



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

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

Administrative:

- Approval of Minutes:** ▪ November 8, 2022

Planning Commission Items:

1. **SD2022-76** North Argenta Addition, Lot A, Blk 45, (Replat @ 1301 Main Street)
2. **SD2022-77** Maumelle Curve Business Park, Lot A (Prel Plat and SPR @ 16 Maumelle Curve Court for a building)
3. **SD2022-78** Skyline Row, Lots 1 and 2 (SPR @ 101 Skyline Drive for a 4 unit townhouse)
4. **SD2022-80** Cypress Trail, Lot 1 (Replat @ 10524 Crystal Hill Rd)
5. **SD2022-81** Alexander Place Add, Lot 2 (SPR @ 15033 HWY 165 for a drive-thru coffee shop)
6. **Special Use 2022-19** to allow a tow company in an I1 zone @ 6000 MacArthur Dr, NLR, AR
7. **Special Use 2022-20** to allow an adult daycare @ 5309 McClanahan Drive #F3, NLR, AR
8. **Special Use 2022-21** to allow a Pre-K before and after school child care in a R2 zone @ 1 E 52nd Place, NLR, AR
9. **Rezoning 2022-32** a rezoning from R3 to R4 located @ 603 W 45th St, NLR, AR
10. **Rezoning 2022-33** a rezoning from R4 to C6 @ 712 & 716 N Olive St, NLR, AR
11. **Rezoning 2022-34** a rezoning from R4 to C6 @ 816 N Olive St, NLR, AR
12. **Rezoning 2022-35** a rezoning from R4 to C6 @ 902 N Poplar St, NLR, AR
13. **Rezoning 2022-36** a rezoning from R4 to C6 @ 910 N Poplar St, NLR, AR
14. **Rezoning 2022-37** a rezoning from R3 to R4 @ 1623 Chandler St, NLR, AR to recognize 2 single-family homes on a single lot

Public Comment / Adjournment:



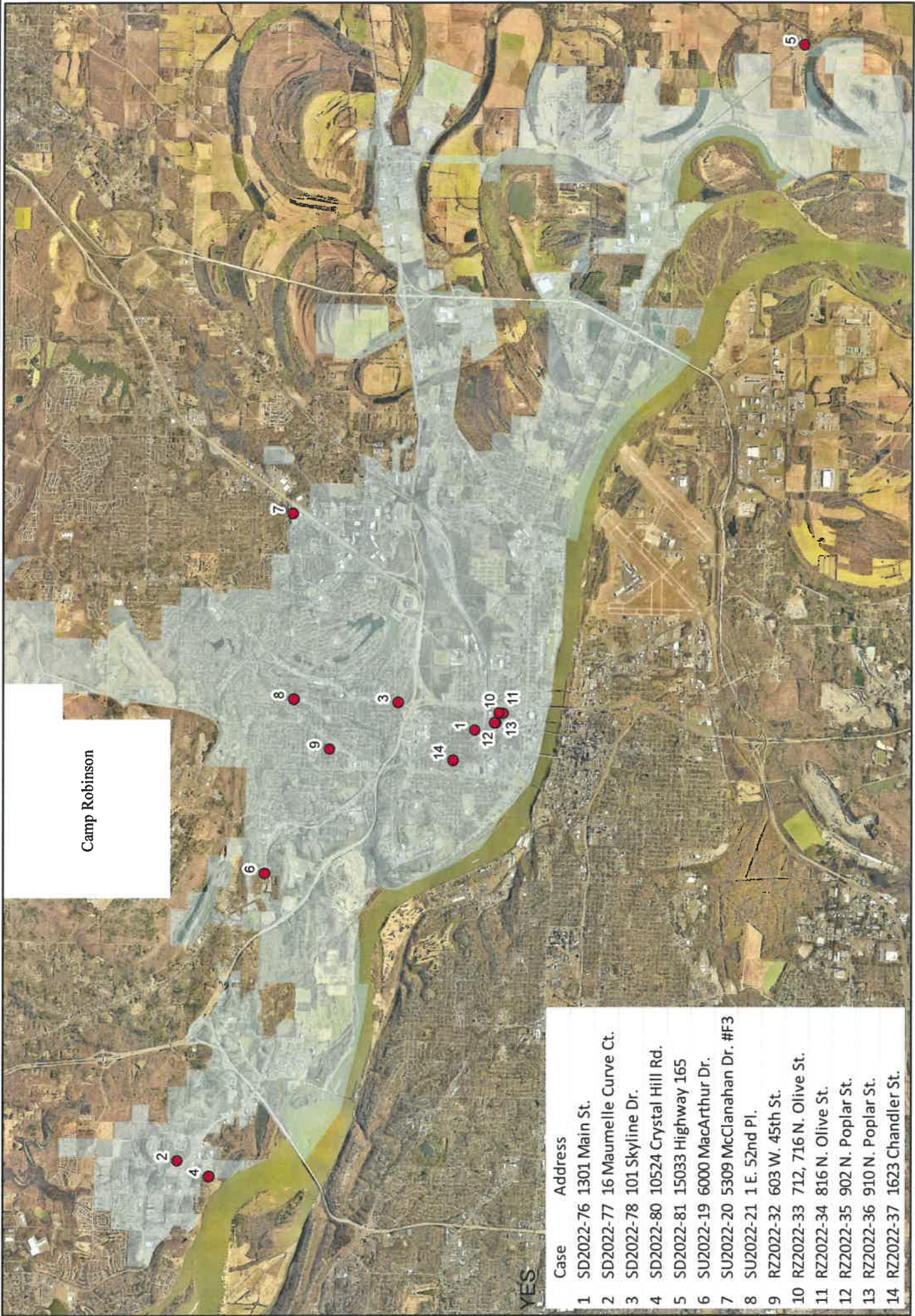
**NORTH LITTLE ROCK
PLANNING COMMISSION
HEARING PROCEDURES
(1/1/2019)**

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.



Camp Robinson

YES

Case	Address
1	SD2022-76 1301 Main St.
2	SD2022-77 16 Maumelle Curve Ct.
3	SD2022-78 101 Skyline Dr.
4	SD2022-80 10524 Crystal Hill Rd.
5	SD2022-81 15033 Highway 165
6	SU2022-19 6000 MacArthur Dr.
7	SU2022-20 5309 McClanahan Dr. #F3
8	SU2022-21 1 E. 52nd Pl.
9	RZ2022-32 603 W. 45th St.
10	RZ2022-33 712, 716 N. Olive St.
11	RZ2022-34 816 N. Olive St.
12	RZ2022-35 902 N. Poplar St.
13	RZ2022-36 910 N. Poplar St.
14	RZ2022-37 1623 Chandler St.



NLR Planning Commission - December 13, 2022

3.5 Miles

0 0.875 1.75



This map is not survey accurate.

North Little Rock Planning Commission
Minute Summary
November 8, 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
Vandy Belasco
Don Chambers
Charlie Foster
Junior Phillips
Renee Pierce
Edward Wallace

Members Absent:

Emanuel Banks

Staff Present:

Shawn Spencer, Director
Donna James, Assistant Director
D. Tracy Spillman, City Planner
Elaine Lee, City Attorney

Approval of Minutes:

Commissioner Chambers made a motion to approve the October 11, 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, (8/0).

Administrative:

Public Hearing:

Item #1 - Rezone 2022-31 from C6 to PUD to allow a surface parking lot located at 220 Pike Ave, NLR, AR

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 representing the owner on the request.

Commissioner White questioned the need for the parking lot. Mr. Pownall stated the parking lot was to serve an apartment complex located to the west. He stated the requirement for the parking lot was placed

on the owner by the Board of Zoning Adjustment to allow a reduction in the required parking, the owner was to construct a parking lot within a reasonable distance to the proposed apartment development providing 50 parking spaces to serve as over-flow parking.

There was a general discussion concerning the proposed apartment development and the parking ratio being provided. Mr. Pownall stated at the Board of Zoning Adjustment hearing the numbers were run based on the number of bedrooms, not the number of units. He stated the parking provided allows one parking space per bedroom of the proposed apartment development and not just one space per unit. He stated the current zoning was C6. He stated the off-site parking would most likely serve as employee parking or guest parking.

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

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

Rezone 2022-31 was approved with (8) affirmative votes and (1) absent.

Design Review Committee Administrative:

Item #1 - SD2022-71 Resorts at Rockwater Addition, Lot 2 (Prelim Plat & SPR to allow a parking lot located at 220 Pike, NLR, AR)

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:
 - 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (8/0).

Item #2 - SD2022-72 Giles Add, Lot 8R, Blk 11, (Replat & SPR for a 5-unit townhouse @ 314 Parker St, NLR, AR)

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. 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (8/0).

Public Hearing:

Item #3 - Rezone 2022-28 from R4 to C6 to allow a 6-unit townhouse @ 400 Division St, NLR, AR

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 representing the owner on the request.

Mr. Pownall stated the request was a rezoning from R4 to C6 to allow the development a 6-unit townhouse development.

Chairman Clifton called for comments from the audience. Mr. Cliff Hoffman addressed the Commission in opposition of the request stating he and his wife had recently constructed a house on the corner of 4th and Division Streets. He stated the concern was traffic. He stated there were several reasons the rezoning was not appropriate. He stated the rezoning to C6 would be contrary to the ordinance which established C6. He stated C6 was developed as the core of Downtown. He stated the zoning was created for high density areas. He stated it was not created for the development of two dead-end streets. He stated both 4th Street and Division Street came to a dead-end at the corner where this lot was located. He stated if rezoned the property could be used for commercial use. He stated all the traffic would come to the site

from Pike Avenue adjacent to the house he just built. He stated the street was not 21-feet wide. He stated there was not area for people to park. He stated with the lack of on-site parking there would not be enough street parking to accommodate six families. He stated his concern was the development as proposed would cause the value of the home he recently constructed to lose value beyond the cost of building the home. He stated the property was currently zoned R4 which would allow the development of townhouses. He stated he was all for finding places for the residents of North Little Rock to live but not at the cost of the property owners within an area.

Commissioner White questioned the use allowed within the current zoning. Mr. Pownall stated the use of the property as multi-family was a permitted use. He stated the reason for the C6 zoning request was to allow the site to develop with lesser setbacks. He stated the site would be developed as a residential development.

There was a general discussion concerning the parking requirements of the R4 zoning district and the C6 zoning district. The Commission noted the concern was the on-street parking which would occur with the development. Commissioner White stated the street was narrow and there would most likely be two cars per unit. Commissioner Foster stated he concurred and felt there would be a demand for parking in the area. He stated there were so many driveways and alleys and the blocks were short. He stated he felt there was potentially a parking problem in the area.

The Commission questioned if the request could be filed as a PUD. Staff stated it would have to follow the PUD process. Staff stated if the issue were parking, the PUD was not solving the parking issue. Commissioner Belasco questioned if the PUD would solve the problem with the setbacks. Mr. Pownall stated the PUD would allow the setbacks as proposed but the remaining problem would be parking.

