



North Little Rock Planning Commission
November 8, 2022 - Agenda / Public Hearing 4:00 PM
City Council Chambers – 300 Main Street, NLR, AR 72114

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

Administrative: ▪

Approval of Minutes: ▪ October 11, 2022

Planning Commission Items:

1. **Rezone 2022-31** from C6 to PUD to allow a surface parking lot located at 220 Pike Ave and **SD2022-71** Resorts at Rockwater Addition, Lot 2 (Prelim Plat & SPR to allow a parking lot located at 220 Pike)
2. **SD2022-72** Giles Add, Lot 8R, Blk 11, (Replat & SPR for a 5-unit townhouse @ 314 Parker St)
3. **Rezone 2022-28** from R4 to C6 to allow a 6 unit townhouse @ 400 Division St and **SD2022-73** Giles Add, Lot 7R, Blk 10, (SPR for a 6 unit townhouse @ 400 Division St)
4. **SD2022-74** Richjohn Industrial Park, Lot 5A and 5B (Replat of an existing lot into 2 lots & SPR for a coffee shop @ 6620 Corporate Dr)
5. **Rezone 2022-30** from R3 to R4 to recognize 3 existing units @ 816 W 24th St
6. **Conditional Use 2022-12** to allow a large scale recreational facility in a C3 zone @ 6820 Crystal Hill Rd
7. **Conditional Use 2022-16** to allow an events center in a C-PH zone @ 104 W F St
8. **Special Use 2022-14** to allow a contractor's office with warehousing and outdoor storage in a C3 zone @ 705 W 29th St
9. **Special Use 2022-18** to allow a concrete plant until December 31, 2023 in a C4 zone @ 10101 HWY 70
10. **Rezone 2022-26** a rezoning from C3 to R4 to allow the rehabilitation of an existing apartment building located @ 904 W 25th St

Public Comment / Adjournment:



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

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

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

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

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

**North Little Rock Planning Commission
Minute Summary
October 11, 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 September 13, 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 1 SD2022-55 Giles Add, Lot 8, Block 11, SPR (5-unit townhouse @ 314 Parker St), **Item 8** SD2022-67 Shorter College Add, Lot 6R, SPR (2 temporary classrooms @ 604 N Locust St) are withdrawn, **Item 14** Conditional Use 2022-14 to allow auto sales @ 1401 E 2nd St in a C4 zone

Item 6 SD2022-65 Wilson's Add, Lot 1R, Block 1, Replat (5 existing lots into a single lot @ 4116 E Broadway), **Item 11** SD2022-69 Maly Shale Hill Add, Lots 1-5, Prelim Plat & SPR (outdoor

recreation located @ 6820 Crystal Hill Rd), **Item 12** Conditional Use 2022-12 to allow a large scale recreational facility @ 6820 Crystal Hill Rd, Lot 1 are postpone

Design Review Committee Administrative:

2. SD2022-60 Richards Rd Add, Lot 3, SPR (hotel @ 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. 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (9/0).

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)

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. 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (9/0).

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

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. 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (9/0).

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

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. Engineering requirements on detention:
 - b. 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (9/0).

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

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. 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (9/0).

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

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. 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (9/0).

Public Hearing:

10. Public Hearing 2022-32 to allow a Hillside Cut @ 6820 Crystal Hill Rd

Chairman Clifton called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. Thomas Pownall addressed the Commission stating he was the applicant for the request.

Chairman Clifton questioned if there were any comments from Staff or the Engineering Department. Chairman Clifton called on David Cook, the City Engineer, to come forward.

Mr. Rich Browning from the Summit Church stated he had a question for the Commission concerning the widening of Crystal Hill Road to a much needed 5-lane. He questioned if the road widening could be done with this project and the status of the road widening.

Mr. Cook stated one of the requirements of the Highway Department related to the request was a traffic study. He stated Crystal Hill Road was a State Highway, under the control of the Highway Department. He stated the traffic study was currently underway. He stated this was the reason for postponement was because ARDOT would not approve the road widening without a traffic study. Mr. Cook stated ARDOT would review the traffic study and make the determination of any road widening necessary.

Commissioner Chambers questioned Mr. Cook on the status of Crystal Hill Road. Mr. Cook stated the roadway was a State Highway. Commissioner Chambers stated since the road was a State Highway the City could not force the improvements without ARDOT approval. Commissioner Chambers further stated the applicant did not own the entire ownership along the road frontage and was interrupted by other ownership, which would not allow the entire frontage

to be widened. He stated the project would be better served by the Highway Department coming in and doing the entire widening at one time as opposed to the City requiring the widening piece-meal.

Mr. Cook stated he agreed it would be a better project if the road was widened all at one time but was not aware if the Highway Department was looking at this section of Crystal Hill for a widening project. Commissioner Chambers stated there was no time-frame for the widening. Mr. Cook stated this was a correct statement.

Commissioner Chambers questioned the hillside cut request. He questioned if the layers of shale were such they would tip in the appropriate direction for a stable slope. Mr. Cook stated all indications were the cut would provide a stable slope. He stated all this was based on the final geo-tech report, which would be provided and reviewed at the time of building permit.

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. The Commission voted as follows:

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

Public Hearing 2022-32 was approved with (9) affirmative votes.

13. Conditional Use 2022-13 to allow a pay parking lot @ 800 Main St in a C6 zone

Chairman Clifton called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. Brian Hosto addressed the Commission stating he was the applicant for the request.

He stated his company, Haybar Properties, recently purchased the property from the City. He stated the request was to take a portion of the parking lot and convert the parking into a pay parking lot. He stated it was understandable that should the building be used as retail or office space parking would have to be provided for the building to meet the needs of the use.

Commissioner Chambers questioned Mr. Hosto if he had been before the Historic District Commission for their approval. Mr. Hosto stated the meeting with the Historic District Commission was scheduled for Thursday October 13th. Commissioner Chambers questioned the pay kiosk. Mr. Hosto stated there would not be a pay kiosk, all payments were made via an app, text and using a smart phone.

Chairman Clifton questioned if Mr. Hosto was agreeable to the comments made by the Design Review Committee. Mr. Hosto stated all had been installed as requested by the Committee. He stated there would not be any gates for the parking lot.

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. The Commission voted as follows:

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

Conditional Use 2022-13 was approved with (9) affirmative votes.

15. Rezone 2022-25 a rezoning from R4 to C4 and a Conditional Use to allow warehouse and storage for the property located @ 3021 Lincoln Ave- Amended to A Special Use at the Hearing Special Use 2022-17

Chairman Clifton called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. Osman Valle stated he was present to answer any questions.

Chairman Clifton questioned if there was anyone in the audience who wished to speak on the item. Mr. Scotty Stewart came forward to address the Commission. He stated the area had enough traffic. He stated a neighborhood should be a neighborhood. He stated his concern was crime in the area with the use of the building for warehousing. He questioned what would be stored. He stated he chose to live there, he was a retired educator and he could pack up and move somewhere else but he chose to live in the area. He stated a neighborhood should be a neighborhood. He stated most people worked and could not attend the meeting beginning at 4 o'clock. He stated he could move and building a new home somewhere else but questioned why he would leave from his neighborhood because of someone else. He stated a neighborhood should be a neighborhood and not a commercial area.

Mr. Monte Pride addressed the Commission stating he was a property owner across the street from the proposed rezoning request. He stated he had not objection to the rezoning request. He stated he felt the rezoning was progress for the area.

There was a general discussion by the Commission concerning the request and the potential for future uses with the C4 rezoning. Commissioner Chambers questioned if the approval could be limited to a Special Use and allow the applicant to utilize the building but not rezone the property. Mr. Chambers stated once a property was rezoned then the listing of uses allowed within the zoning district were allowable for the property.

Mr. Spencer stated the appropriate zoning was C4 with a Conditional Use. He stated if the Commission desired to limit the use the application could be reduced to a Special Use, which would then run with the ownership and not the land. He stated when Mr. Valle no longer owned the property then the Special Use would no longer be valid for the property.

The Commission questioned the uses allowed within the C4 zoning district. Mr. Spencer stated E Broadway was a good example of C4 zoning. He stated for a short summary auto related uses would be a broad look at the uses allowed.

Chairman Clifton stated the neighborhood, for more years than he could remember, an auto body shop was located a few lots down from this property. He stated this property was Daniels Printing and Label Company. He stated the area has always been a C4 area. He stated he was unaware of these businesses being detrimental to the area. He stated he understood when businesses changed this was when the changes to the neighborhood occurred. He stated Mr. Valle had purchased the property and was wanting to use the property as it had been used in the past. He stated he did not feel the use as proposed would create a detriment to the area.

Commissioner Chambers stated it appeared there were two paths to move forward. He requested Mr. Clifton question the applicant as to the path he desired to move forward.

Mr. Valle questioned if he would be allowed to use the property as storage and residential. Staff stated the use of the property would be as requested but would not be transferable to a future user. Mr. Valle stated he was willing to amend his application to a Special Use to allow the use of the property for warehousing, storage and residential.

A motion was provided by Commissioner Chambers and seconded by Commissioner Belasco for approval of the item as amended for a Special Use. Chairman Clifton called for a roll call vote. The Commission voted as follows:

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

Special Use 2022-17 was approved with (9) affirmative votes.

16. Rezone 2022-26 a rezoning from C3 to R4 to allow the rehabilitation of an existing apartment building located @ 904 W 25th St

This item was postponed due to the applicant not being present to represent the request. Mr. Chambers stated if the applicant was not present he would present a motion of deferral of the item to the next Commission hearing. Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval of deferral to the November hearing.

17. Rezone 2022-27 a rezoning from C3 to I2 to recognize an existing office warehouse building located @ 4300 Stockton Dr

Mr. Brian Dale of Joe White and Associates was present representing the request. Mr. Dale stated the current owner bought the property and currently had a user in the building. He stated the request was to rezone the property to match the existing use of the property.

Commissioner Chambers questioned if the use was previously a retail use and now a warehouse use. Mr. Dale stated this was correct.

A motion was provided by Commissioner Chambers and seconded by Commissioner Belasco for approval of the item as amended for a Special Use. Chairman Clifton called for a roll call vote. The Commission voted as follows:

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

Rezone 2022-27 was approved with (9) affirmative votes.

18. Rezone 2022-23 a rezoning from CONS to I2 to allow future development of the lot with a contractor's office in the 1300 Block of North Hills Blvd

Mr. Stewart Mackey of the Hathaway Group was present representing the request. He stated the request was a rezoning of a parcel of property to allow the future use as a contractor's office. He stated the rezoning would match the zoning of all contiguous property zoning.

A motion was provided by Commissioner Chambers and seconded by Commissioner Belasco for approval of the item as amended for a Special Use. Chairman Clifton called for a roll call vote. The Commission voted as follows:

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

Rezone 2022-23 was approved with (9) affirmative votes.

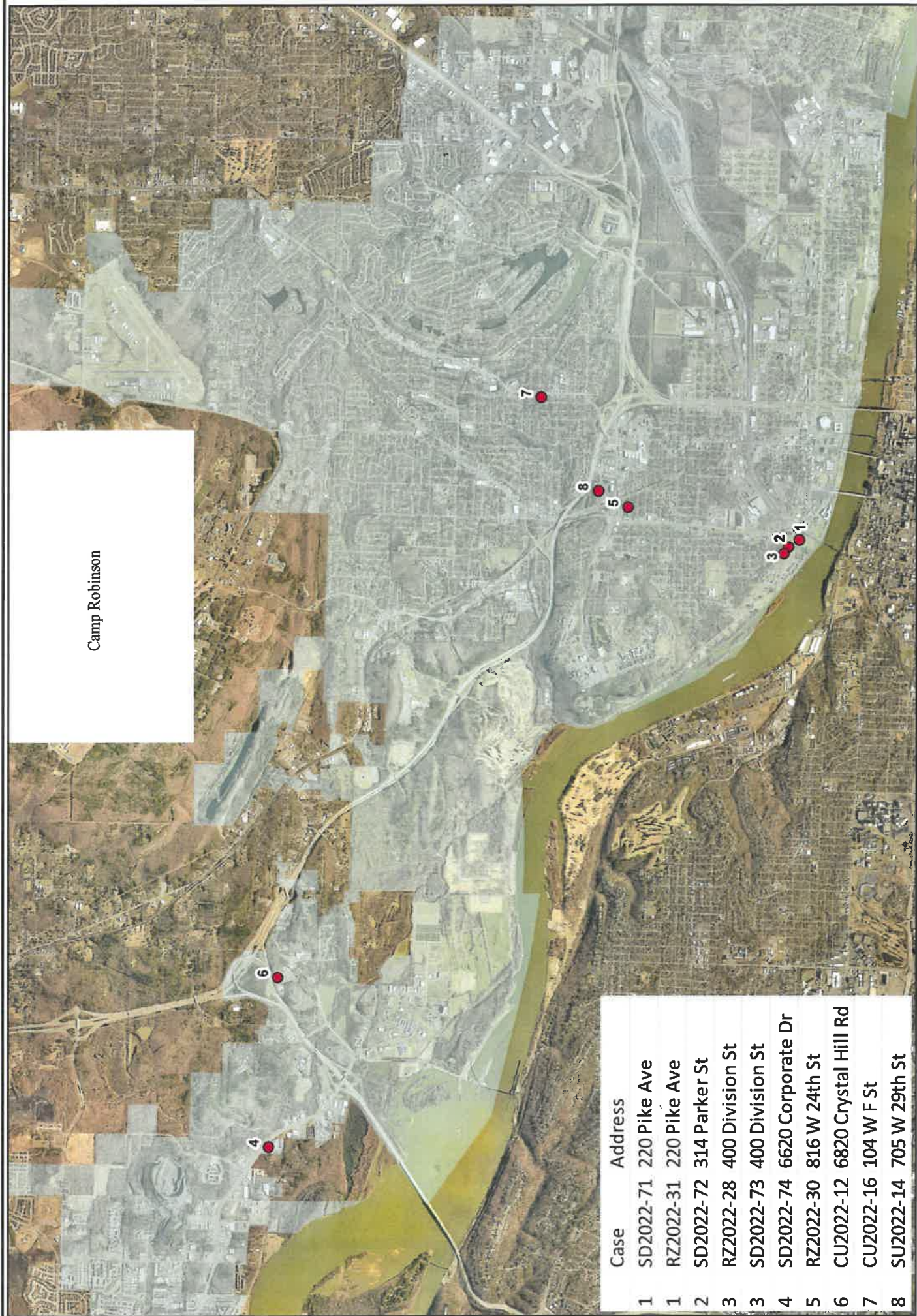
Public Comments/Adjournment:

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, November 8, 2022, at 4:00 pm in the City Council Chambers of City Hall, 300 Main Street, NLR, AR.

