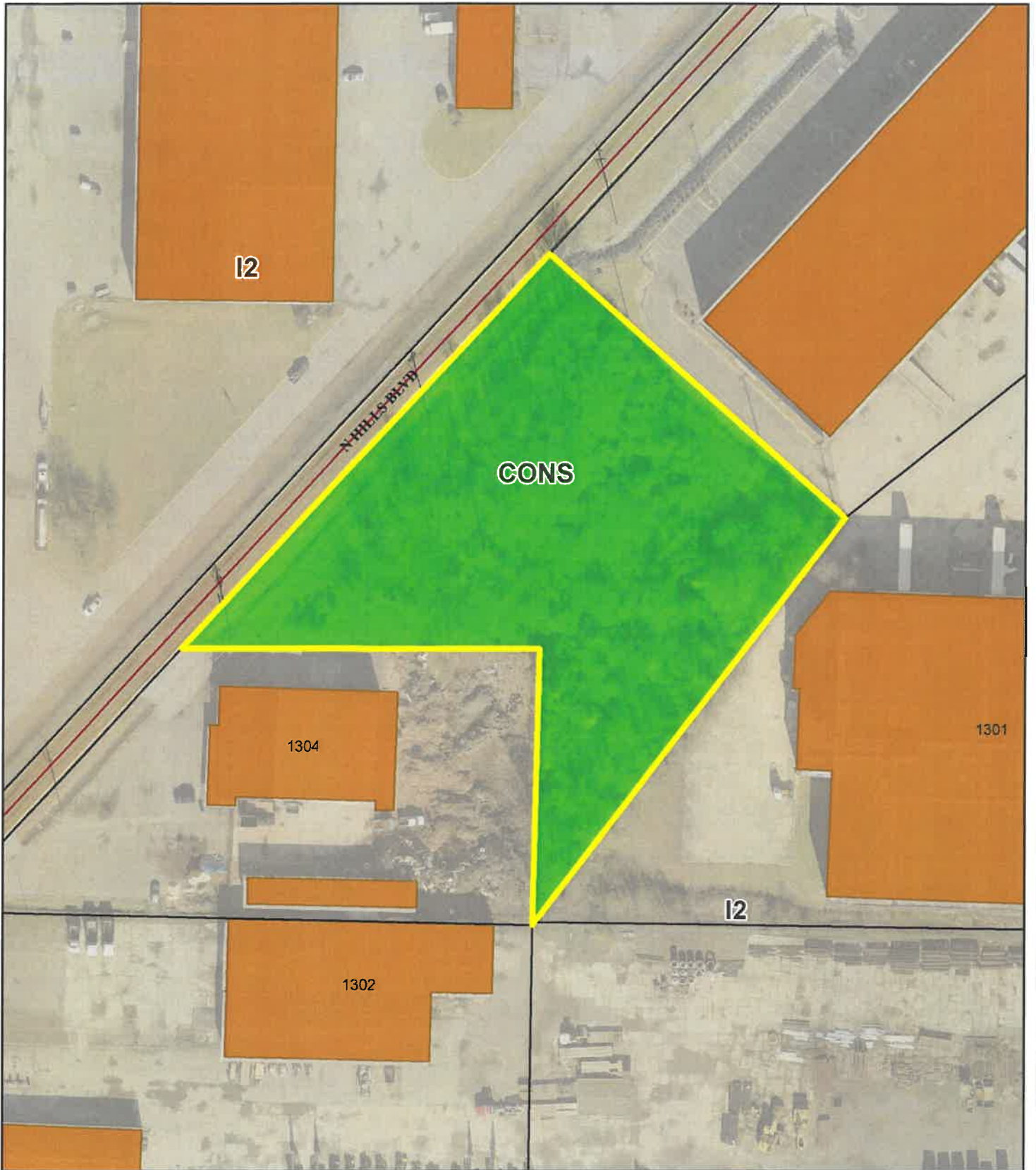
OrthoMap

1 inch = 70 feet



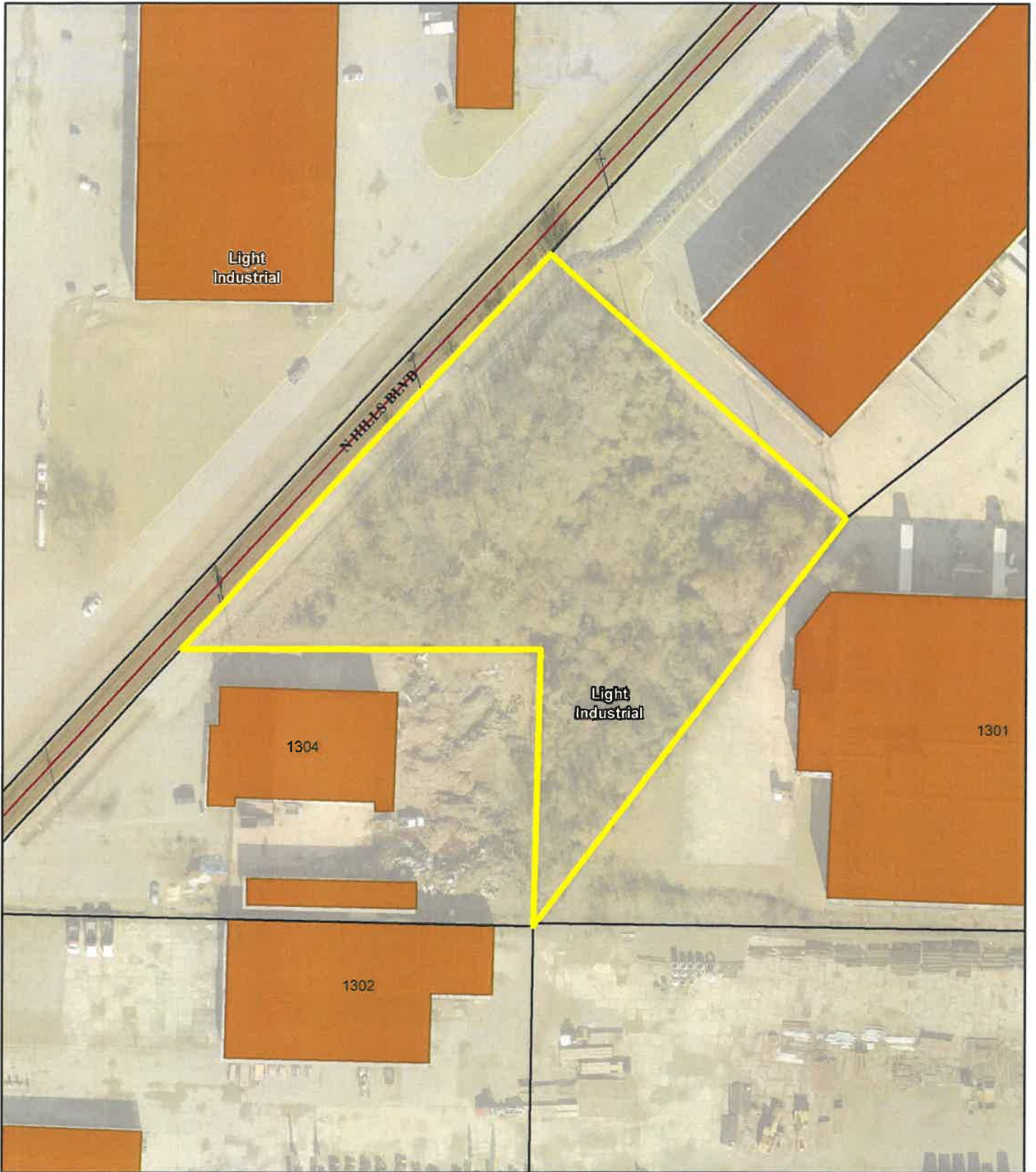
Date: 9/27/2022

Rezone Case #2022-23



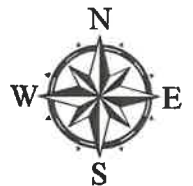
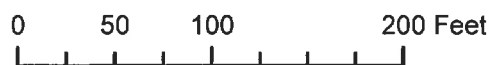
Date: 9/27/2022

Rezone Case #2022-23



Land Use Map

1 inch = 100 feet



Date: 9/27/2022