Chairman Clifton called for a roll call vote -

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

Rezone 2022-28 was denied with (1) affirmative vote, (7) no votes and (1) absent.

Design Review Committee Administrative:

Item #3 - SD2022-73 Giles Add, Lot 7R, Blk 10, (SPR for a 6-unit townhouse @ 400 Division St, NLR, AR)

Due to the rezoning of the property being denied (Rezone 2022-28 from R4 to C6) the Commission did not consider this item.

Item #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, NLR, AR)

Commissioner Chambers stated during the Design Review Committee meeting a new plat was requested to match the required building lines and setbacks. Commissioner Chambers stated in talking with staff

it was his understanding the new plat had not been received by staff. He stated due to the lack of new information he would recommend the item be deferred to a later date to allow the platting concern to be addressed. Commissioner Chambers questioned Mr. Thomas Pownall if this was agreeable. Mr. Pownall stated he was agreeable to a postponement of the item.

Commissioner Chamber provided a motion for postponement of the item. Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (8/0).

Public Hearing:

Item #5 - Rezone 2022-30 from R3 to R4 to recognize 3 existing units @ 816 W 24th St, NLR, AR

Chairman Clifton called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. Chris Lacy, Attorney for Metro Rental Group addressed the Commission stating he was representing the owner on the request. He stated the property was purchased by Metro Rental Group and the property contained three units, a duplex and a detached single family house. He stated the property was grandfathered-in but since the purchase of the property, the rear structure had sat vacant for more than 1-year resulting in the loss of the non-conforming status. He stated even though it was a multi-family lot to allow the power to be restored required a rezoning to R4 to allow the remodeling and getting persons back into the units.

Commissioner Chambers questioned the use of the property and the number of parking spaces. Staff stated the request was to rezone to recognize the three units. Staff stated there was no change to the site. The rezoning was to allow the three units on a single lot to be utilized and power supplied to all three units. Mr. Jeff Acklin addressed the Commission stating he did not know the exact number of parking spaces on the site. He stated the owners would work with the engineer to determine the number of spaces and how and if additional parking could be added.

There was a general discussion concerning parking and the availability of parking on the site. Commissioner White stated his concern was parking on the street. He stated the city was gaining more and more cars daily. He stated the approval would allow and force parking on the streets. Chairman Clifton stated he understood the concerns of the Commission. He stated there were situations all over town where the use was created a number of years ago and continued to function. He stated the previous item was something new, not a continuation of what had existed for a number of years in the past.

Chairman Clifton called for a roll call vote -

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

Rezone 2022-30 was approved with (7) affirmative votes, (1) no vote and (1) absent.

Item #6 - Conditional Use 2022-12 to allow a large-scale recreational facility in a C3 zone @ 6820 Crystal Hill Rd, NLR, AR

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 representing the owner on the request. Mr. Pownall stated the requested Conditional Use was to allow a large-scale recreational facility for T-time Golf. He stated the Conditional Use would allow the height of the poles to secure the netting to keep the golf balls on the site.

Commissioner Chambers questioned the application and the process. Staff stated this was a three-part process. Staff stated last month the Commission approved the hillside cut. This request was the second part of the request, the Conditional Use, which would let the applicant know the project was a go and the third step would be for the Commission to approve the site plan. Staff stated one of the Conditions was to meet the requirements of the Site Plan Review. Staff stated they did not see any reason to hold the Conditional Use while the traffic study was being reviewed by the Highway Department.

Chairman Clifton called for a roll call vote -

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

Conditional Use 2022-12 was approved with (8) affirmative votes and (1) absent.

Item #7 - Conditional Use 2022-16 to allow an events center in a C-PH zone @ 104 W F St, NLR, AR

Chairman Clifton called the item, requesting the applicant come forward and address the Commission on the merits of the request. Ms. Johnna Davis addressed the Commission stating she was representing the request. Chairman Clifton stated the item had been before the Design Review Committee and the discussion was quite extensive. He questioned if Ms. Davis had reviewed the staff recommendations and if she was in agreement. Ms. Davis stated she was in agreement with a number of the conditions but there were others there were concerns. She stated street trees and parking lot landscaping were concerns. Chairman Clifton stated the conditions were conditions the Commission was to require and only the City Council could approve a waiver of variances. He stated the conditions were required by Ordinance.

Chairman Clifton stated the building was to be divided into three entities. Ms. Davis stated the site would be used as a retails store. She stated the need for the Conditional Use was related to the small venue just under 950 square feet which would be leased for events such as birthday parties and/or wedding receptions. She stated the space would also be available for businesses to host seminars. She stated the use of the additional space had not been determined.

Chairman Clifton questioned staff with regard to the parking. Staff stated the plan as presently presented was nine spaces short. Staff stated Ms. Davis was removing parking in front of the building to provide

a patio. Staff stated the parking was currently available for parking. Staff stated City Council could waive the parking requirement if they chose to do so.

Ms. Davis stated the patio would have to wait so in the short-term the parking in front of the building could be utilized for parking. Ms. Davis also stated there was an agreement with an adjacent business to utilize their parking for overflow parking.

Chairman Clifton called for a roll call vote -

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

Conditional Use 2022-16 was approved with (8) affirmative votes and (1) absent.

Item #8 - Special Use 2022-14 to allow a contractor's office with warehousing and outdoor storage in a C3 zone @ 705 W 29th St, NLR, AR

Chairman Clifton called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. Michael Garner addressed the Commission stating he was the applicant for the request. He stated he was purchasing the property from Direct TV, a subsidiary of ATT. He stated his company would use the site for indoor and outdoor storage. He stated he had met with the Design Review committee and was agreeable to the conditions as recommended by the Design Review Committee.

Chairman Clifton called for a roll call vote -

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

Special Use 2022-14 was approved with (8) affirmative votes and (1) absent.

Item #9 - Special Use 2022-18 to allow a concrete plant until December 31, 2023 in a C4 zone @ 10101 HWY 70, NLR, AR

Chairman Clifton called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. Steve Horton addressed the Commission stating he was the applicant for the request. Chairman Clifton questioned Mr. Horton if he had reviewed the staff comments and recommendations and if he was in agreement with the conditions as present. Mr. Horton stated he was agreeable to the comments and conditions. Chairman Clifton stated the plant was a temporary use. He stated the Company had received a contract to provide concrete to a new warehouse being constructed at a nearby location.

Chairman Clifton called for a roll call vote -

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

Special Use 2022-18 was approved with (8) affirmative votes and (1) Absent.

Item #10 - Rezone 2022-26 a rezoning from C3 to R4 to allow the rehabilitation of an existing apartment building located @ 904 W 25th St, NLR, AR

Chairman Clifton called the item, requesting the applicant come forward and address the Commission on the merits of the request. Mr. Brian Teeter addressed the Commission stating he was the applicant for the request. Mr. Teeter stated he had purchased the property and was requesting the rezoning to recognize the existing development on the site and allow the building to be rehabbed. He stated his understanding was before permits could be issued the zoning was to match the use of the property. He stated the current zoning was C3, which did not allow multi-family as an allowable use.

Chairman Clifton called for a roll call vote -

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

Rezone 2022-26 was approved with (8) affirmative votes and (1) absent.

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 (8/0), the meeting was adjourned at 4:50 pm. The next regularly scheduled Commission meeting is to be held on Tuesday, December 13, 2022, at 4:00 pm in the City Council Chambers of City Hall, 300 Main Street, NLR, AR.

Respectfully Submitted:

Donna James

Donna James, AICP
Assistant Director of Planning

SD2022-76 North Argenta Addition Lot A, Blk 45 (Replat @ 1301 Main Street)

- 1. Planning requirements before the plat will be signed:**
 - a. Remove the building lines on proposed Lot A, Blk 45.
- 2. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Correct the zoning designation on the Plat.
 - c. All improvements will be required with SPR for the future phases.
- 3. Meet the requirements of the Master Street Plan.**
- 4. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- 5. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 6. Meet the requirements of the Fire Marshal.**
- 7. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 8. Meet the requirements of NLR Wastewater.**
- 9. Meet the requirements of NLR Electric.**

SD2022-77 Maumelle Curve Business Park, Lot A (Replat and SPR @ 16 Maumelle Curve Court for a building)

- 1. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) 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.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer, if applicable.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer, if applicable.
 - 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.
- 5. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.

- d. 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.
 - e. 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.
 - f. 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.
 - g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - h. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - i. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - j. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - k. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - l. 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. Front yard fences of the building shall be ornamental in style (no chain link).
 - c. Razor wire permitted only in rear yards.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. The gate indicated on the plan must be located a minimum of 40' from the back of curb.
 - f. Provide the lines for the parking spaces on the site plan.
- 7. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks not required due to location in industrial subdivision.
- 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 on the plan the existing landscaping and street trees.
 - d. Provide street trees 30' on center along the street frontage (existing and new) of Maumelle Curve Court.
 - e. Provide parking lot shade trees based on (1) tree per (6) parking spaces. 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.
- 10. Meet the requirements of the Fire Marshal, including:**
- a. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
 - i. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - ii. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - b. Fire Apparatus access will support 85,000 lbs. (NLR Ordinance 9267)

11. Meet the requirements of CAW, including:

- a. All CAW requirements in effect at the time of request for water service must be met.
- b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
- c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
- d. Approval of plans by AR Dept of Health Engineering Division is required.
- e. Proposed water facilities will be sized to provide adequate pressure and fire protection.

12. Meet the requirements of NLR Wastewater, including:

- a. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
- b. White Oak connection fee applies to the additional acreage if the metal building will be connected to sanitary sewer.

13. Meet the requirements of Rock Region Metro.

SD2022-78 Skyline Row, Lots 1 and 2 (SPR @ 101 Skyline Drive for a 4 unit townhouse)

- 1. The property is located within the Park Hill Jump Start Overlay District. Meet the requirements of the Overlay –**
 - a. Provide elevations for the proposed units.
 - b. General Frontage Street front setbacks are allowed with a minimum 5-foot setback; no max. Zero minimum side and rear setbacks.
 - c. Building Standards – First Floor to ceiling height finished floor to structure of ceiling 12' minimum for all street frontages. Upper floor(s) height finished floor to structure of ceiling 9' minimum.
 - d. Provide the location of the proposed driveways. The maximum driveway width for residential use buildings is 12' in width.
 - e. Provide 2 on-site parking spaces per unit.
 - f. Townhomes and courtyard apartments shall utilize garages with access from streets with General Frontage, Alleys, or joint use easement to an adjoining property with direct access to any other Street.
- 2. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
- 3. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
- 4. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide street trees or provide a bond.
 - c. Provide streetlights or provide a bond.
 - d. Provide (45') ROW dedication along (JFK).
- 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. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Repair or replace existing sidewalk and curb to City Engineer's standards.
- c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- d. 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.
- e. 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.
- f. 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.
- g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- h. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- i. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
- j. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- k. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- l. All driveways are to be concrete within the ROW.

7. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. No fence is to be within a front building line.
- c. All exterior lighting shall be shielded and not encroach onto neighboring properties.

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

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

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

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

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. 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) or

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)

12. Meet the requirements of CAW, including:

a. All CAW requirements in effect at the time of request for water service must be met.

b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.

c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.

d. Approval of plans by AR Dept of Health Engineering Division is required.

e. Proposed water facilities will be sized to provide adequate pressure and fire protection.

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.

b. Do to the proposed replat; main extension is required to serve both lots.

14. Meet the requirements of NLR Electric.

15. Meet the requirements of Rock Region Metro.

SD2022-80 Cypress Trail, Lot 1 (Replat @ 10524 Crystal Hill Rd)

- 1. Engineering requirements on detention:**
 - a. Stormwater detention plan will be determined during SPR.
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - b. Provide half of the required 80' right-of-way.
 - c. 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 street trees during SPR for future development.
 - c. Provide street lights during with SPR for future development.
 - d. Provide half of the required 80 foot ROW dedication along Crystal Hill Rd.
 - e. Provide 10' utility easements around property perimeter.
 - f. Remove setbacks from plat.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 6. Meet the requirements of the Master Street Plan.**
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- 8. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal.**
- 10. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 11. Meet the requirements of NLR Electric.**
- 12. Meet the requirements of NLR Wastewater.**
- 13. Meet the requirements of Pulaski County, including:**
 - a. Show state plane coordinates for two lot corners and two property corners.
 - b. Show Pulaski County certificate of plat approval.
 - c. Provide cad file of the plat.
 - d. Pay \$10 review fee at time of execution.
 - e. Label the Crystal Hill Road Centerline.
- 14. Meet the requirements of Rock Region Metro.**

SD2022-81 Alexander Place Add Lot 2 SPR @ 15033 HWY 165 (SPR for a drive-thru coffee shop)

- 1. Meet the requirements of the City Engineer.**
- 2. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 3. Meet the requirements of the Master Street Plan.**
- 4. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide one parking lot shade tree.
- 5. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 6. Meet the requirements of the Fire Marshal.**
- 7. Meet the requirements of Pulaski County, including:**
 - a. Pay \$33.00 review fee.
 - b. Provide approval letter from Scott Volunteer Fire Department.
 - c. Dedicate any right of way required by North Little Rock.

Special Use #2022-19
December 13, 2022

Request: a Special Use to allow a tow company in an I1 zone

Location of the Request: 6000 MacArthur Dr, NLR, AR

Applicant: Stacy Turner, Virgil’s Hauling Inc.

Owner: RSW Enterprises Inc.

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

Site Characteristics: The property contains two non-residential buildings and a cell tower site. The applicant is seeking to use the building along MacArthur Drive as an office for an automobile towing company, which will on occasion bring automobiles to the site for customer pick-up or for delivery to an auto body repair shop at a later date.

Master Street Plan: MacArthur Drive is a State Highway and classified on the Master Street Plan as a Principal Arterial. There is not a dedicated bike route adjacent to the site.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Single Family
South	Not Zoned	Rail Road Main Line
East	C3	Single Family
West	I1	Industrial

Background:

- Compatible with previous actions?** No, the Commission has not recently reviewed the placement of an automobile tow lot within the area.
- Neighborhood Position/Comment?** None at the time of printing.
- Effect on public service and utilities?** Minimal.
- Legal Consideration/Reasonableness?** The request to allow the tow lot on the property as a Special Use is a reasonable request.
- Will the approval have a stabilizing effect on surrounding properties?** No, the placement of inoperable automobiles on the site could have a negative impact on the area.
- Is the site of adequate size for the development?** The site is adequate in size for the proposed use.
- Will this set a precedent for future rezoning?** The zoning and land use will remain the same.
- Should a different zoning classification be requested?** No, a Special Use is the appropriate avenue to allow the use of the property as an automobile tow lot.

Summary: The applicant is seeking approval of a Special Use to allow the placement of an automobile tow lot on the site. The applicant indicates the company will tow vehicles to the property to await customer pick-up or for transfer to an auto repair garage. The applicant indicates towed vehicles will be placed on the lot and on the occasion the owner does not retrieve the vehicle the vehicle will be sold as allowed by Arkansas State law.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on November 22, 2022.

Conditions to Consider:

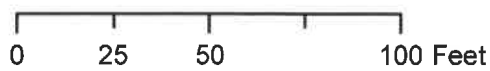
1. A six (6) foot opaque privacy fence or a solid masonry wall shall be required to enclose the outdoor vehicle storage area on all 4-sides.
2. All tow trucks and haulers shall be parked in an enclosed area and screened from view on all 4-sides.
3. Fences shall not be allowed in the front yard of the outdoor storage lot, except as otherwise required by separate regulation.
4. Existing fences located in the front yard of the outdoor storage lot shall be removed, unless required when adjacent to residential use.
5. Outdoor vehicle storage lots shall not utilize barbed wire or razor wire. Any existing barbed wire or razor wire shall be removed.
6. All exterior lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential use or zoning district.
7. Outdoor vehicle storage lots and any structures located on the lot shall meet all applicable City, County, State and Federal requirements and codes.
8. All signage shall meet the requirements of Article 14, Signs of the Zoning Ordinance.
9. No vehicles shall be sold from the storage lot nor any vehicle parts as are defined under the Chapter 8 of the North Little Rock Code, Property Maintenance and Nuisance Abatement Code.
10. There shall be no more than 30 vehicles stored on the lot at any one time.
11. The vehicle storage lot shall be maintained at all times.
12. The Planning Department shall perform an inspection to confirm all requirements of the approval have been met.
13. 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 Special Use and/or removal of electric power meter.

Special Use #2022-19



Ortho Map

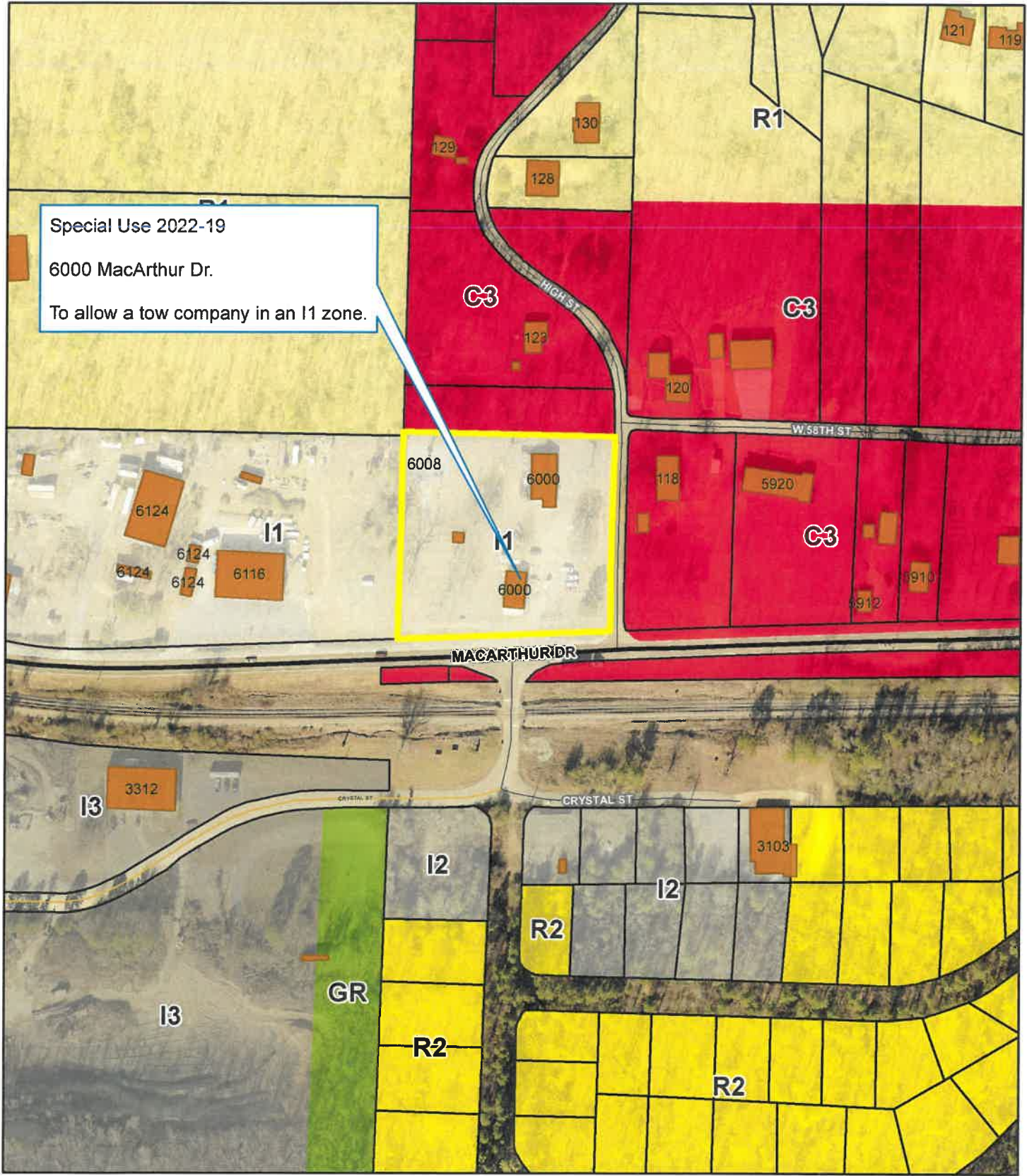
1 inch = 50 feet



Date: 11/4/2022

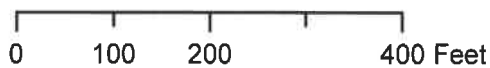
Not an actual survey

Special Use #2022-19



Zoning Map

1 inch = 200 feet



Date: 11/4/2022

Not an actual survey

James, Donna

From: Stacy Turner <virgilshaulinginc@gmail.com>
Sent: Sunday, August 21, 2022 12:40 PM
To: James, Donna
Subject: Virgil's Hauling Inc 6000 MacArthur Dr NLR

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Donna,





This is my proposal plan for the use of 6000 MacArthur DR for Virgil's Hauling Inc . The company will be storing my two hauler trucks and some cars on the property. I will need to store up to 30 cars on the property at one time. The cars will be parked on the right side of the office building near High Dr. The trucks will be parked next to the building on the right side close to the opening of the gate and office. The office will have a computer, desk, printer machine, chairs, and 4 cameras around the property for security purposes.