Respectfully Submitted:

Donna James, Planning

Camp Robinson



Case	Address
1	SD2022-71 220 Pike Ave
1	RZ2022-31 220 Pike Ave
2	SD2022-72 314 Parker St
3	RZ2022-28 400 Division St
3	SD2022-73 400 Division St
4	SD2022-74 6620 Corporate Dr
5	RZ2022-30 816 W 24th St
6	CU2022-12 6820 Crystal Hill Rd
7	CU2022-16 104 W F St
8	SU2022-14 705 W 29th St



NLR Planning Commission - November 8, 2022



Request: a rezoning from C6 to PUD to allow a surface parking lot

Location of the Request: 220 Pike Ave, NLR, AR

Applicant: Thomas Pownall, Thomas Engineering

Owner: Shoreline at Rockwater LLC

P.C. Background: The applicant sought a variance from the Board of Zoning Adjustment at their August 18, 2022, hearing. The variance request was to allow a reduction in the number of required on-site parking spaces (409 required by the Board) for a proposed multi-family development located on the west side of Pike Avenue. As a condition of the approval, the Board required the applicant to provide 50 parking spaces off-site immediately to the east of the development and maintained in perpetuity.

Site Characteristics: The site is undeveloped located to the west of a railroad main line and east of a proposed multi-family development. The property is located south of Riverfront Drive at the round-about on Pike Ave, Rockwater Blvd, Riverfront Dr and W Broadway.

Master Street Plan: Riverfront Drive is indicated as a Principal Arterial, Rockwater Blvd is indicated as a Collector Street classification on the Master Street Plan. Pike Ave is indicated as a Bike Route on the Master Bike Plan.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6, I1 and PUD	Single Family and Railroad Property
South	C6 and AR River	Undeveloped C6 and AR River
East	C6, I1 and RR ROW	Undeveloped and Electric Substation
West	C6	Recently approved Multi-family development

Background:

1. **Compatible with previous actions?** The Commission has considered PUD zoning in cases where the approval is necessary to ensure the zoning and use remain.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** The addition of the paved parking lot to serve the future residents of the adjacent multi-family development should have minimal impact on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is to satisfy a requirement of the Board of Zoning Adjustments approval of a parking variance request for the proposed adjacent multi-family development.

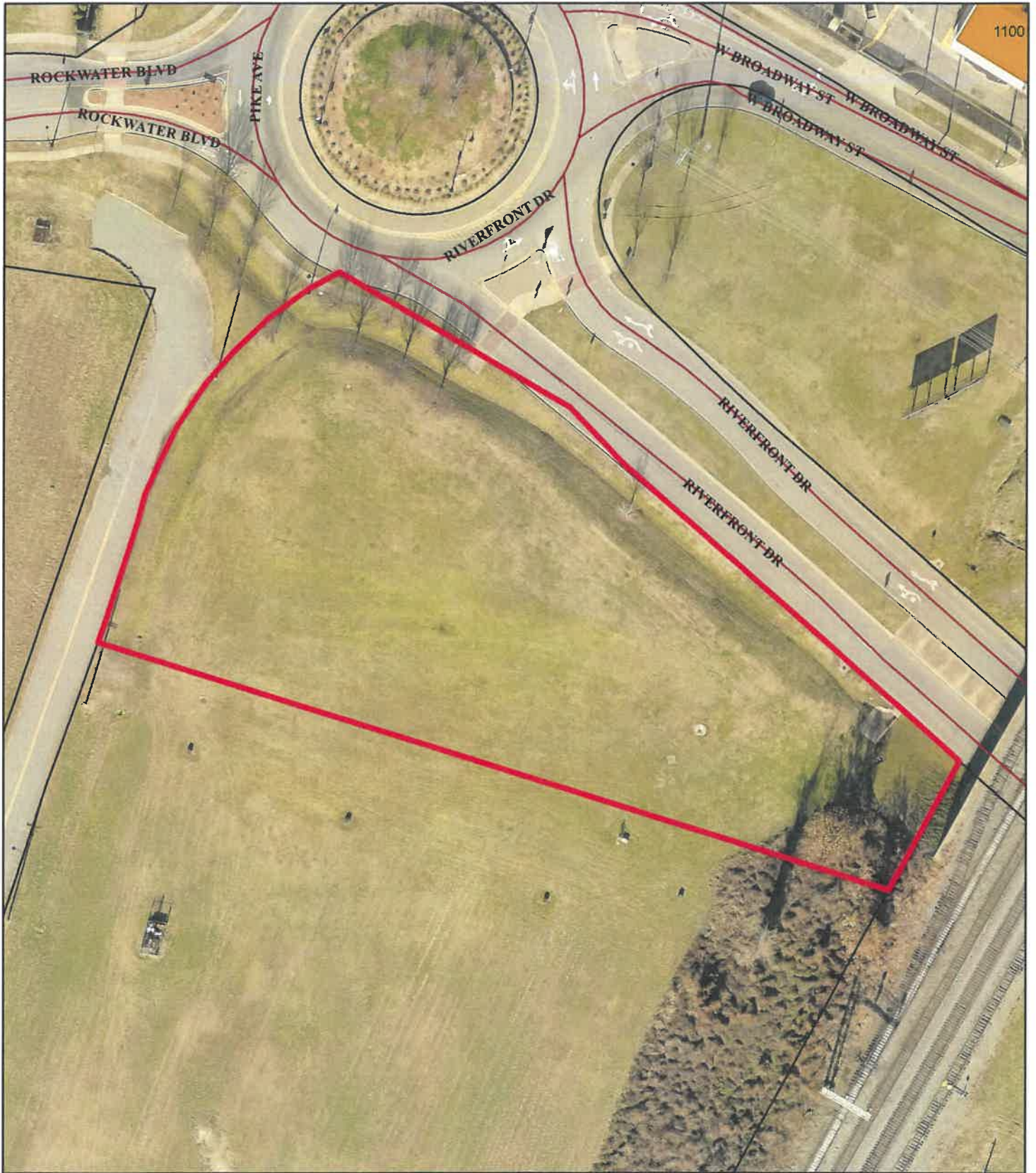
5. **Will the approval have a stabilizing effect on surrounding properties?** Possibly, with the additional parking future residents and guest of the multi-family development should have adequate parking.
6. **Is the site of adequate size for the development?** Yes, the Board of Zoning Adjustment required the placement of 50 parking spaces located immediately east of the proposed development. The site will accommodate the 50 parking spaces.
7. **Will this set a precedent for future rezoning?** No, the request is to satisfy the Board of Zoning Adjustment approval.
8. **Should a different zoning classification be requested?** A PUD to allow the surface parking lot is the appropriate zoning.

Summary:

The applicant is seeking approval of rezoning from C6 to PUD to allow the placement of a surface parking lot on proposed Lot 2 of the Resorts at Rockwater Addition. The applicant sought a parking variance from the Board of Zoning Adjustment (BOA #2022-27, August 18, 2022) which granted a reduced number of required on-site parking spaces provided the applicant provide a parking area to the east of the proposed apartment development. The Board required the applicant to provide 50 parking spaces within a paved parking area located immediately to the east in perpetuity.

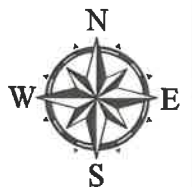
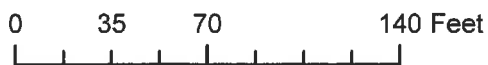
Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on October 19, 2022. The Committee recommended approval with conditions.

Rezone Case #2022-31



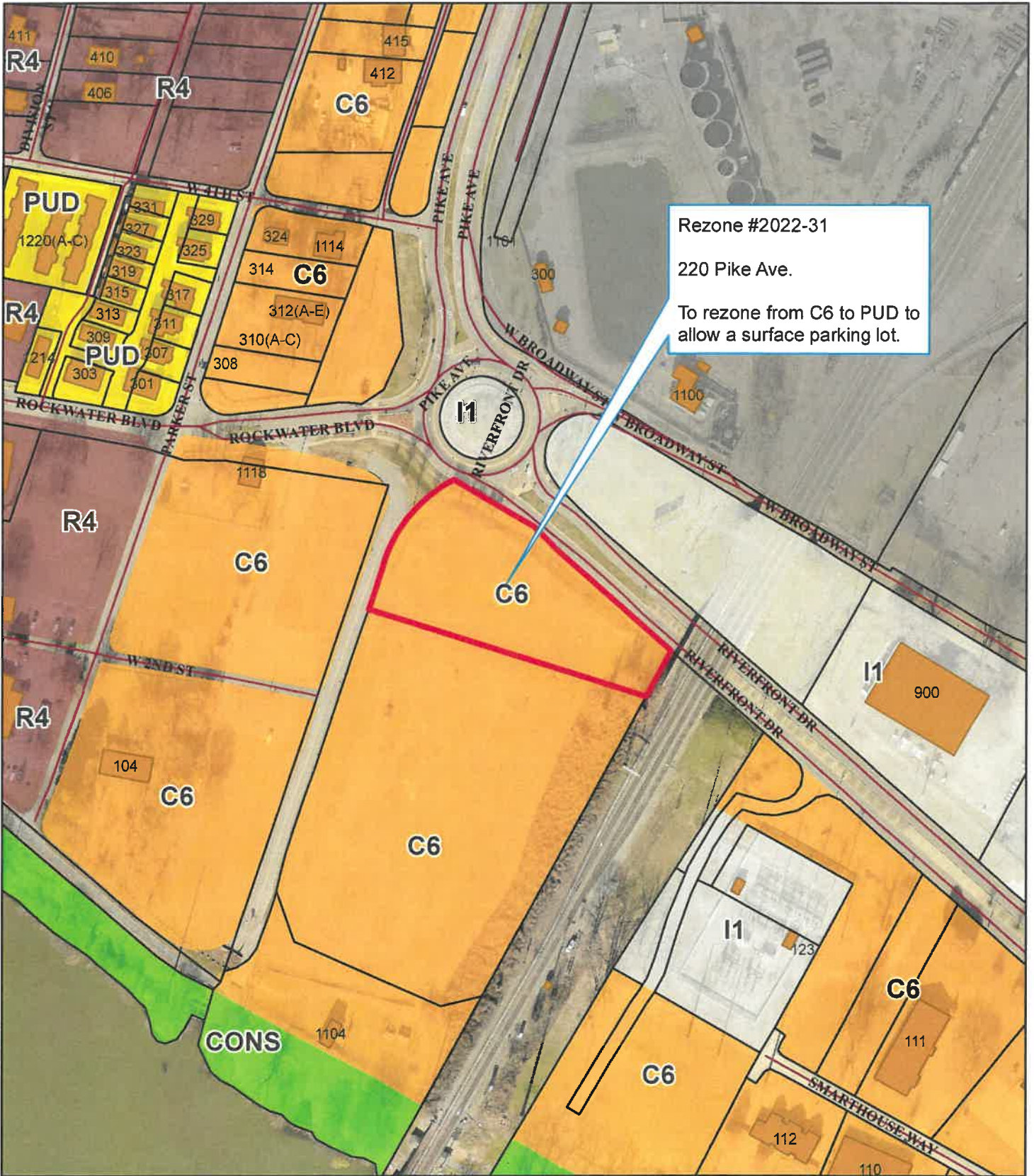
Ortho Map

1 inch = 70 feet



Date: 10/28/2022

Rezone Case #2022-31

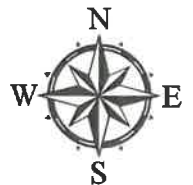
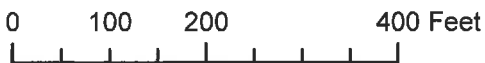


Rezoning #2022-31
220 Pike Ave.
To rezone from C6 to PUD to allow a surface parking lot.