This company means a great deal to me because it was my father's company which he started in January 2005 until his untiming death in October 2020. My father was a great man in this community for years. Since I have reopened his company with the purchase of my trucks I get so many people in the community praise because they love seeing his trucks running. My dad always had a smile on his face which everyone talks about. He loved helping people and I want to continue doing what he loved.

Thank you for your time.

Sincerely,
Stacy Turner



-  wrecker truck parking
-  - Fence
-  - towed vehicles
-  - tree



Special Use #2022-20
December 13, 2022

Request: a Special Use to allow an adult daycare within an I1 zone

Location of the Request: 5309 McClanahan Drive, #F3, NLR, AR

Applicant: Always Promoting Independence Home Care

Owner: Crestwood Northeast, LLC

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

Site Characteristics: The location is within an office/warehouse development. There are a mixture of uses located within the development including office, warehouse, retail and a medical office. To the north of the site is the City of Sherwood, AR city limits.

Master Street Plan: McClanahan Drive is a local commercial street on the Master Street Plan. There is not a dedicated bike route adjacent to the site.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	Not zoned	City of Sherwood, AR
South	C4	Office/warehouse
East	Not zoned	67/167 ROW
West	I1	Office/warehouse

Background:

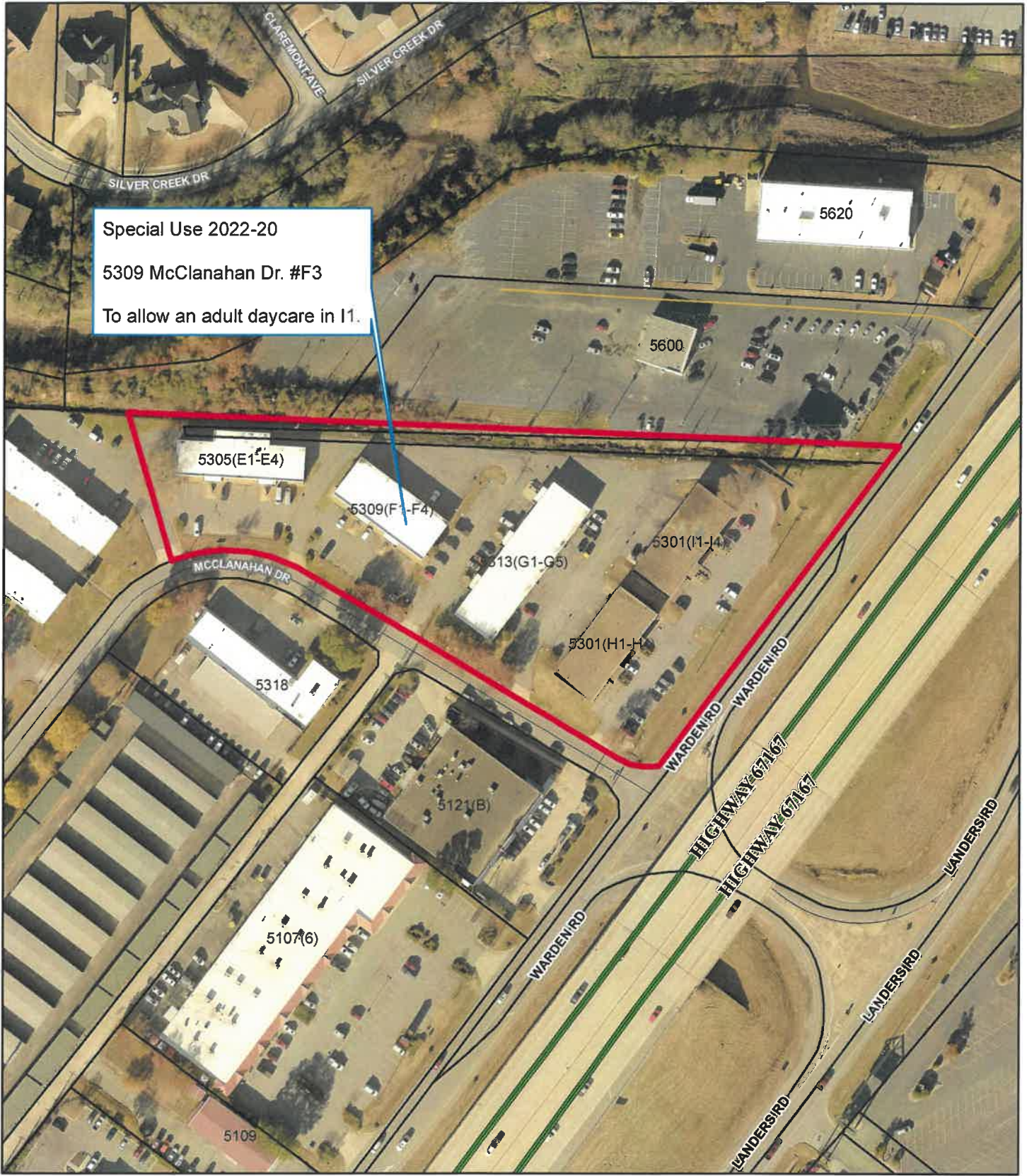
- Compatible with previous actions?** Yes, the Commission considered and recommended approval of a Conditional Use to allow a daycare/afterschool program within an adjacent building to the southwest of this proposed site.
- Neighborhood Position/Comment?** None at the time of printing.
- Effect on public service and utilities?** Minimal.
- Legal Consideration/Reasonableness?** The request is reasonable.
- Will the approval have a stabilizing effect on surrounding properties?** There should be minimal effect on the surrounding properties with the placement of the proposed adult daycare.
- Is the site of adequate size for the development?** Yes.
- Will this set a precedent for future rezoning?** No, the placement of an adult daycare within an I1 zone requires approval of a Special Use.
- Should a different zoning classification be requested?** No, a Special Use is the appropriate avenue for the placement of an adult daycare within the I1 zoning district.

Summary: The applicant is seeking approval of a Special Use to allow the use of an existing suite within in this development as an adult daycare. The adult daycare is proposed to provide care and companionship for adults in need of assistance and/or supervision during the day in a community setting. The adult daycare program enables seniors to socialize, enjoy planned activities in a group setting and receive needed health services.

Conditions to Consider:

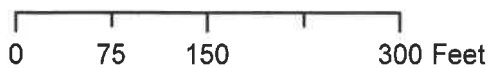
1. Hours of operation are from 7 am to 7 pm daily.
2. The approval does not include over-night-stay for clients.
3. All adult daycares shall conform to applicable building and fire regulations.
4. The applicant must provide written approval from the Fire Marshall's office along with an inspection report prior to the issuance of a zoning certificate for a business license.
5. A letter from Department of Human Services approving the facility must be provided to receive a business license.
6. All structures on the site shall meet all applicable Federal, State, County and City requirements and codes.
7. A business license is to be issued after Planning Staff confirmation of requirements.
8. Business license holder understands the failure to comply with these conditions may result in loss of the Special Use approval and/or loss of Business license and/or removal of electric power meter.

Special Use #2022-20



Ortho Map

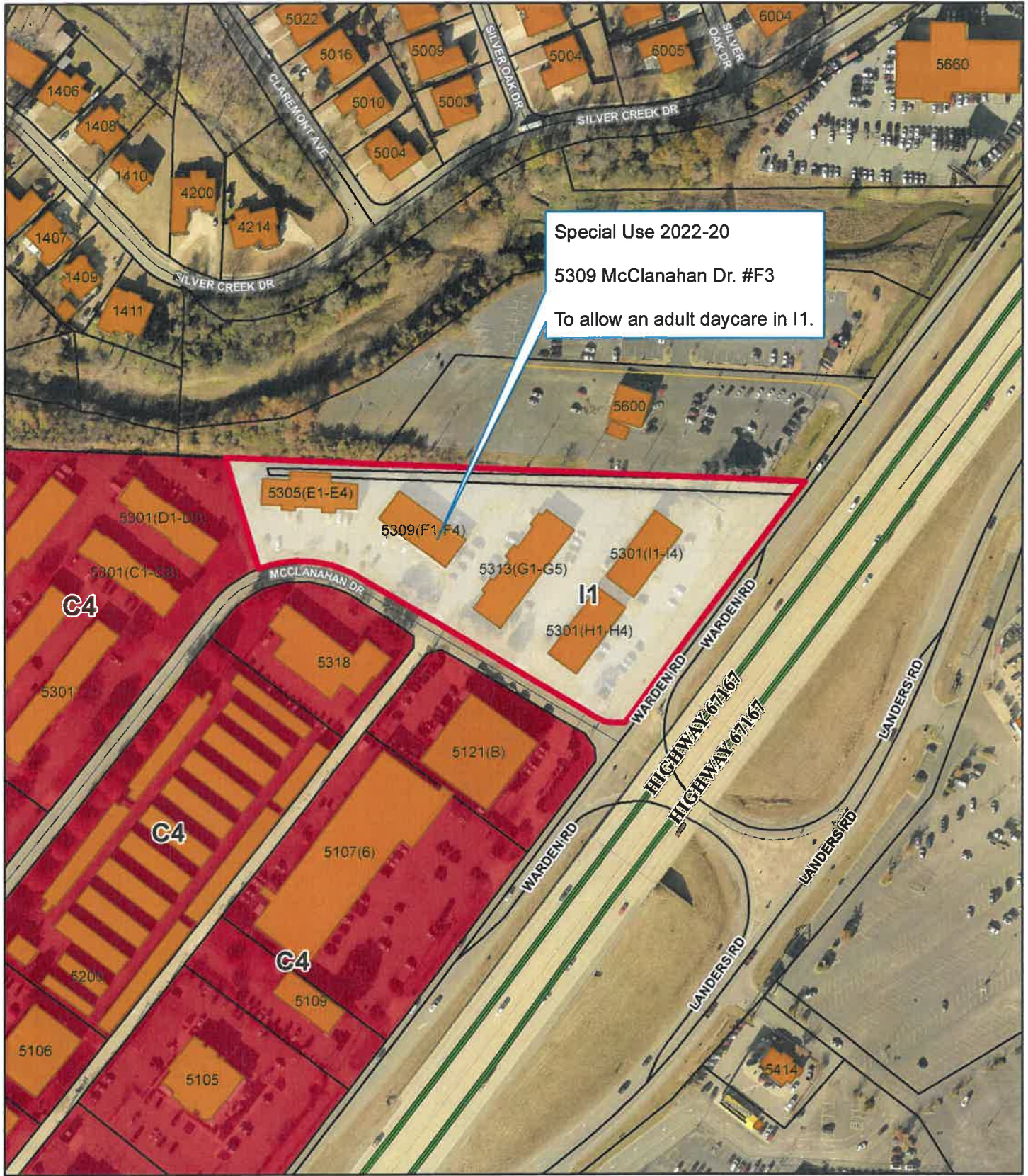
1 inch = 150 feet



Date: 11/30/2022

Not an actual survey

Special Use #2022-20



Zoning Map

1 inch = 200 feet



Date: 11/15/2022

Not an actual survey

Development Plan

Always Promoting Independence Homecare and Transportation, LLC

And

Uniquely You Social Services & Counseling Agency

5301 McClanahan Dr.

Ste. C-5

North Little Rock, AR 72117

501-747-1655-office

501-529-0803-cell

Toshua.promotingapi@gmail.com

To Whom It May Concern,

The development plan for the use of property at 5309 McClanahan Dr Ste. F3 & F4. The legal description of the property is:

PARCEL_ID

23N-002.00-006.00

PARCEL_LGL

ALL OF LT 1 EXC BEG AT THE NE COR OF LT 1 S34*51'W23.95' N87*47'33"W773.48'
N17*20'40"W10.56' S88*32'E790' TO POB

PIN23N0020000600

We would like to use Suite F-3 for Uniquely You Mental Health and Social Services Agency to provide mental health services to individuals in the community. The agency will service ages 5

years of age and up. The services will include: physician evaluation, medication management as well as individual therapy, family therapy with and without client, group therapy, and case management.

Suite F-3 will be utilized for Always Promoting Independence Adult Day Center and Always Promoting Independence Homecare for adult daycare and personal care services. Adult daycare will include but not limited to the day-to-day operations for operating of the business, therapeutic age-appropriate activities such as arts and crafts, chair exercises, gardening, social activities, outings, reading, self-care/pampering, and much more. The agency will also provide onsite breakfast, lunch, and two snacks. Personal care services will include but not limited to day-to-day operation of the business, hiring staff, monitoring clients care, assigning staff shifts, hosting mandatory inservices, training staff, case management and etc.

**Special Use 2022-21
December 13, 2022**

Request: to allow a Pre-K program along with before and after school-child care in a R2 zone

Location of the Request: 1 E 52nd Place, NLR, AR

Applicant: North River Christian Academy – Tammy Fletcher

Owner: Fellowship Bible Church NLR

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

Site Characteristics: The site contains a church along with associated parking. There are single-family homes located along the eastern boundary of the property. Parkview Early Child Center is located to the south of E 52nd Place. West of the site are apartments accessed from Velvet Ridge Drive and Summertree Drive.

Master Street Plan: E 52nd Place is a commercial street on the Master Street Plan. There are no dedicated bike lanes in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R1	Single Family
South	PI	School
East	R2	Single Family
West	R4	Multi-family

Background:

1. **Compatible with previous actions?** Yes, the addition of a school along with daycare/afterschool programs have been approved within churches in the past.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal.
4. **Legal Consideration/Reasonableness?** Yes, the request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal impact on the adjacent properties. The site is currently a church with adequate parking and circulation for drop-off and pick-up of students.
6. **Is the site of adequate size for the development?** Yes.
7. **Will this set a precedent for future rezoning?** No, the zoning and land use will remain unchanged.
8. **Should a different zoning classification be requested?** No, a Special Use is the proper avenue to allow the use as proposed within the R2 zoning district.

Summary: The applicant is seeking approval of a Special Use to allow a Pre-k program with before school/after school care. The applicant indicates the children to be served are children 3-years old on or before September 15th yearly. Class sizes are limited to 12 children with a certified teacher and an assistant. The focus on academic readiness for North River Christian Academy's Kindergarten program. The request is to operate 3 to 5 days per week following a year round schedule. The pre-k program allows for before card from 7:15 am to 7:45 am at no additional charge with the school program being from 8:00 am to noon. Pre-k after care is proposed from 3:15 pm - 4:30 pm, which will be billed separate from tuition.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on November 16, 2022. The Committee recommended approval with conditions.

Conditions to Consider:

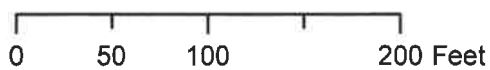
1. Hours of operation 6 am to 6 pm, Monday through Friday.
2. Meet the minimum requirements of DHS for the number of children to be served and provide the required child to staff ratio as required by DHS.
3. Meet DHS requirement for recreational activities.
4. The program will utilize the playground facilities at the adjacent Parkview Early Child Center until a playground is developed on the church property.
5. Any new playground areas shall have direct accessed from the building to the fenced playground area. All new playground areas shall have emergency exit away from the building and must meet all applicable building and fire regulations.
6. Any new playground areas shall be fenced with an opaque 6' solid wood fence around the playground area.
7. Applicant shall meet all applicable Federal, State, County, and City requirements.
8. Playground shall meet DHS and City of NLR requirements for playground surfaces and equipment.
9. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a Level 3 or Level 4 registered sex offender resides within 2,000 feet of the proposed site for the daycare center / home daycare facility.
10. Business license to be issued after Planning Staff confirmation of requirements.
11. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Special Use #2022-21



Ortho Map

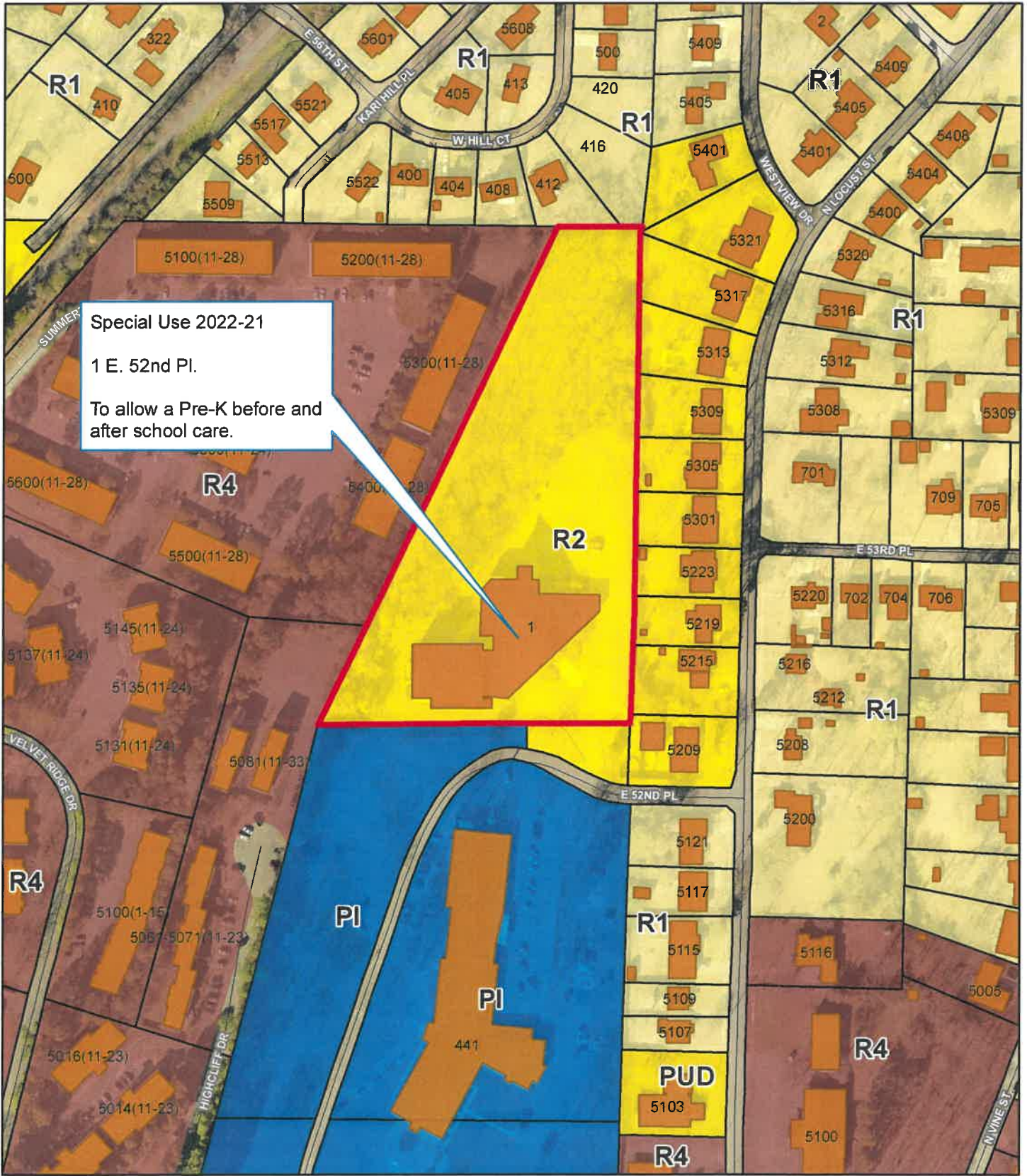
1 inch = 100 feet



Date: 11/15/2022

Not an actual survey

Special Use #2022-21



Zoning Map

1 inch = 200 feet



Date: 11/15/2022

Not an actual survey

Request for Special Use Zoning Approval

North River Christian Academy

#1 E. 52nd Place

(Fellowship North)

North Little Rock, AR 72116

501-902-6755

Request to operate a faith based Pre K-3 and PreK-4 school program for 12 to 24 children. The program is directed by a licensed educator holding a Masters in Early Childhood Education. There will be 1 teacher per 12 children ages 3 to 4 years of age.

NRCA's Pre-K Program:

- Ages Served: Children should be 3 years old on or before September 15th
- Operation: 3 or 5 days per week, following year round schedule
- Pre-K Program: 8:00 – 12:00 p.m. (before care is available from 7:15-7:45 am at no additional charge)
- Pre-K After Care: 3:15 p.m. – 4:30 p.m. (billed separate from tuition)
- Small class size- limit 12 children with certified teachers and assistant.
- Focus on academic readiness for North River Christian Academy's Kindergarten Program
- Structured Curriculum: Daily music and art activities
- Attends weekly school-wide chapel services
- Participates in special events...bike day, field day, spirit week, Thanksgiving, Christmas, and Spring programs, Grandparent's Day
- Variety of weekly guest speakers from community, parent volunteers, school leaders, & NRCA school students
- Participates in on-campus service projects
- Age-appropriate, private playground area

Rezoning #2022-32
December 13, 2022

Request: Rezoning from R3 to R4 to recognize 2 existing single family homes on a single lot

Location of the Request: 603 W 45th St & 4501 Gum St, NLR, AR

Applicant: Journey Estate Investments LLC, Kristopher Kohlstedt

Owner: Javier Jesus Idrogo / Daisy Gomez

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

Site Characteristics: The property contains 2 single family homes, one located along the street side and the other located within the rear yard area. The front home, at 603 W 45th contains 702 square feet and was constructed in 1949 (according to ARCountyData.com) the second unit located at 4501 Gum St contains 1,224 square feet and was constructed in 1940.