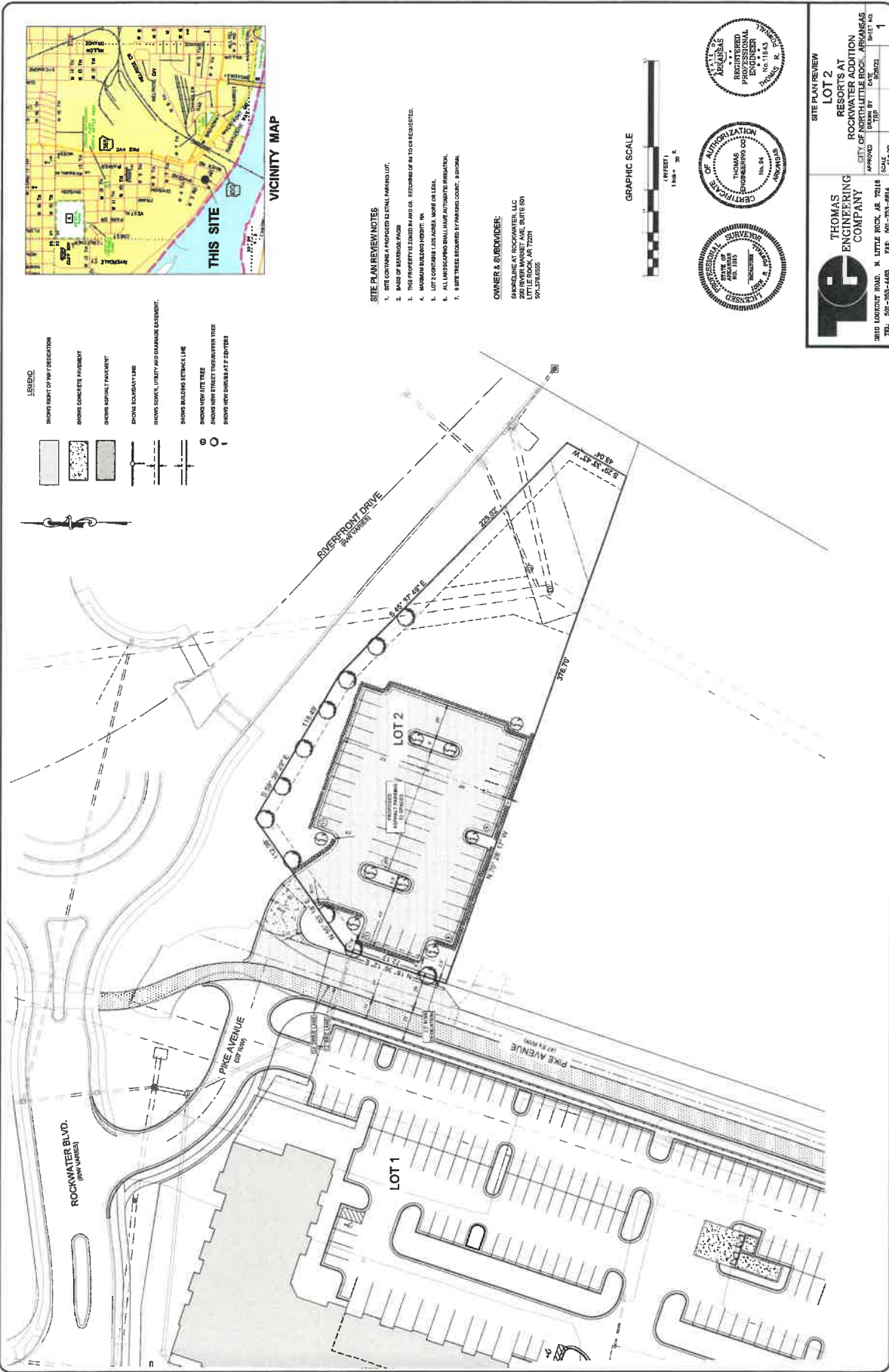


Zoning Map

1 inch = 200 feet



Date: 10/28/2022



- LEGEND**
- SHOWS RIGHT OF WAY RESOLUTION
 - SHOWS CONCRETE PAVEMENT
 - SHOWS SIGNAL FACILITY
 - SHOWS BOUNDARY LINE
 - SHOWS CURBS, UTILITY AND DAMAGE ELEMENTS
 - SHOWS BUILDING SETBACK LINE
 - SHOWS NEW LITE TREE
 - SHOWS EXISTING STREET TRANSMISSION TOWER
 - SHOWS NEW SIGNAGE AT INTERSECTIONS



- SITE PLAN REVIEW NOTES**
1. SITE CONTAINS PROPOSED UTILITIES AND UTILITY LOCATIONS.
 2. BASIS OF SUBMISSIONS.
 3. THE CITY ENGINEER HAS REVIEWED THE PLAN AND RECORDS OF THE PROJECT.
 4. THE CITY ENGINEER HAS REVIEWED THE PLAN AND RECORDS OF THE PROJECT.
 5. LOT COVERS ARE AS SHOWN ON THE PLAN.
 6. ALL DIMENSIONS SHALL BE AS SHOWN ON THE PLAN.
 7. SETBACKS SHALL BE AS SHOWN ON THE PLAN.

OWNER & SUBDIVIDER:
 SHARPLINE AT ROCKWATER, LLC
 200 RIVERFRONT AVE. SUITE 601
 ROCKWATER, AR 72167
 501.378.6555



THOMAS ENGINEERING COMPANY

RESORTS AT ROCKWATER ADDITION

LOT 2

CITY OF NORTH LITTLE ROCK, ARKANSAS

APPROVED BY THE CITY ENGINEER

DATE: 02/22/22

SHEET NO. 1

3810 LOCKWOOD ROAD, N. LITTLE ROCK, AR 72116
 TEL: 501-763-4483 FAX: 501-763-4814

SD2022-71 Resorts at Rockwater, Lot 2 (Prelim Plat & SPR to allow a parking lot at 220 Pike)

1. Engineering requirements on detention:

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

2. Engineering requirements before the plat will be signed:

- a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
- b. Street improvements must be approved by City Engineer and accepted by City Council.

3. Planning requirements before the plat will be signed:

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide 2.5' ROW dedication along Pike Ave.
- c. Provide 10' utility easements around property perimeter.

4. Other Boards approvals required before applying for a building permit.

- a. Meet the approval requirements of the Board of Zoning Adjustment from August 18, 2022 regarding the placement of the surface parking area.

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

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Provide 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.

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. If gated, gate to be set back 20' to allow stacking of 1 vehicle and to meet Fire Marshal requirements.
- c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- d. Provide the location of the "person-gate" entrance into the apartment development located on the west side of Pike Ave.
- e. Provide a striped pedestrian crosswalk from the parking lot to the "person-gated" entrance to the apartment complex.
- f. Provide trash receptacles within the proposed parking lot area.

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

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
- b. Provide ½ street improvements.
- c. Provide ROW dedication (2.5') along Pike Ave.
- d. Connect the bike path from Pike Ave to River Trail.

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 4-street trees along Riverfront Drive.
- d. Provide 4-street trees along Rockwater Blvd.
- e. Provide 3-street trees along Pike Ave.
- f. Provide 9-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.
- g. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be 18" in height at planting and be planted a maximum 3' apart.
- 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.

10. Meet the following requirements concerning signage:

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

11. Meet the requirements of the Fire Marshal.

SD2022-72 Giles Add, Lot 8R, Blk 11 (Replat & SPR for a 5-unit townhouse @ 314 Parker)

- 1. Backing into right of way is not permitted.**
- 2. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. 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.
 - c. Provide CNLR driveway/curb cut permit application to City Engineer.
- 4. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide street trees or provide a bond.
 - c. Provide streetlights or provide a bond.
 - d. Provide 10' utility easements around property perimeter.
- 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. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - d. Backing into right of way is not permitted.
- 6. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location if a new dumpster is proposed for the new units.
 - c. If a dumpster is added to serve the new units, the dumpster screening must be masonry.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 7. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between the sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide 6-street trees along Parker Street.
 - d. Provide 3-parking lot shade trees on the site. 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. These drawing look like the previously submitted plans. The comments from the previous request still stand....
- b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - i. Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.
 - ii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
 - iii. If each dwelling unit extends from the foundation to the roof they will be separated by 2 hour fire resistance rated walls. (Volume 2 Section 706.4)
 - iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - v. 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)

11. Meet the requirements of CAW.

12. Meet the requirements of NLR Wastewater.

13. Meet the requirements of NLR Electric.

14. Meet the requirements of Rock Region Metro.

Rezone 2022-28

Request: rezone from R4 to C6 to allow a 6-unit townhouse

Location of the Request: 400 Division St, NLR, AR

Applicant: Thomas Pownall, Thomas Engineering

Owner: Riverwalk Properties, LLC

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

Site Characteristics: A demolition permit was issued in January 2022 to demolish the former home on this lot. The area contains a mixture of uses including single family and multi-family homes. The property to the south was approved as a PUD to allow the development of 3-buildings of 3-unit and 4-unit townhomes. The property to the southeast is also zoned PUD and has developed as the Porches at Rockwater.

Master Street Plan: W 4th and Division Streets are indicated on the Master Street Plan as local streets. There are no dedicated bikeways located adjacent to the site.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Single Family
South	PUD	Multi-family and Single Family
East	R4	Single Family, Vacant Lots
West	R4	Single Family, Vacant Lots

Background:

1. **Compatible with previous actions?** Yes, there are areas of C6 zoning located in the immediate area.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request to rezone the property to C6 is a reasonable request.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no impact on the surrounding properties.
6. **Is the site of adequate size for the development?** Yes, the site is adequate for the development with a 6-unit townhome development
7. **Will this set a precedent for future rezoning?** No.

8. **Should a different zoning classification be requested?** No, C6 allows development with setbacks and density as proposed by the applicant.

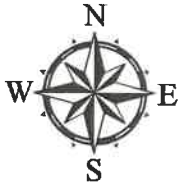
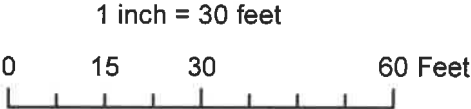
Summary:

The applicant is seeking a rezoning of the property from R4 to C6 to allow the development of the property with a 5-unit townhome development. The property is currently zoned R4 which requires setbacks more stringent than the C6 zoning district allows. The R4 zoning district requires the placement of a 25-foot front and rear yard setback along with a 25-foot exterior side yard setback and a 10-foot setback adjacent to interior side yards. The C6 zoning district allows for a zero (0) setback adjacent to the front, exterior and side yards and a 10-foot setback adjacent to the rear yard.

Rezone Case #2022-28

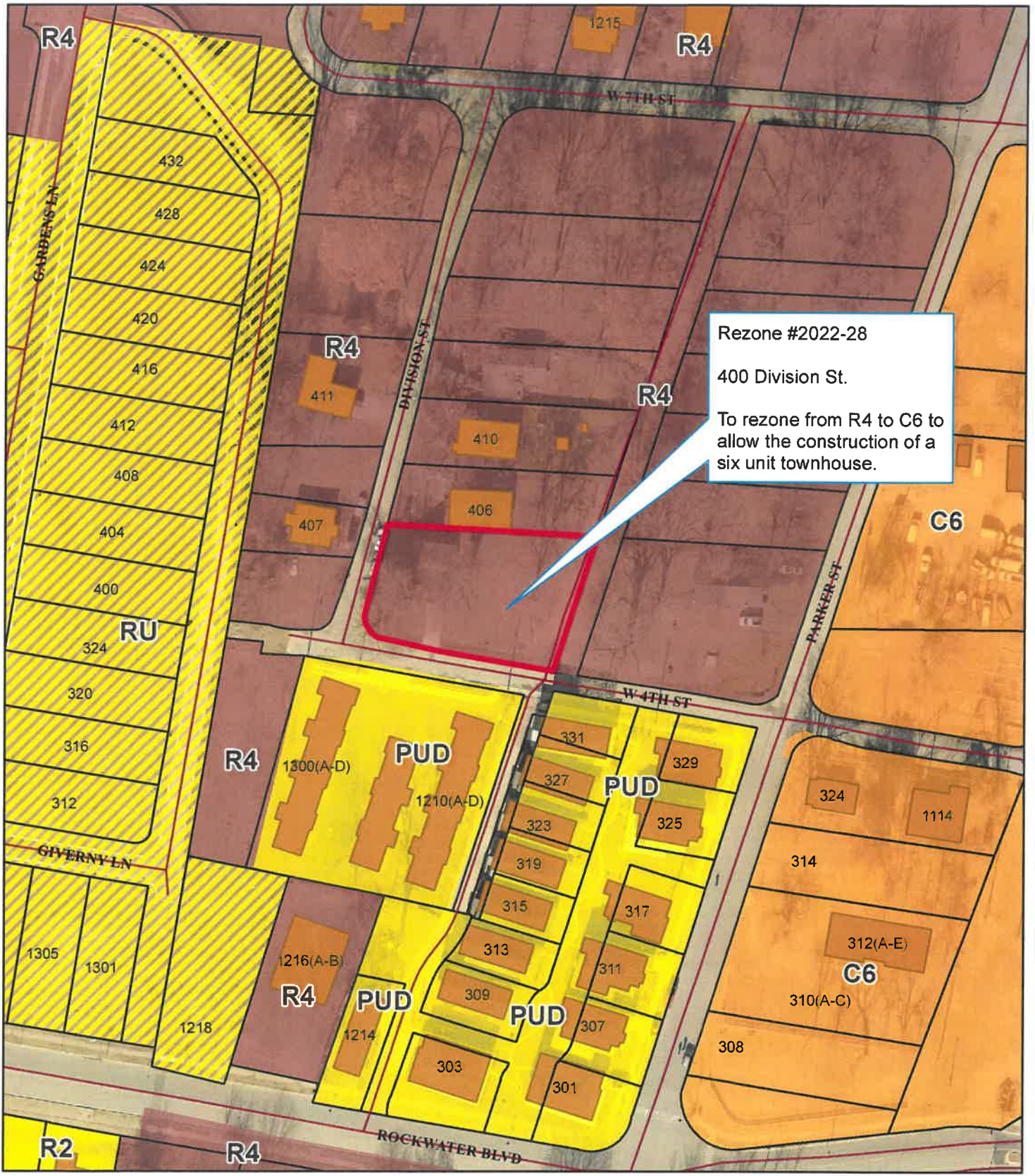


OrthoMap

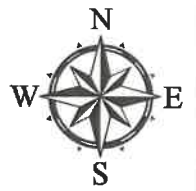
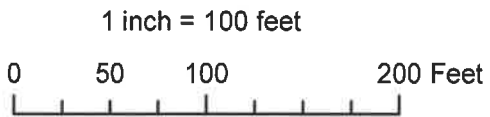