Master Street Plan: Local Streets

Zoning: R3, Two Family

Surrounding Uses and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3	Single Family
South	ROW / C6	W 45 th St / Retail
East	ROW / R3	Gum St / Single Family
West	R3	Single Family

Background:

1. **Compatible with previous actions?** Yes, there have been previous rezoning's to recognize multiple units on a single parcel.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal, the units are existing units which have been previously occupied as residential units.
4. **Legal Consideration/Reasonableness?** Yes, the request is reasonable to recognize the two existing residence.
5. **Will the approval have a stabilizing effect on surrounding properties?** Possibly, the units will be rehabbed and new tenants to occupy the homes.
6. **Is the site of adequate size for the development?** Yes, the lot contains just under 9,000 square feet. There is adequate area for each of the units to have outdoor living space.

7. **Will this set a precedent for future rezoning?** No, each of the requests are reviewed on their own merits.
8. **Should a different zoning classification be requested?** No, R4 is multi-family zoning and allows 2 separate units on a single lot.

Summary: The applicant is seeking a rezoning of the property to recognize two existing single family homes on a single parcel of property. The homes have been on the property for a number of years. The applicant recently purchased the property and requested renovation permits for each of the structures. At the time of permit request staff informed the applicant a rezoning was required to allow the rear unit to have a separate electric meter.

Staff recommendation:

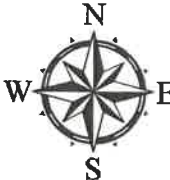
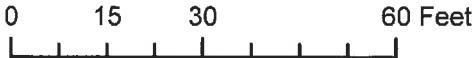
Staff is supportive of the applicant's request.

Rezone Case #2022-32



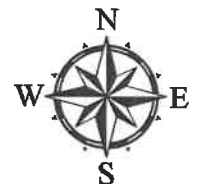
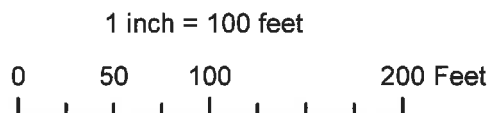
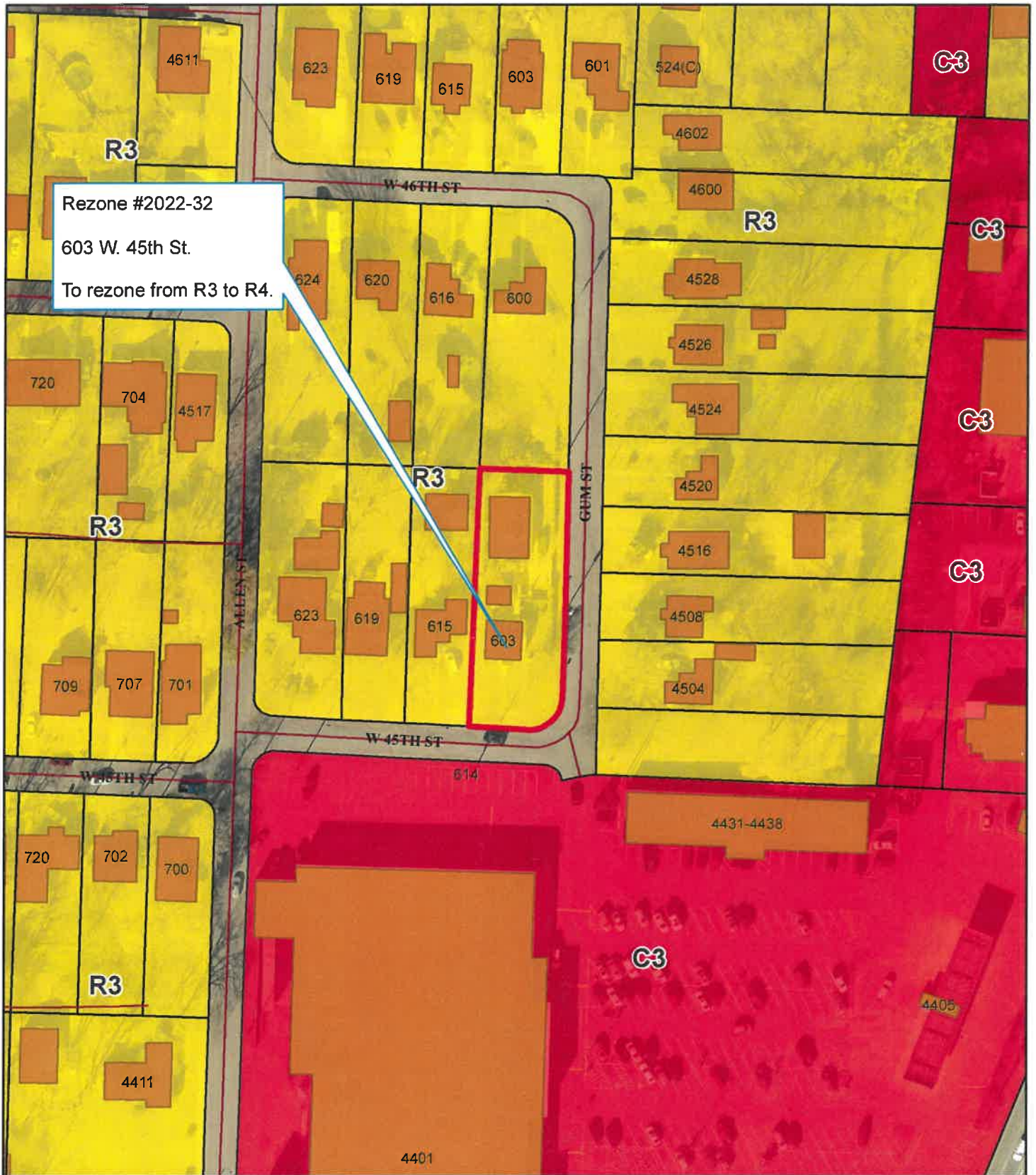
OrthoMap

1 inch = 30 feet



Date: 11/16/2022

Rezone Case #2022-32



Date: 11/16/2022

**Rezoning #2022-33
December 13, 2022**

Request: rezone from the R4 to C6 classification to allow for a mixed-use development

Location of the Request: 716 N Olive St, NLR, AR

Applicant: GarNat Engineering, LLC – Vernon Williams

Owner: East Argenta Land Holdings LLC

P.C. Background: This is the first time this property has been on the agenda, but properties across the roadway on the west side of Olive St were rezoned to C6 in June of 2021 and February of 2022

Site Characteristics: Existing duplex constructed in 1940

Master Street Plan: local streets

Zoning: R4 **LAND USE PLAN:** Central Business District

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Vacant / Residential
South	R4	Multi-family
East	I2	Alley / Office-Contractor
West	C6	Olive St / Vacant

Background:

1. **Compatible with previous actions?** In June of 2021, NLR City Council rezoned multiple lots along Olive, Magnolia, and Poplar to C6 for a multi-block mixed-use development. In February 2022, two additional lots were purchased by applicant and rezoned to C6.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal.
4. **Legal Consideration/Reasonableness?** Request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** Yes, new development should stabilize the area.
6. **Is the site of adequate size for the development?** Yes.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, C6 is appropriate for a mixed-use development.

Rezoning #2022-33

Page 2 of 2

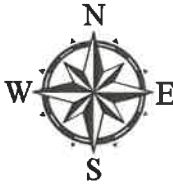
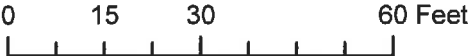
Summary: The applicant is proposing to rezone 2 lots in East Argenta from 4 to C6. The applicant's East Argenta Master Plan proposes a mixed use development on this and the surrounding blocks. The previous rezoning request included 32 lots going to C6.

Staff recommendation: The applicant's East Argenta Master Plan aligns with the stated goals of mixed use development and walkability in the 2010 Master Plan for the Argenta District. As such, staff supports the applicants rezoning request to C6.

Rezone Case #2022-33



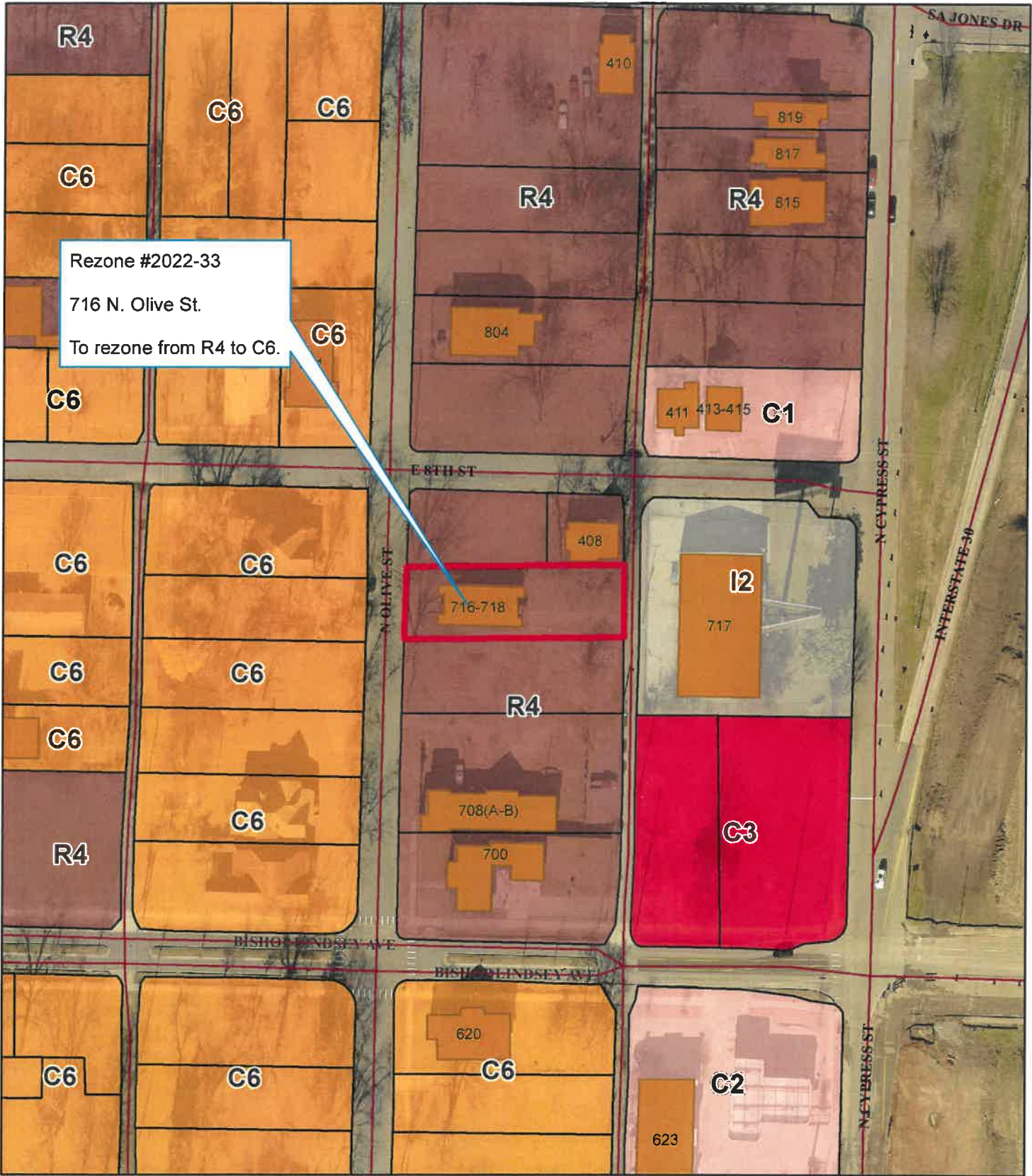
1 inch = 30 feet



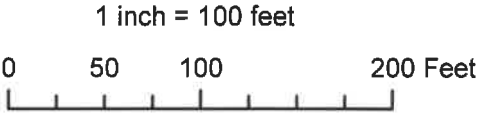
Ortho Map

Date: 11/16/2022

Rezone Case #2022-33



Zoning Map



Date: 11/16/2022

**Rezoning #2022-34
December 13, 2022**

Request: rezone from the R4 to C6 to allow a mixed-use development

Location of the Request: 816 N Olive St, NLR, AR

Applicant: GarNat Engineering, LLC – Vernon Williams

Owner: East Argenta Land Holdings LLC

P.C. Background: This is the first time this property has been on the agenda, but properties across the roadway on the west side of Olive St were rezoned to C6 in June of 2021.