Date: 10/13/2022

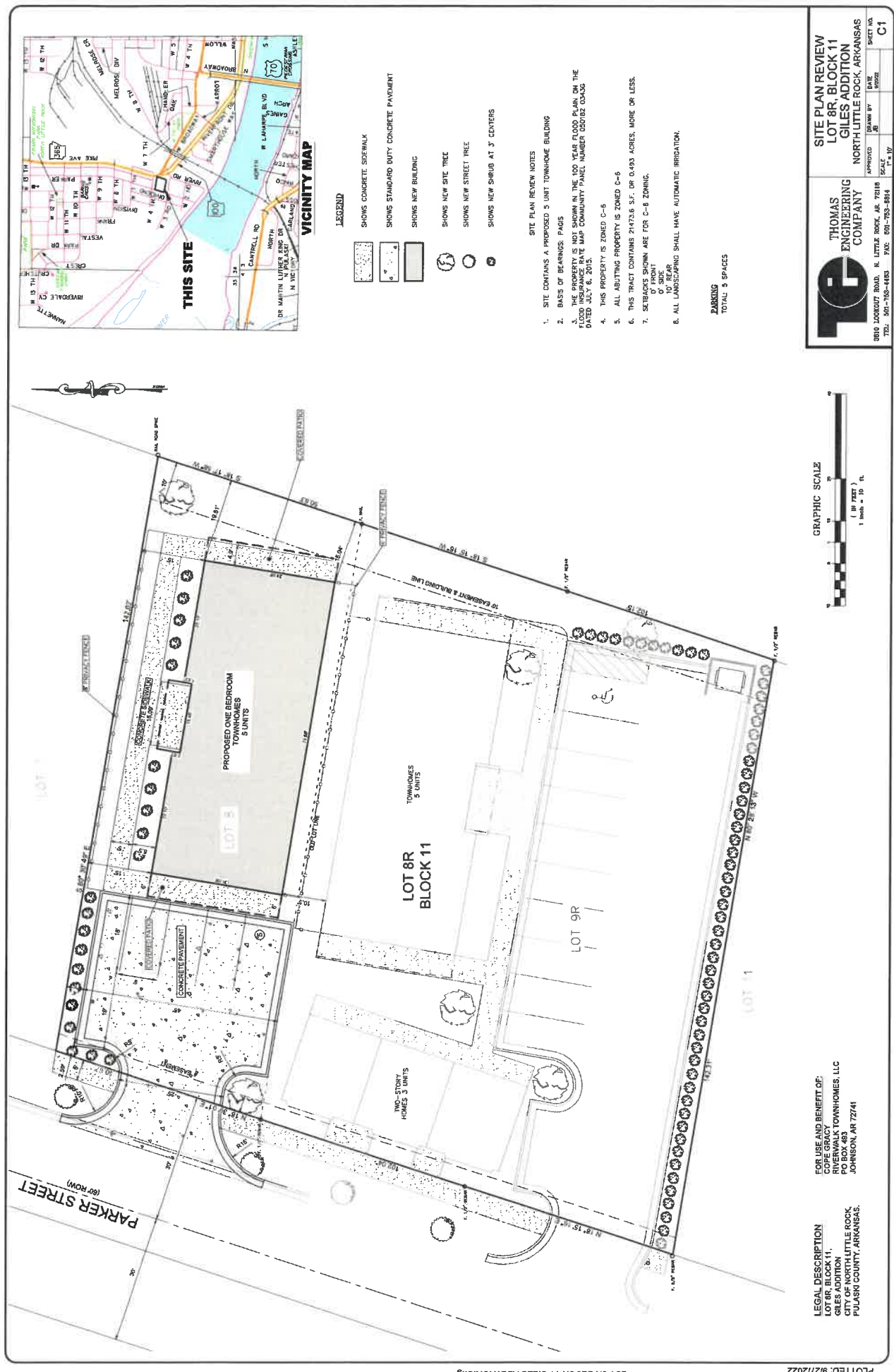
Rezone Case #2022-28



Zoning Map



Date: 10/13/2022



VICINITY MAP

LEGEND

- SHOWS CONCRETE SIDEWALK
- SHOWS STANDARD DUTY CONCRETE PAVEMENT
- SHOWS NEW BUILDING
- SHOWS NEW SITE TREE
- SHOWS NEW STREET TREE
- SHOWS NEW SHRUB AT 3' CENTERS

SITE PLAN REVIEW NOTES

1. SITE CONTAINS A PROPOSED 5 UNIT TOWNHOME BUILDING
2. BASIS OF BEARINGS: PADS
3. THE PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 020202 03AS02 DATED JULY 6, 2015.
4. THIS PROPERTY IS ZONED C-6
5. ALL ABUTTING PROPERTY IS ZONED C-6
6. THIS TRACT CONTAINS 214726 S.F. OR 0.493 ACRES, MORE OR LESS.
7. SETBACKS SHOWN ARE FOR C-6 ZONING.
8. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION.

PARKING
TOTAL: 9 SPACES

GRAPHIC SCALE



FOR USE AND BENEFIT OF:
COPE GRACY
NORTH LITTLE ROCK TOWNHOMES, LLC
PO BOX 463
JOHNSON, AR 72141

LEGAL DESCRIPTION
LOT 8R, BLOCK 11,
GILES ADDITION
CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS.

THOMAS ENGINEERING COMPANY

SITE PLAN REVIEW
LOT 8R, BLOCK 11
GILES ADDITION
NORTH LITTLE ROCK, ARKANSAS

APPROVED: [Signature] DRAWN BY: [Signature]
SCALE: 1" = 10' DATE: [Date]

8810 JOCKOUT ROAD, N. LITTLE ROCK, AR 72116
TEL: 501-763-4483 FAX: 501-763-8814

SHEET NO. **C1**

SD2022-73 Giles Add, Lot 7R, Blk 10 (Replat & SPR for a 6 unit townhouse @ 400 Division St)

1. Engineering requirements on detention:

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

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

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Provide CNLR Grading Permit application to City Engineer with grading plans.
- c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- d. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.

3. Planning requirements before the plat will be signed:

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide street trees or provide a bond.
- c. Provide streetlights or provide a bond.
- d. Provide 5' ROW dedication along Division St and W 4th St.

4. Other Boards approvals required before applying for a building permit.

- a. Provide approved City Council ordinance on rezoning property to C6.

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. Street improvements must be approved by City Engineer and accepted by City Council.

6. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. The C6 zoning district requires the placement of a zero front and exterior side yard setback. Relocate the buildings to meet this minimum requirement.
- c. The C6 zoning district requires the placement of a 15' setback along the side yard where abutting residential. The property to the north is zoned and used as residential. Provide a 15' side yard setback along the northern property line.
- d. Provide dumpster location. Dumpster to have masonry screening.
- e. No fence is allowed in front of the building.
- f. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- g. Show steps, porches and overhangs on site plan.

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 alley improvements with a minimum of 21' of pavement.
- d. Provide ROW dedication.

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

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide 5 street trees 30' along W 4th St.
- d. Provide 3 street trees along Division St.
- e. 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.
- 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. Plantings are to be placed on all 3 sides of the parking area.
- g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
- h. Provide 6' 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.

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. Must meet the 2012 Arkansas Fire and Building codes.
- b. If there is a fence alongside the W 4th and/or Division St there will need to be gates installed to give access to those sides of the structure.
- c. Must have a fire apparatus access within 150' of all portions of the outside of the structure.
- d. Must have fire hydrants within 400' of all portions of the structure.

11. Meet the requirements of CAW.

12. Meet the requirements of NLR Wastewater, including:

- a. Provide a 15' easement around the existing 8" sewer main.
- b. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

15. Meet the requirements of NLR Electric.

16. Meet the requirements of Rock Region Metro.

SD2022-74 Richjohn Industrial Park, Lot 5A and 5B (Replat & SPR for a coffee shop @ 6620 Corporate Dr)

1. Engineering requirements on detention:

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

2. Engineering requirements before the plat will be signed:

- a. Provide ½ street improvements (street, drainage, curb and gutter, streetlights) along Corporate Drive or a performance bond.
- b. Provide 5' sidewalks and ramps along Corporate Drive.

3. Planning requirements before the plat will be signed:

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide 10' utility easements around property perimeter.

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

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

5. Meet the requirements of the City Engineer.

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. 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 along Corporate Drive.
- b. Provide ½ street improvements.

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

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide 6 street trees along Maumelle Blvd.
- d. Provide 6 street trees along Corporate Dr.
- e. 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.
- 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.

9. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. Pole signs are not permitted per the sign overlay district.

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

- a. A fire hydrant within 400' of the structure is required.
- b. Must meet the 2012 Arkansas Fire and Building codes.

11. Meet the requirements of CAW.

12. Meet the requirements of NLR Wastewater, including:

- a. White Oak connection fee applies.
- b. Grease interceptor required.
- c. Provide the intended use of the facility.
- d. Provide flow projection to support service line size.
- e. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

13. Meet the requirements of NLR Electric.

Rezone 2022-30

Request: rezone from R3 to R4 to recognize three (3) existing units

Location of the Request: 816 W 24th St, NLR, AR

Applicant: Chris Lacy, Attorney representing Metro Rental Group

Owner: Metro Rental Group, LLC

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

Site Characteristics: The site contains a duplex and a garage apartment in the rear yard. The buildings appear to have been constructed in the early 1960's. The area contains a number of uses including single-family and multi-family. There are commercial properties located in the area a number of which are undeveloped properties.

Master Street Plan: W 24th Street is indicated on the Master Street Plan as a local street. There are no dedicated bikeways located adjacent to the site.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3	3 homes on a single lot
South	R3	Single Family
East	R3	Single Family
West	R3	Single Family

Background:

1. **Compatible with previous actions?** The Commission has considered rezonings of properties with multiple residential units on one lot in the past.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal impact on public services and utilities since the units are existing.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no impact on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is adequate for the use of the property as proposed.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, a rezoning to R4 is the appropriate zoning to recognize the three (3) units on this single lot.

Summary:

The applicant is seeking a rezoning of the property from R3 to R4 to recognize three (3) existing units located on the property. The applicant requested a remodel permit for the rear garage apartment and it was determined the unit had lost its non-conforming status, which necessitated the request for rezoning. The front unit is a duplex unit and the rear unit is the garage apartment. There is an alley located along the rear of the property allowing access to the garage apartment.

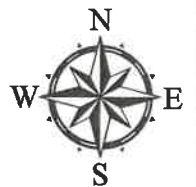
Parking for multi-family requires the placement of two (2) parking spaces per unit. If approved, the site will require the placement of six (6) on-site parking spaces to serve the three (3) units.

Rezone Case #2022-30



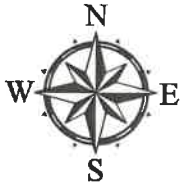
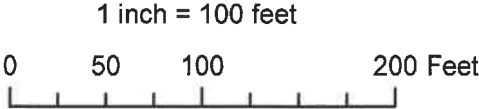
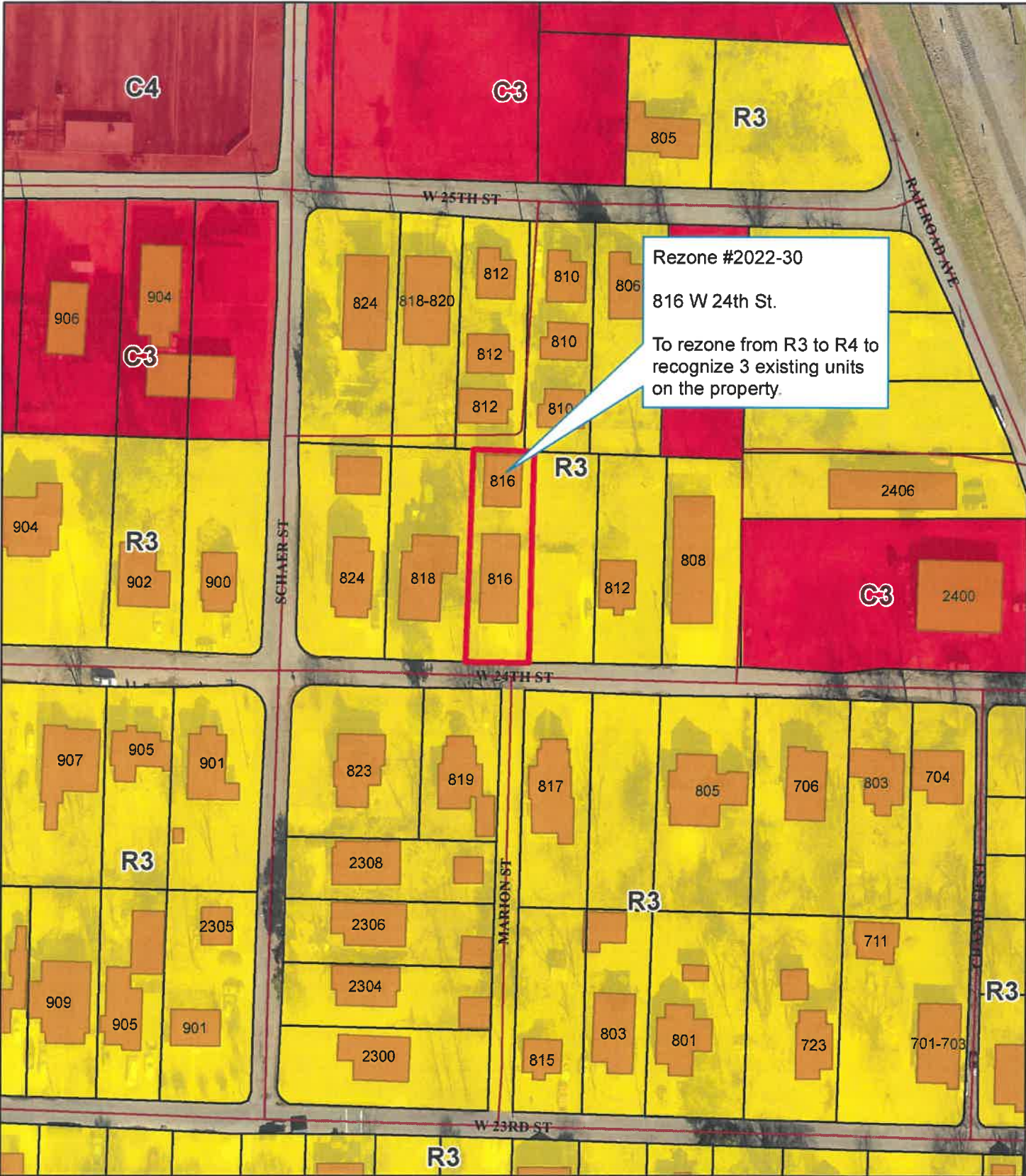
Ortho Map