Site Characteristics: Vacant

Master Street Plan: local streets

Zoning: R4 **LAND USE PLAN:** Central Business District

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Single Family
South	R4	Vacant
East	R4	Single Family
West	ROW / C6	Olive St / Vacant

Background:

1. **Compatible with previous actions?** In June of 2021, NLR City Council rezoned multiple lots along Olive, Magnolia, and Poplar to C6 for a multi-block mixed use Development. In February 2022 two additional lots were purchased by applicant and rezoned to C6.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal.
4. **Legal Consideration/Reasonableness?** Request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** Yes, new development should stabilize the area.
6. **Is the site of adequate size for the development?** Yes.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, C6 is appropriate for a mixed-use development.

Rezoning #2022-34

Page 2 of 2

Summary: The applicant is proposing to rezone the subject property in East Argenta from R4 to C6. The applicant's East Argenta Master Plan proposes a mixed use development on this and the surrounding blocks. The previous rezoning request included 32 lots reassigned to C6.

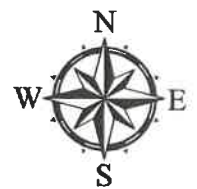
Staff recommendation: The applicant's East Argenta Master Plan aligns with the stated goals of mixed use development and walkability in the 2010 Master Plan for the Argenta District. As such, staff supports the applicants rezoning request to C6.

Rezone Case #2022-34



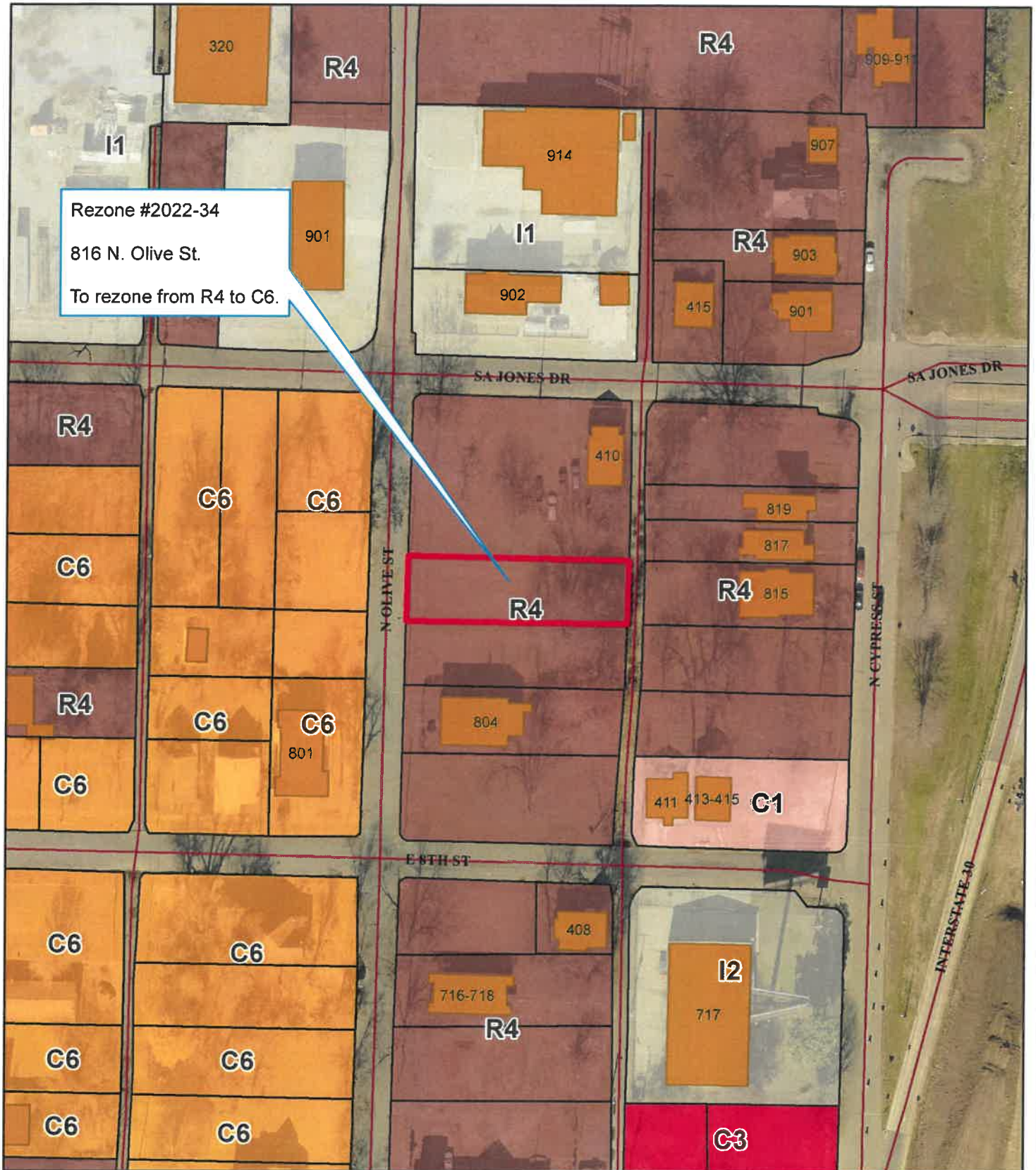
Ortho Map

1 inch = 30 feet



Date: 11/16/2022

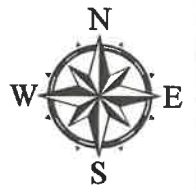
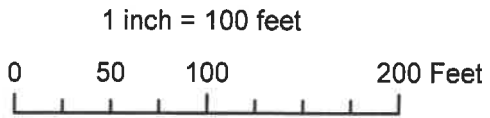
Rezone Case #2022-34



Rezone #2022-34
816 N. Olive St.
To rezone from R4 to C6.



Zoning Map



Date: 11/16/2022

Rezoning #2022-35
December 13, 2022

Request: rezone from the R4 to C6 to allow for a mixed-use development

Location of the Request: 902 N Poplar St, NLR, AR

Applicant: GarNat Engineering, LLC – Vernon Williams

Owner: East Argenta Land Holdings LLC

P.C. Background: This is the first time this property has been on the agenda, other properties previously purchased by the applicant this general vicinity were rezoned to C6 in June of 2021.

Site Characteristics: Vacant

Master Street Plan: local streets

Zoning: R4 **LAND USE PLAN:** Central Business District

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Single Family
South	ROW / C6	SA Jones Dr / Vacant
East	R4	Single Family
West	C6	Office Building

Background:

1. **Compatible with previous actions?** In June of 2021, NLR City Council rezoned multiple lots along Olive, Magnolia, and Poplar to C6 for a multi-block mixed use Development. In February 2022, two additional lots were purchased by applicant and reassigned to C6.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal.
4. **Legal Consideration/Reasonableness?** Request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** Yes, new development should stabilize the area.
6. **Is the site of adequate size for the development?** Yes.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No, C6 is appropriate for a mixed-use development.

Rezoning #2022-35

Page 2 of 2

Summary: The applicant is proposing to rezone the subject property in East Argenta from R4 to C6. The applicant's East Argenta Master Plan proposes a mixed-use development on this and the surrounding blocks. The previous rezoning request included 32 lots reclassified to C6.

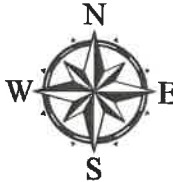
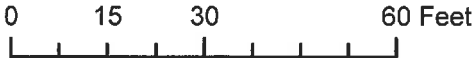
Staff recommendation: The applicant's East Argenta Master Plan aligns with the stated goals of mixed use development and walkability in the 2010 Master Plan for the Argenta District. As such, staff supports the applicants rezoning request to C6.