1 inch = 20 feet



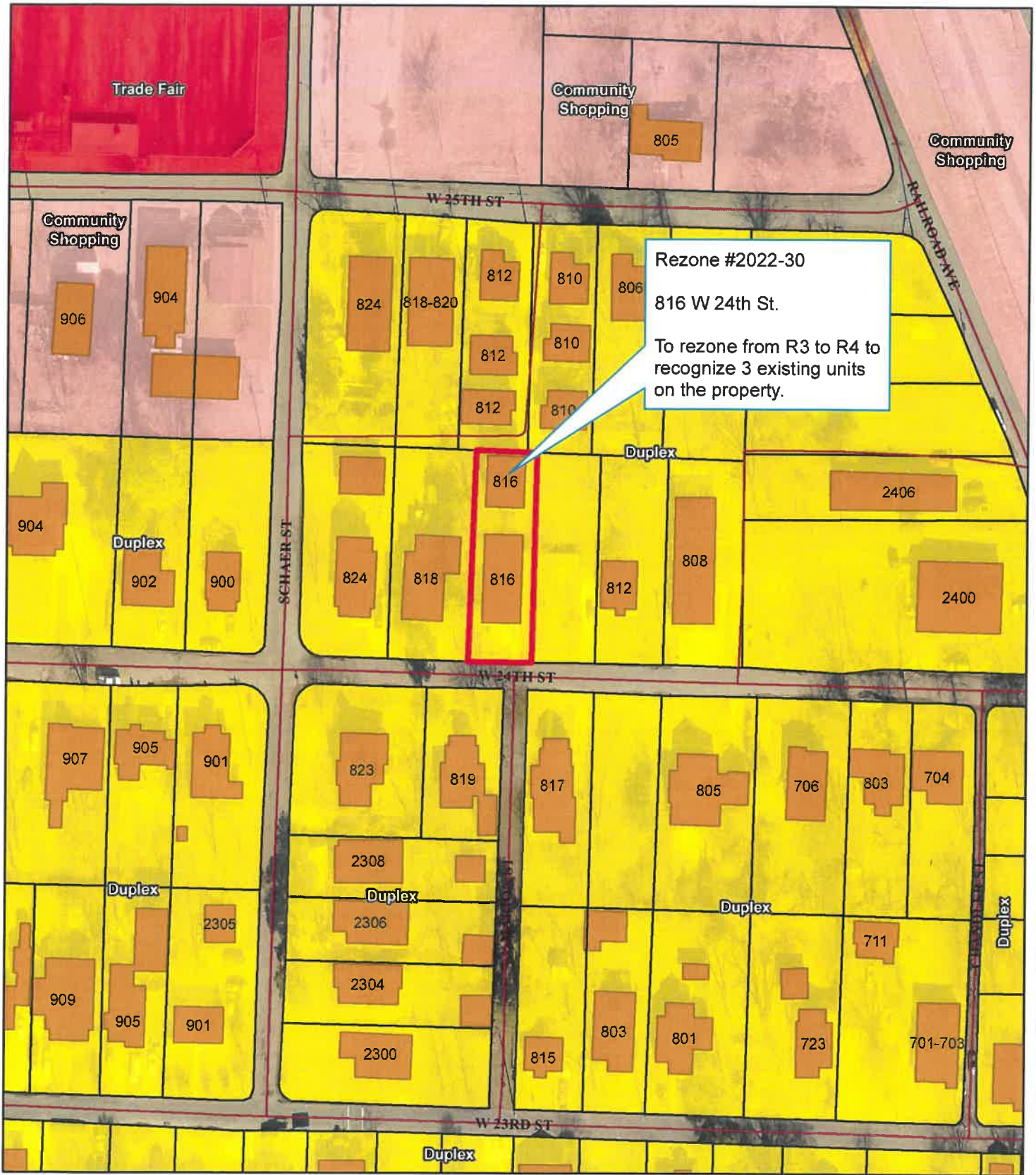
Date: 10/12/2022

Rezone Case #2022-30



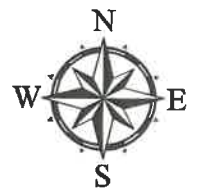
Date: 10/12/2022

Rezone Case #2022-30



Land Use Map

1 inch = 100 feet



Date: 10/12/2022

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.

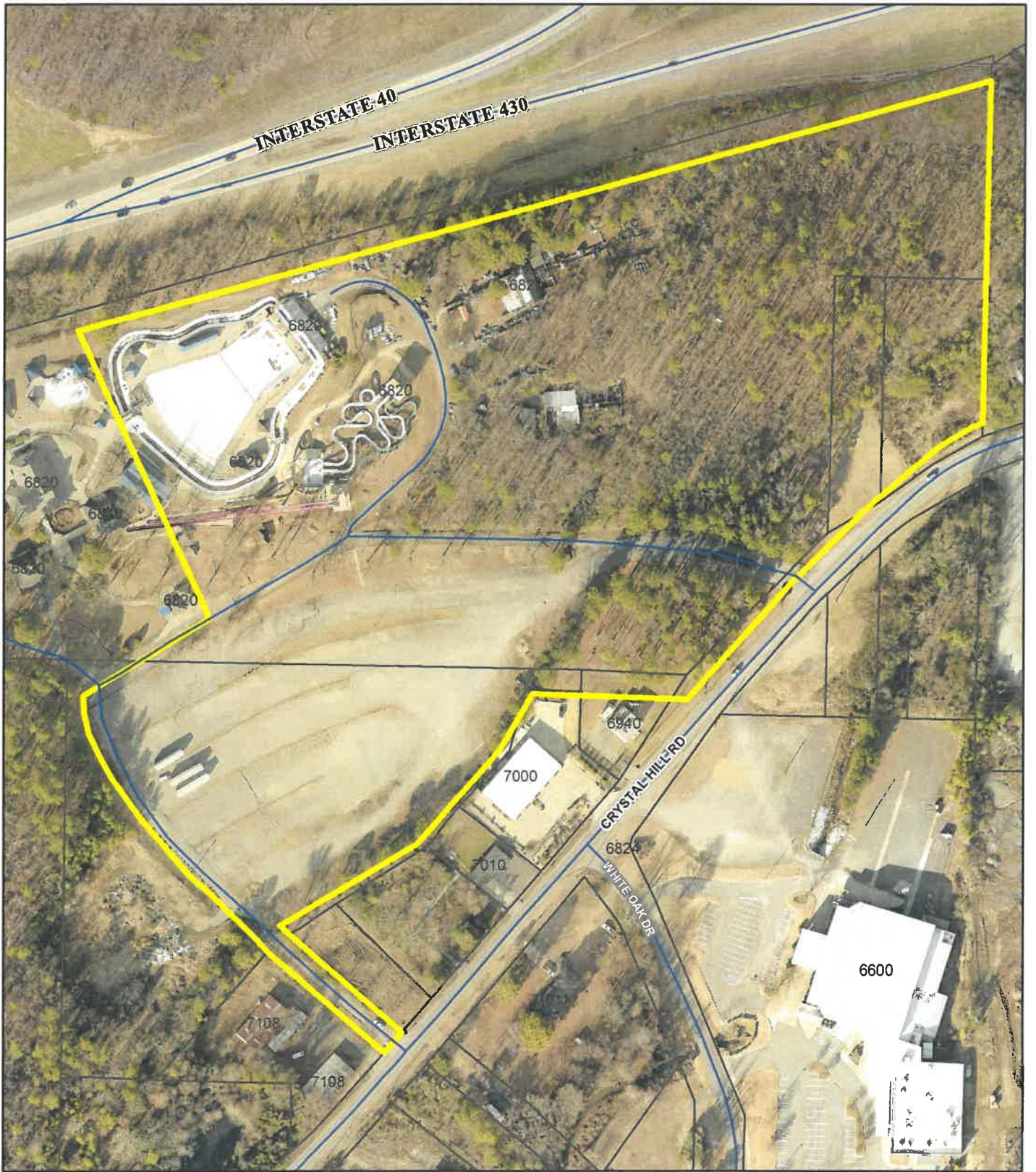
Summary: The applicant is seeking a Conditional Use for the property to allow the future development of this lot (Lot 1) with a large-scale recreational facility, T-time Outdoor Driving Range, a restaurant, bowling alley and arcade. The site plan indicates the construction of an entertainment center 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:

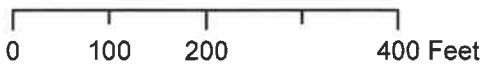
1. Meet the requirements of the Site Plan review approval.
2. Allow 150-foot tall poles to support safety screen around the driving range.
3. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
4. Lot 2 must be final platted at the same time 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 = 200 feet



Date: 10/28/2022

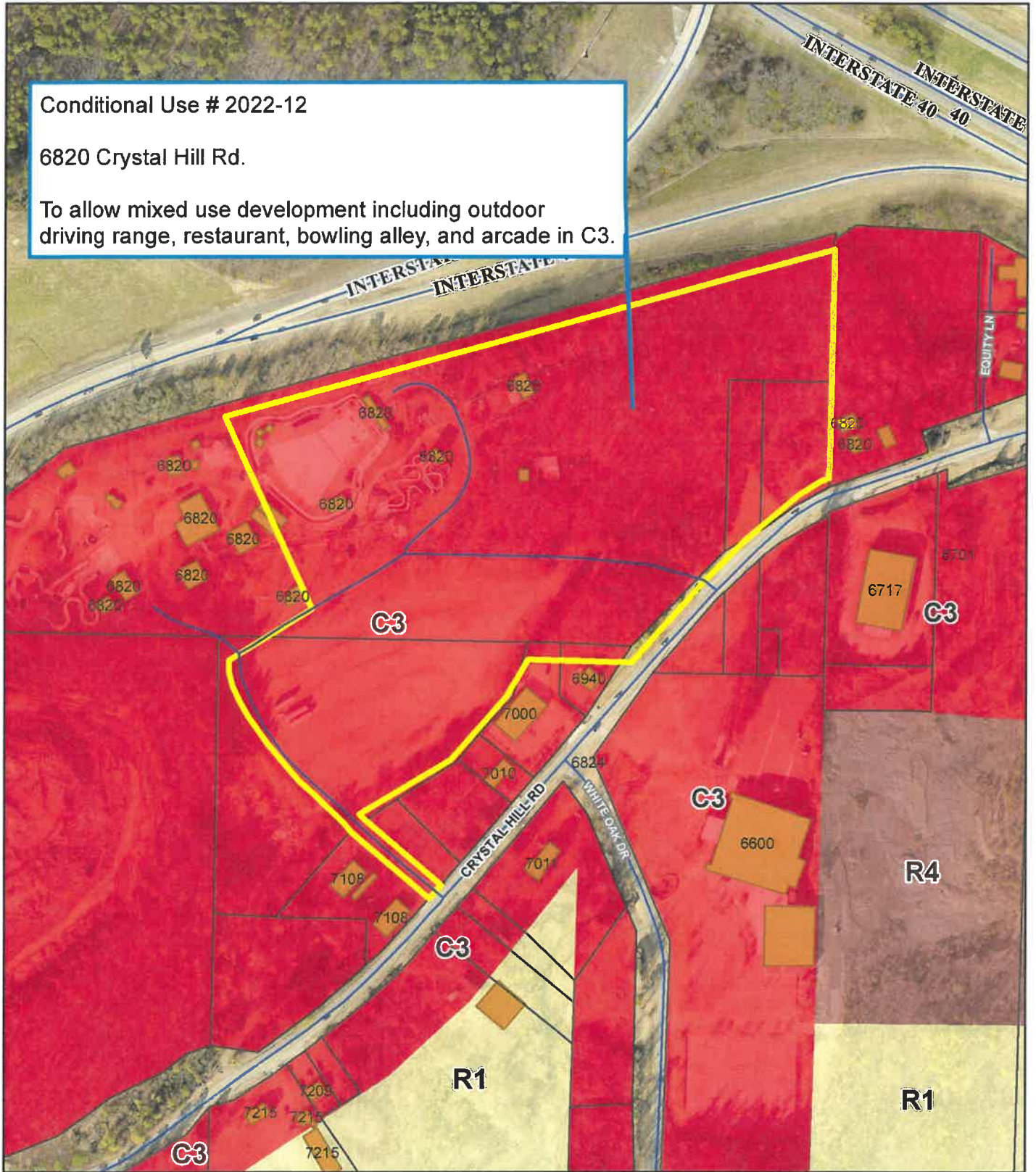
Map is not to survey accuracy

Conditional Use # 2022-12

Conditional Use # 2022-12

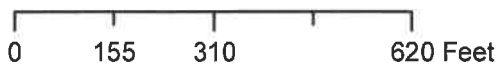
6820 Crystal Hill Rd.

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



Zoning Map

1 inch = 300 feet



Date: 10/28/2022

Map is not to survey accuracy

US INTERSTATE 480
(ROW VARIES)

LOT 1

PROPOSED
ENTERTAINMENT CENTER
17E-303.00

LOT 3

LOT 4

ARKANSAS STATE HIGHWAY 100
CRYSTAL HILL RD

LOT 2

GRAPHIC SCALE
1" = 100' ±

LEGEND

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

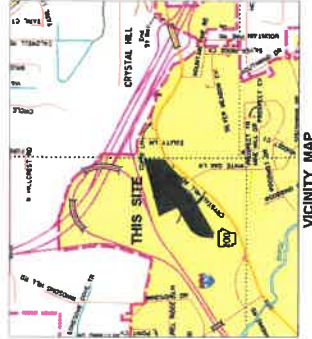
- STREET TREES
MIN. 2.0' HEIGHT AT INSTALLATION
- PRIVATE LOT TREES
MIN. 2.0' HEIGHT AT INSTALLATION
- GRUBS
- PHASE LINE

SITE PLAN REMARKS

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES (R.O.W. VARIES).
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES (R.O.W. VARIES).
3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES (R.O.W. VARIES).
4. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES (R.O.W. VARIES).
5. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES (R.O.W. VARIES).

SITE PARKING DATA

PROPOSED ENTERTAINMENT CENTER
17E-303.00
TOTAL PARKING SPACES: 100
TOTAL PARKING SPACES: 100



THOMAS ENGINEERING COMPANY
 2810 LANDOFF ROAD, N. LITTLE ROCK, AR 72116
 TEL: 501-757-4880 FAX: 501-757-8811

SITE PLAN REVIEW
 LOT 1
 MARY SHALE HILL ADDITION
 NORTH LITTLE ROCK, ARKANSAS

DATE: 01/15/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 40'

PROJ. NUMBER: 17E-303.00
 NOT FOR CONSTRUCTION

Request: to allow an events center in a C-PH zone

Location of the Request: 104 W F Ave, NLR, AR

Applicant/Owner: Renown Property Investment, LLC

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

Site Characteristics: The site contains a single story building constructed in the mid-1960's. The building is indicated containing 6,000 square feet along with an associated parking area located on the west side of the building.

Master Street Plan: JFK is indicated on the Master Street Plan as a Principal Arterial. W F Ave is indicated as a local street. There are no dedicated bikeways adjacent to the site.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C-PH and R3	Office and Single Family
South	C-PH and R3	Retail and Single Family
East	C-PH	Retail
West	R3	Single Family

Background:

- Compatible with previous actions?** The Commission has not considered an events center within the Park Hill Jump Start Overlay District.
- Neighborhood Position/Comment?** None at the time of printing.
- Effect on public service and utilities?** There should be minimal impact on public services and utilities.
- Legal Consideration/Reasonableness?** The request for a conditional use is reasonable due to the current zoning.
- Will the approval have a stabilizing effect on surrounding properties?** The lack of required parking on-site may cause over-flow parking on the adjacent streets and into the neighborhood.
- Is the site of adequate size for the development?** No, the site can not provide the required parking to serve the proposed use.
- Will this set a precedent for future rezoning?** Yes, approval of the use without providing the required parking could set a precedent for future requests.
- Should a different zoning classification be requested?** No, a Conditional Use is the appropriate zoning within the PH-C zoning district to allow the use of a portion of the building as an events center.

Summary:

The applicant purchased the building in September 2021, and is currently renovating the building into three suites. The 6,000 square foot building, built in 1966 was divided into four 1,500 square foot units, which have been used for a wide variety of businesses over the years that include: a real estate company, real estate school, barber shop, escape room, telemarketer, massage therapy and a church.

According to the applicant, once completed, the renovation will combine two of the units into one larger space; doors and hallways will connect with the two remaining units. A common corridor will be in the rear of the building providing additional means of egress through the building, with emergency exits at either end of the building. The intent is all three businesses occupying the building will work in conjunction with each other and will bring a new performing arts component to the Park Hill community. The space includes 2,145 retail, 950 for events center, an area for common spaces and 1,500 square feet for future renovation and use. The plan indicates the placement of 25 on-site parking spaces.

The larger space will be occupied by Renown Music (2,145 square feet). Adjacent to Renown Music, will be Renown Suite B. The primary functions of Renown Suite B will be to provide a performance venue for Renown Music's students for periodic student recitals. The venue will also be available to local private music instructors for small recitals, workshops or master classes. The venue will also be for lease offering a "just the right size space for smaller private affairs of 50 or fewer guests".

The approximately 950 square foot multipurpose gathering space will offer a modern industrial warehouse vibe. Renown, Suite B, will be available for birthday parties, bridal or baby showers, corporate luncheons, professional development workshops/classes or seminars. Any food served provided will be by catering contracted separately by the client. The only alcohol allowed will be wine, beer or champagne and will require a qualified bartender and security guard. The leasing of the space results in the need for a Conditional Use for an events center.

The site plan indicates the placement of 25 on-site parking spaces in the rear of the building. The applicant has approximately 300-feet of frontage along F Avenue, which could potentially provide additional parking within the public right of way via parallel parking spaces.

The typical parking assigned to an events center use is (1) space per (5) persons of occupancy. The site plan indicates an occupancy load of 135 for the events center portion of the building. This would result in the need for 27 on-site parking spaces for the events center portion. Retail parking is calculated at (1) space per 300 gross square feet of floor area. The applicant has indicated the retail portion of the building at 2,145 square feet resulting in the need to provide (7) on-site parking spaces. The plan also indicates an additional 1,500 square feet for future renovation. The use of this space has not been identified therefore parking can not be calculated but it is a given when the renovation is completed parking in some form will be required. Based on the current (2) uses a

total of 34 parking spaces are required to serve the proposed uses. As noted the site plan indicates a total of 25 on-site parking spaces.

The property is located within the Park Hill Jump Start Design Overlay District. The Overlay has specific development criteria including the placement of street trees, parking lot screening, street furniture and pedestrian amenities such as benches. Street trees are required along W F and placed a minimum of 40' on center, placed a minimum of 3' from the face of the curb, within the planting zone with a minimum planting area of 36 square feet, with a tree grate to ensure a safe and even walking surface. The applicant has approximately 300-feet of frontage along F Street, which would typically require the placement of 8 street trees.

Surface parking lots are to be screened by a 3' high minimum and may not exceed 4'. Street screen are to be the same building material as the principal structure on the lot or a vegetative screen composed of shrubs planted to be opaque at maturity. The site would also require the placement of 5 parking lot shade trees based on the proposed 25 parking spaces, (1 tree for every 6 parking spaces).

A residential transition area fence, a minimum 6' and maximum 8' high, is required when adjacent to any existing single-family detached residentially zoned lot. The required fence shall not be chain link or vinyl. In addition, a 6' wide landscape buffer with evergreen shrubs planted 3' on center and 6' minimum height at maturity is required to be planted within the landscape buffer parallel to the single family residential lot line. There is an existing chain link fence with metal slats in place along the southern perimeter adjacent to the existing single family home. The fence is in disrepair and in places is not standing.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on October 19, 2022.

Conditions to Consider:

1. Meet the requirements of the Park Hill Overlay District -
 - a. Provide street trees along W F St placed a minimum of 40-feet on center, 3-feet from the face of the curb, within the planting zone with a minimum planting area of 36 square feet, with a tree grate to ensure a safe and even walking surface.
 - b. Provide parking lot screening by placing a 3-foot high (minimum; may not exceed 4 feet) Street Screen of one of the following:
 - i. The same building material as the principal structure on the lot; or
 - ii. A vegetative screen composed of shrubs planted to be opaque at maturity; or
 - iii. A combination of two below:
 - a. Species shall be selected from the Planting List in the ZO Section 7.3: Screen Types. The required Street Screen shall be located at the minimum setback line along the corresponding frontage.

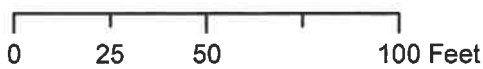
- b. Street Screens cannot block any required sight triangles along a cross street or driveway.
 - c. Street Screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.
 - c. Parking lot landscaping shall meet the requirements of the Zoning Ordinance Sections 7.2.1 & 7.2.2, which includes parking lot shade trees, minimum landscape strips and parking lot screening shrubs.
 - d. Street furniture and pedestrian amenities such as benches are recommended along all Pedestrian Priority Frontages. W F Avenue is classified as a Pedestrian Priority street.
 - e. Provide the proposed dumpster facilities on the site plan along with a note indicating the required screening. Dumpsters are to be screened with masonry screening materials.
 - f. A residential transition area fence, minimum 6 feet and maximum 8 feet high, shall be required when adjacent to an existing single-family detached residentially zoned lot and shall be optional for all other agencies. The required fence shall NOT be chain link or vinyl. A 6-foot wide landscape buffer with evergreen shrubs planted at 3' on center and 6' min. in height at maturity shall also be required to be planted within the landscape buffer parallel to the SF-residential lot line.
2. Provide (1) on-site parking space per (5) occupants per the occupancy load for the events center. Provide (1) parking space for each 300 square feet of floor area for the retail use of the building.
 3. The days & hours of operation for the event portion of the site are from 7:00 am to 10:00 pm 7-days per week. The retail portion of the business will not operate outside the indicated hours for the event center.
 4. Provide licensed security for events serving alcohol.
 5. Meet the requirements of the Fire Marshal.
 6. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
 7. Approval from the NLR Fire Department is required prior to the issuance of a business license.
 8. Business license to be issued after Planning Staff confirmation of requirements.
 9. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Conditional Use # 2022-16



Ortho Map

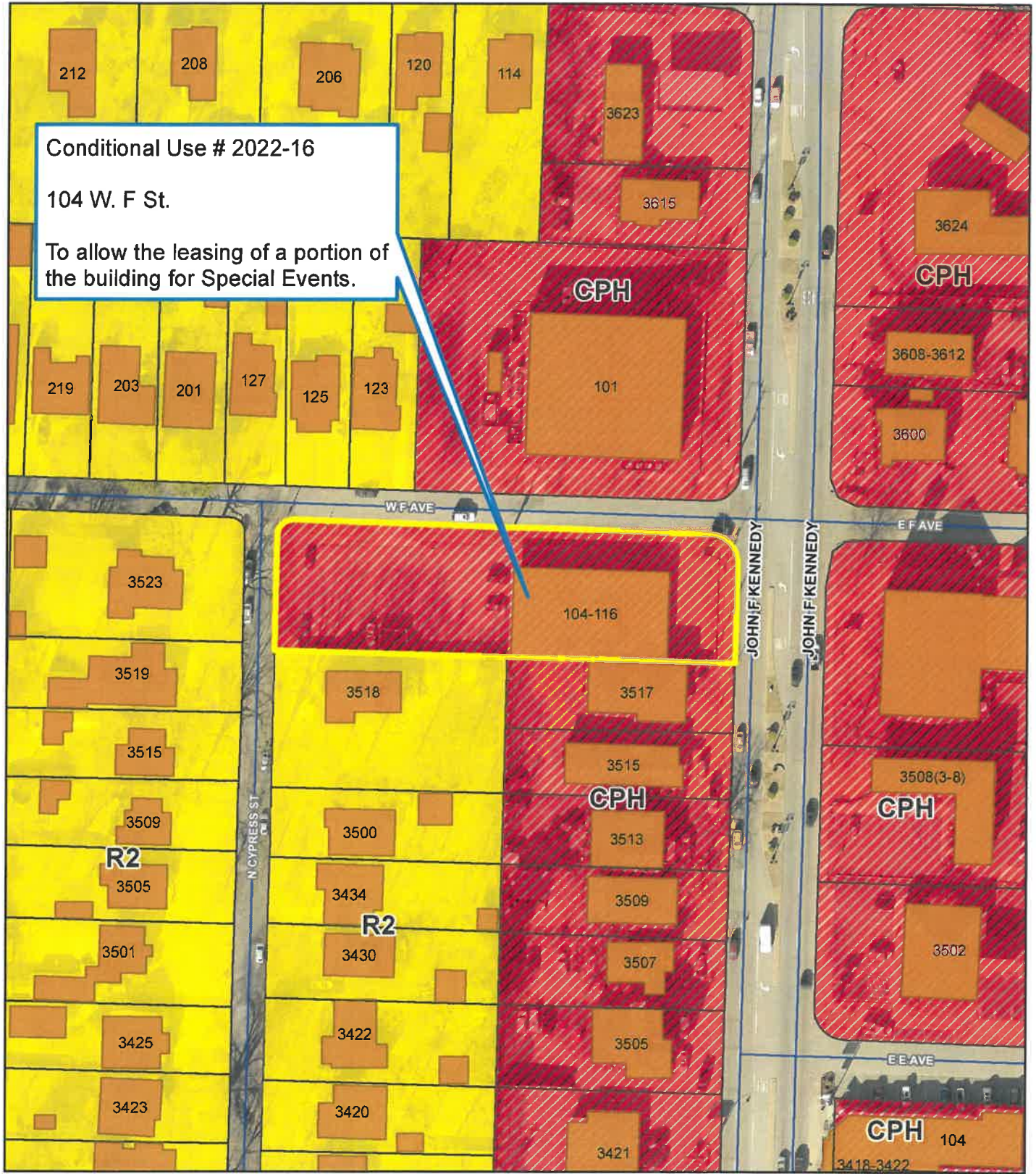
1 inch = 50 feet



Date: 9/27/2022

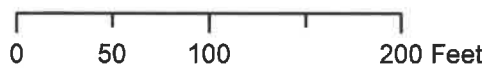
Map is not to survey accuracy

Conditional Use # 2022-16



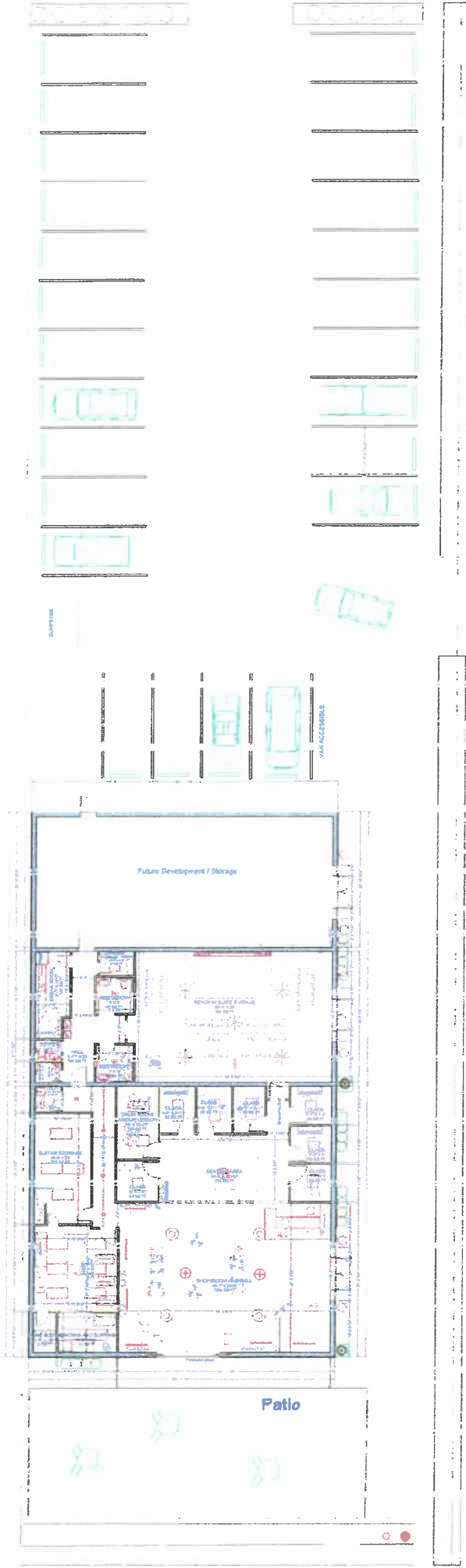
Zoning Map

1 inch = 100 feet



Date: 9/27/2022

Map is not to survey accuracy



Special Use 2022-14

Request: to allow a contractor's office with warehousing and outdoor storage in a C3 zone

Location of the Request: 705 W 29th St, NLR, AR

Applicant: Michael Garner, PRO Service Builders

Owner: Direct TV U-Verse

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

Site Characteristics: The site contains a warehouse building with a fenced storage yard in the rear. The area contains a mixture of uses included I-40 ROW to the north, City of NLR office buildings to the east, west and south of the site. There are hotels, offices and city buildings located in the immediate area including the Fitness Center and Library. The future City Services building (Blue Cross Blue Shield bldg.) is located directly to the south.

Master Street Plan: W 29th Street is classified as a local street on the Master Street Plan. There are no dedicated bikeways adjacent to the site.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	Not Zoned	I 40 ROW
South	C3	Hotel and Future City Services Building
East	C2	Offices
West	C2	City of NLR Code Enforcement

Background:

1. **Compatible with previous actions?** The building was originally constructed as a warehouse building. The applicant is proposing to utilize the existing building for storage along with adding fencing to secure the site.
2. **Neighborhood Position/Comment?** Two calls concerned about outdoor storage and upkeep of the property.
3. **Effect on public service and utilities?** There should be minimal impact on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is a reasonable request.
5. **Will the approval have a stabilizing effect on surrounding properties?** The applicant is proposing to reuse an existing warehouse building for storage. The plan also includes the placement of equipment outdoors within a fenced/screened service area.
6. **Is the site of adequate size for the development?** Yes, the site is adequate to serve the use.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, a Special Use within the C3 zoning district allows the use of the property as proposed by the applicant.

Summary:

The applicant is proposing to reuse an existing warehouse building for storage and warehousing. PRO Services is a restoration company serving both residential and commercial properties. The company provides commercial and residential restorations from natural disasters within the home and/or business. In some cases, the company must remove the contents from a home or office and these contents must be stored at a secured off-site location. The applicant is proposing to utilize this warehouse building as a conditioned storage facility for these items.

The business utilizes trucks and trailers, which will be stored within the secure outdoor storage area on the site. The business also utilizes storage containers, which will also be stored on the site when not in use at a work site. The applicant is proposing to utilize the existing rear yard fence. The fence is a 6-foot chain link fence with 3 strands of barbed wire for a total height of 7' 6"±. The fence has metal slats woven through the fence to provide screening. The applicant is proposing to add a new chain link fence along the side portion of the building. The new fence is proposed 6' and is proposed without barbed wire. The applicant is also proposing the construction of a paint booth within the rear yard storage area.

The applicant indicates the business operates during normal business hours but in case of emergencies the business needs access to the site on a 24/7 basis.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on October 19, 2022. The Committee recommended the following conditions.

Conditions to Consider:

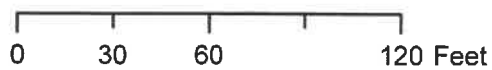
1. The use of the site is for PRO Service Builders and its subsidiaries for storage/warehousing of materials, equipment, trucks and trailers and individuals personal belongings due to a renovation project.
2. The hours of operation are 24/7.
3. A new chain link fence and security gate is allowed along the side yard adjacent to the existing parking area. The security gate is to meet the Fire Marshal's requirements.
4. The existing 7 ½' chain link fence with metal slats and 3 strands of barbed wire is allowed within the rear yard.
5. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
6. Commercial permits are required for any renovations, paving and fencing.
7. Approval from the NLR Fire Department is required prior to the issuance of a business license.
8. Business license to be issued after Planning Staff confirmation of requirements.
9. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Special Use #2022-14



Ortho Map

1 inch = 60 feet



Date: 9/27/2022

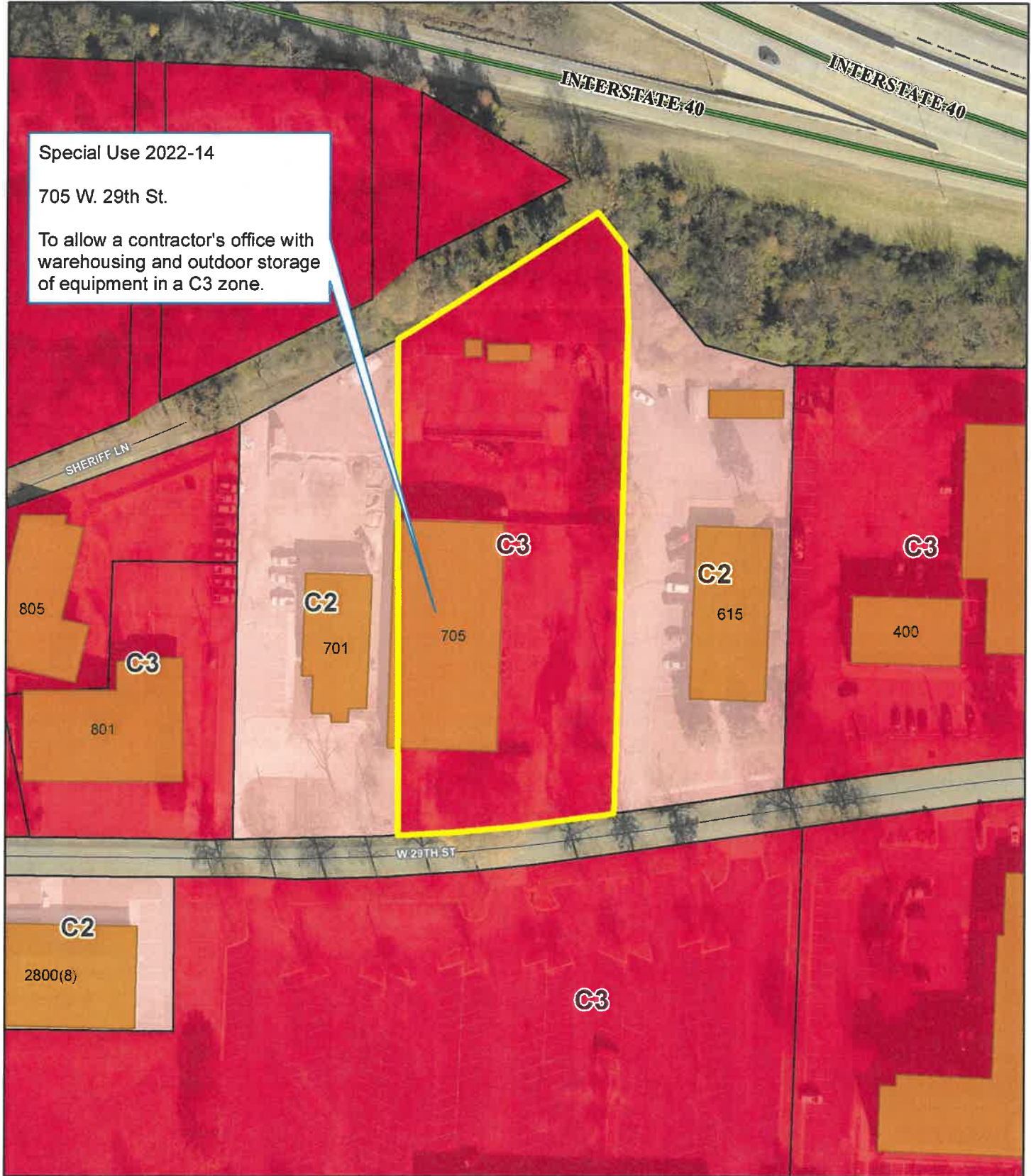
Not an actual survey

Special Use #2022-14

Special Use 2022-14

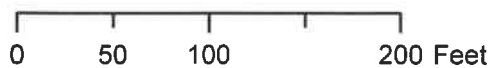
705 W. 29th St.

To allow a contractor's office with warehousing and outdoor storage of equipment in a C3 zone.



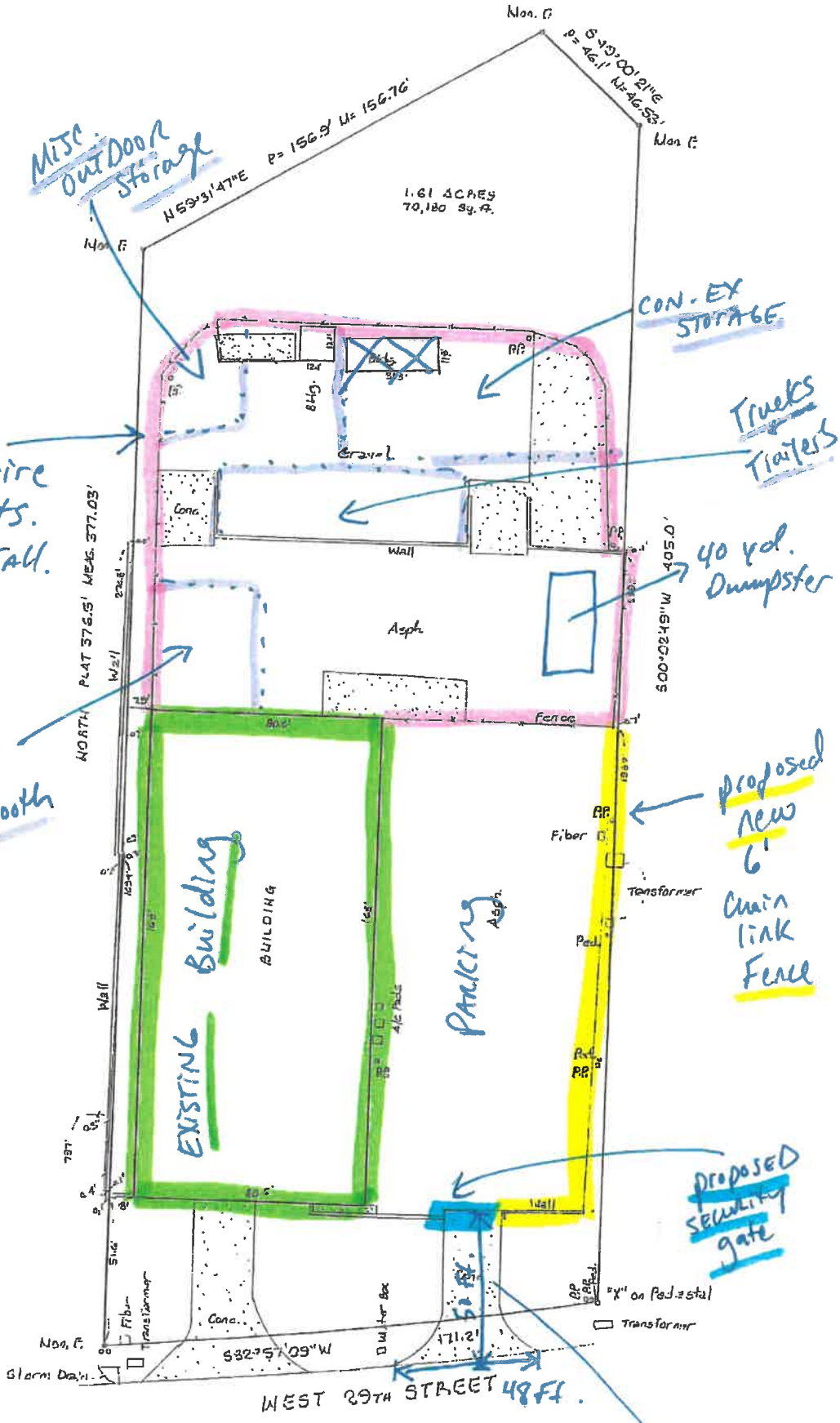
Zoning Map

1 inch = 100 feet



Date: 9/27/2022

Not an actual survey



705 WEST 29th Street
North Little Rock, AR

NOTE - Drive 50ft. long

Special Use 2022-18

Request: to allow a concrete plant until December 31, 2023 in a C4 zone

Location of the Request: 10101 HWY 70, NLR, AR

Applicant: Razorback Concrete

Owner: NOARK Enterprises Inc

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

Site Characteristics: The site contains a residential structure and trailer parking. This area of HWY 70 contains a mixture of uses including residential, commercial and industrial uses.

Master Street Plan: HWY 70 is a State Highway, classified as a Minor Arterial on the Master Street Plan. There are no dedicated bikeways adjacent to the site.

Surrounding Land Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2	Undeveloped
South	I2 & C4	Undeveloped and Warehouse
East	R2	Residential
West	R2	Contractor's Yard

Background:

1. **Compatible with previous actions?** Yes, the applicant is seeking approval of a Special Use to allow the placement of a temporary concrete plant on the site.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** The Special Use to allow the temporary use as a concrete plant should have minimal impact on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request to allow a temporary plant at this location is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** No change is expected.
6. **Is the site of adequate size for the development?** The site is adequate to allow the temporary use.
7. **Will this set a precedent for future rezoning?** No, the area has a mixture of zoning classifications including residential, commercial and industrial.
8. **Should a different zoning classification be requested?** No, a Special Use is the avenue for a temporary concrete plant within the C4 zoning district.

Summary:

The applicant is seeking approval of a Special Use to allow the placement of a temporary concrete plant on the site for use until December 31, 2023. The applicant has indicated an upcoming contract will require the production of concrete in a quantity much greater than their plant located just to the east of this site can produce.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on October 19, 2022. The Committee recommended approval with conditions.

Conditions to Consider:

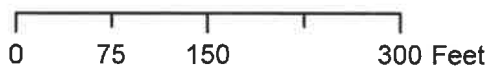
1. The request will allow a temporary concrete plant on the site until December 31, 2023
2. The days & hours of operation are 24/7.
3. Meet the requirements of the Fire Marshal
4. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes
5. Approval from the NLR Fire Department is required prior to the issuance of a business license
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 Special Use and/or loss of Business License and/or removal of Electric Power Meter

Special Use #2022-18



Ortho Map

1 inch = 150 feet



Date: 10/17/2022

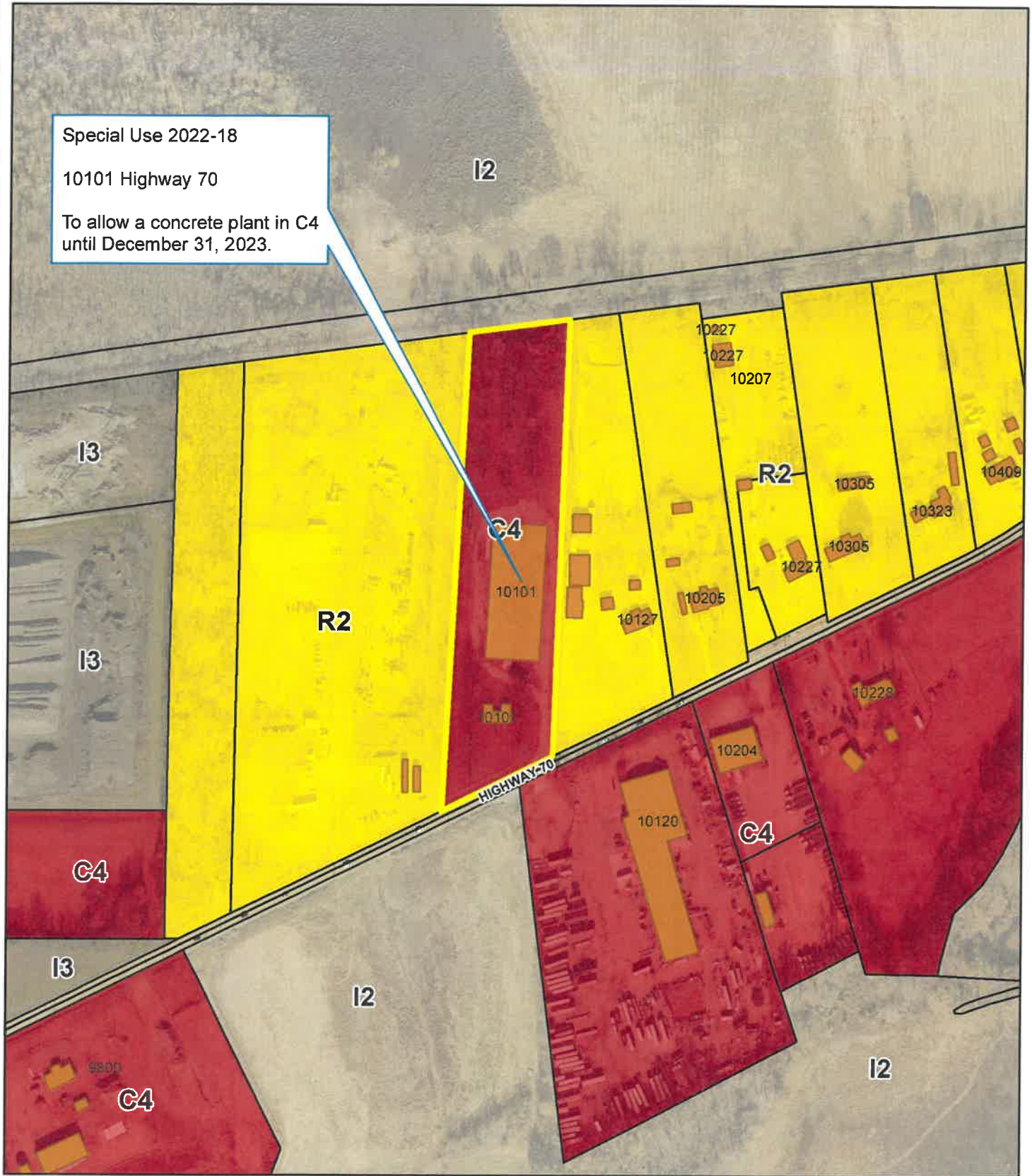
Not an actual survey

Special Use #2022-18

Special Use 2022-18

10101 Highway 70

To allow a concrete plant in C4 until December 31, 2023.



Zoning Map

1 inch = 300 feet



Date: 10/17/2022

Not an actual survey

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



Ortho Map

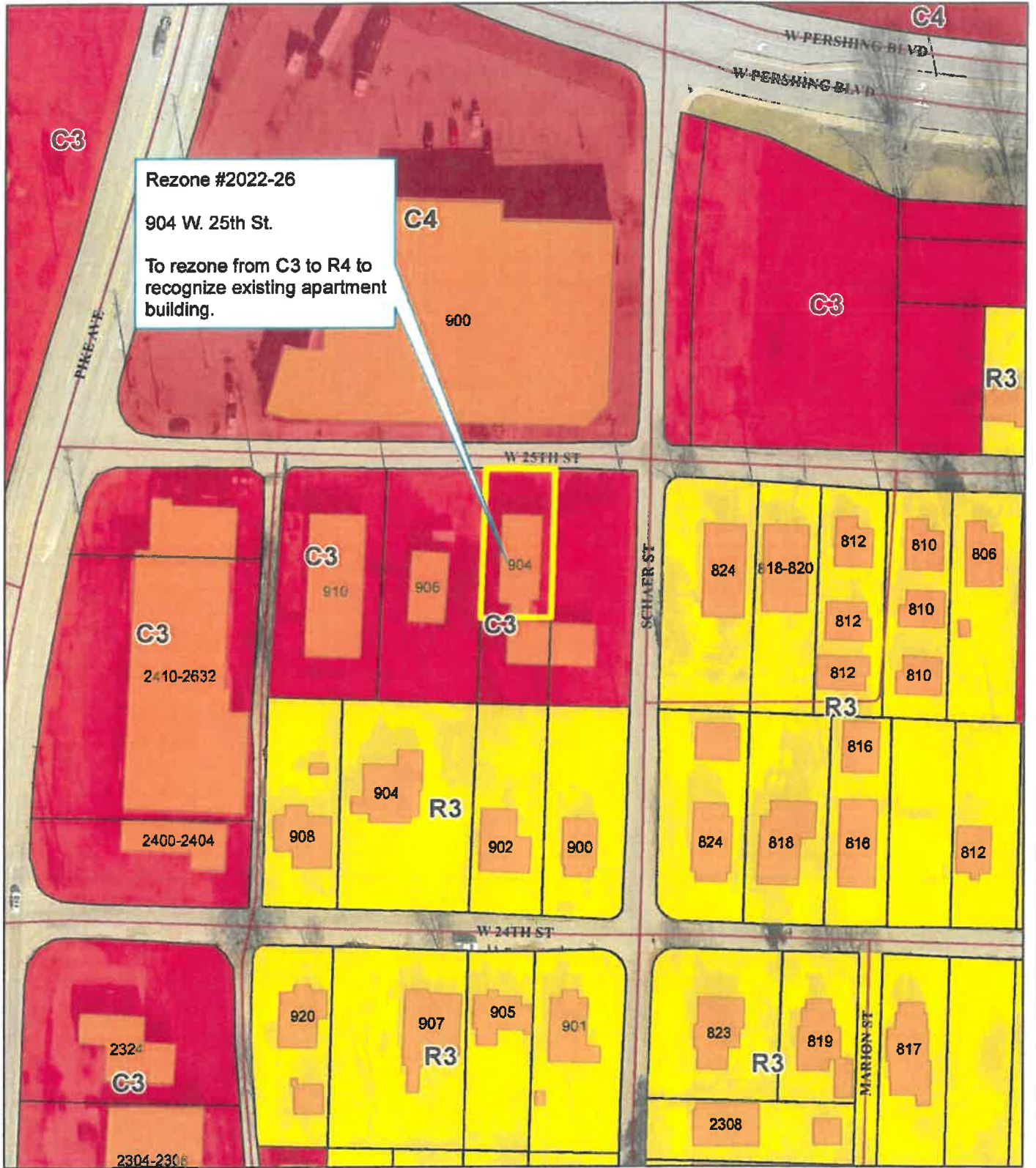
1 inch = 30 feet

0 15 30 60 Feet

Date: 9/27/2022

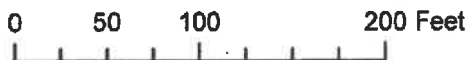


Rezone Case #2022-26



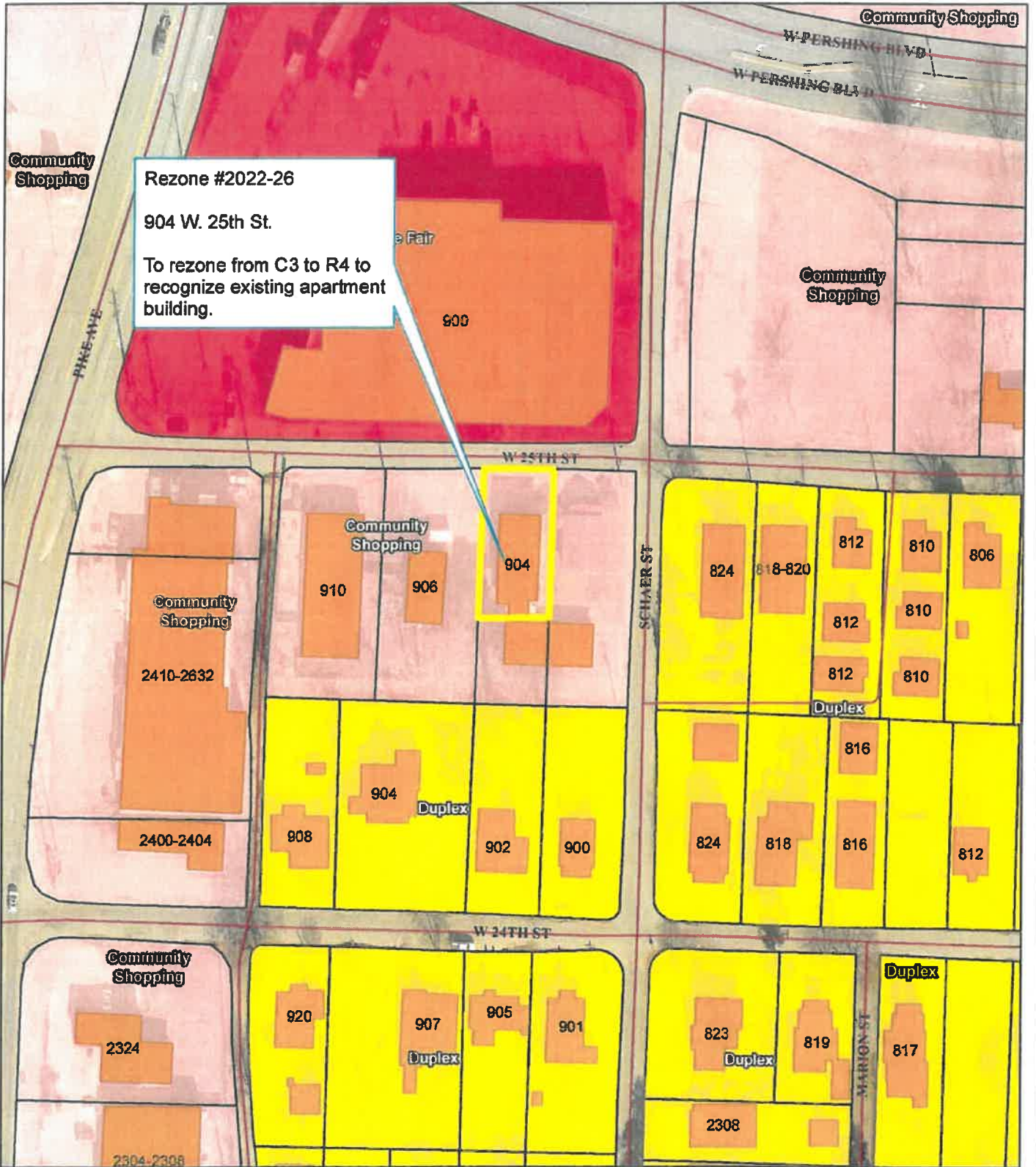
Zoning Map

1 inch = 100 feet



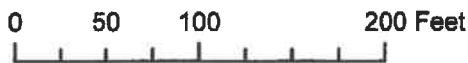
Date: 9/27/2022

Rezone Case #2022-26



Land Use Map

1 inch = 100 feet



Date: 9/27/2022