Rezone Case #2022-35



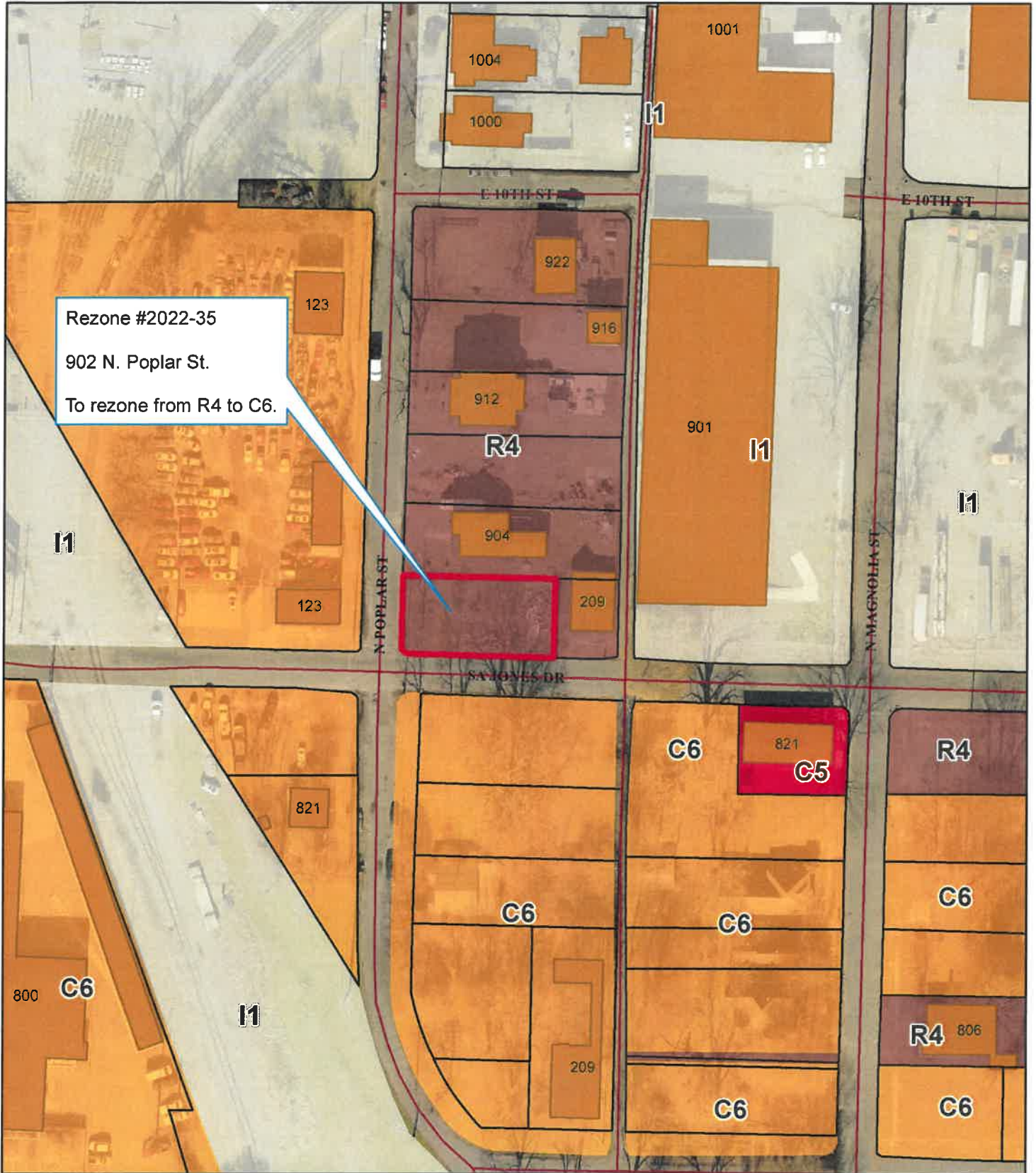
Ortho Map

1 inch = 30 feet

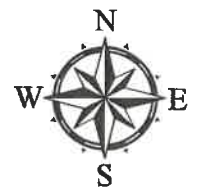


Date: 11/16/2022

Rezone Case #2022-35



1 inch = 100 feet



Date: 11/16/2022

**Rezoning #2022-36
December 13, 2022**

Request: rezone from the R4 to C6 to allow for a mixed-use development

Location of the Request: 910 N Poplar St, NLR, AR

Applicant: GarNat Engineering, LLC – Vernon Williams

Owner: East Argenta Land Holdings LLC

P.C. Background: This is the first time this property has been on the agenda, other properties previously purchased by the applicant this general vicinity were rezoned to C6 in June of 2021.

Site Characteristics: Vacant

Master Street Plan: local streets

Zoning: R4 **LAND USE PLAN:** Central Business District

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Single Family
South	R4	Single Family
East	I1	Warehouse
West	Right-of-Way / C6	N Poplar St / Office Building

Background:

1. **Compatible with previous actions?** In June of 2021, NLR City Council rezoned multiple lots along Olive, Magnolia, and Poplar to C6 for a multi-block mixed use Development. In February 2022 two additional lots were purchased by applicant and rezoned to C6.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal.
4. **Legal Consideration/Reasonableness?** Request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** Yes, new development should stabilize the area.
6. **Is the site of adequate size for the development?** Yes.
7. **Will this set a precedent for future rezoning?** No.
8. **Should a different zoning classification be requested?** No C6 is appropriate for a mixed-use development.

Rezoning #2022-36

Page 2 of 2

Summary: The applicant is proposing to rezone the subject property in East Argenta from R4 to C6. The applicant's East Argenta Master Plan proposes a mixed-use development on this and the surrounding blocks. The previous rezoning request included 32 lots reclassified to C6.

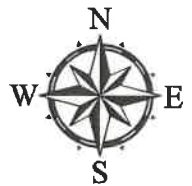
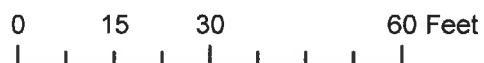
Staff recommendation: The applicant's East Argenta Master Plan aligns with the stated goals of mixed-use development and walkability in the 2010 Master Plan for the Argenta District. As such, staff supports the applicants rezoning request to C6.

Rezone Case #2022-36



OrthoMap

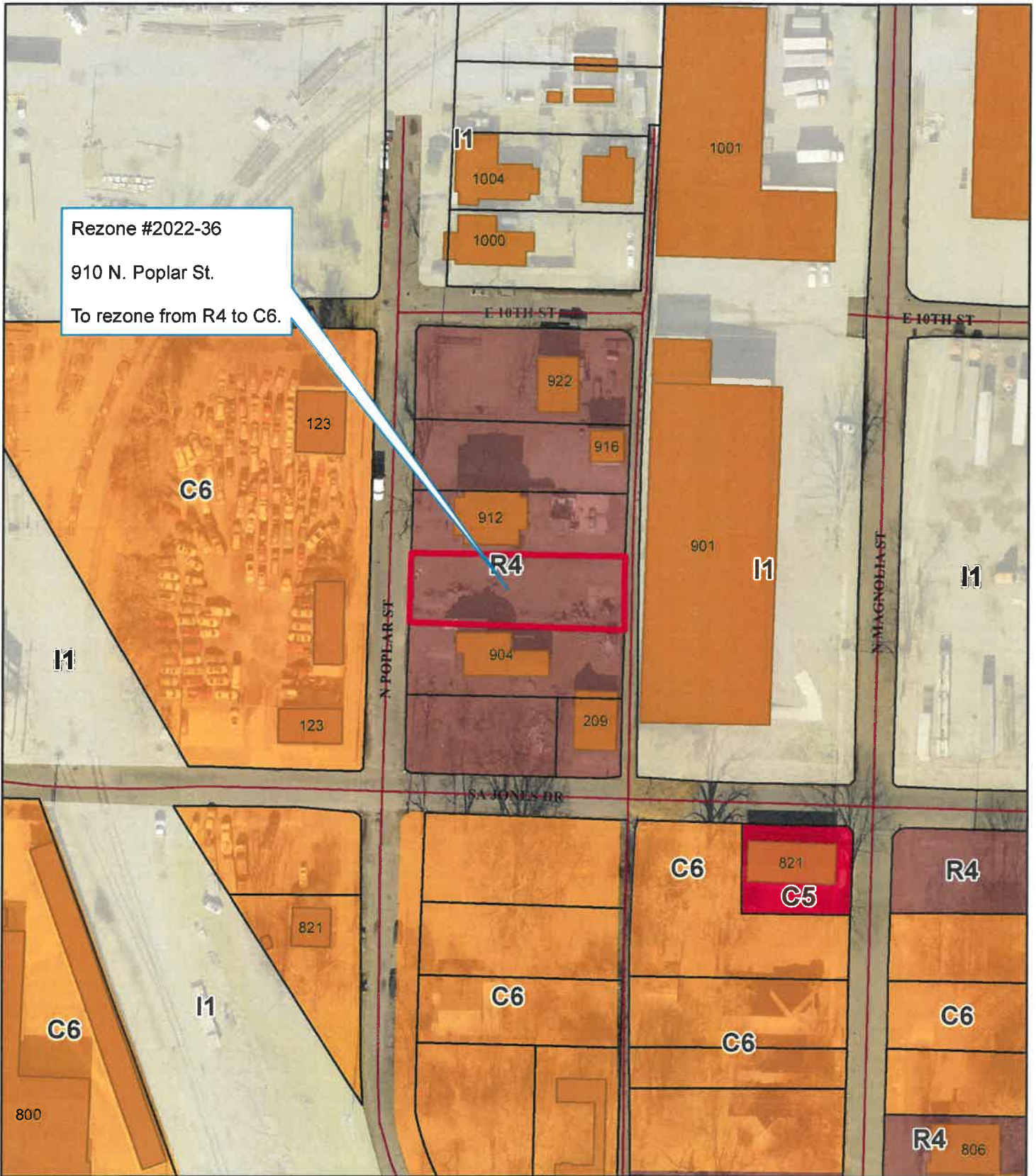
1 inch = 30 feet



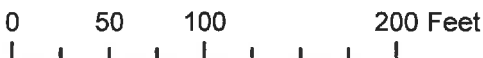
Date: 11/16/2022

Rezone Case #2022-36

Rezone #2022-36
910 N. Poplar St.
To rezone from R4 to C6.



1 inch = 100 feet



Zoning Map

Date: 11/16/2022



Rezoning #2022-37
December 13, 2022

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

Location of the Request: 1623 Chandler St, NLR, AR

Applicant: Eddie Givens

Owner: Eddie Givens

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

Site Characteristics: The property contains 2 residential structures, one located along the street side and the other located within the rear yard area. The front home, at 1623 Chandler St contains 1008 square feet and was constructed in 1930 (according to ARCountyData.com) the second unit located at the rear of the property is 540 square feet in area and was constructed in 1940.

Master Street Plan: Local Street

Zoning: R3

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3	Single Family
South	ROW / R3	W 17 St / Single Family
East	ROW / R3	Chandler St / Single Family
West	R3	Alley / Single Family

Background:

1. **Compatible with previous actions?** Yes, there have been previous rezoning's to recognize multiple units on a single parcel.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal, the units are existing units which have been previously occupied as residential units.
4. **Legal Consideration/Reasonableness?** Yes, the request is reasonable to recognize the two existing residence.
5. **Will the approval have a stabilizing effect on surrounding properties?** Possibly, the units will be rehabbed and new tenants to occupy the homes.
6. **Is the site of adequate size for the development?** Yes, the lot contains just over 9,000 square feet. There is adequate area for each of the units to have outdoor living space.

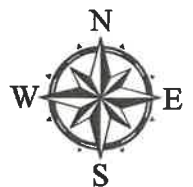
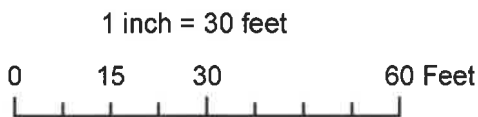
7. **Will this set a precedent for future rezoning?** No, each of the requests are reviewed on their own merits.
8. **Should a different zoning classification be requested?** No, R4 is multi-family zoning and allows 2 separate units on a single lot.

Summary: The applicant is seeking a rezoning of the property to recognize two existing residential structures on a single parcel of property. The homes have been on the property for a number of years. The applicant recently purchased the property and requested renovation permits for each of the structures. At the time of permit request staff informed the applicant a rezoning was required to allow the rear unit to have a separate electric meter.

Staff recommendation:

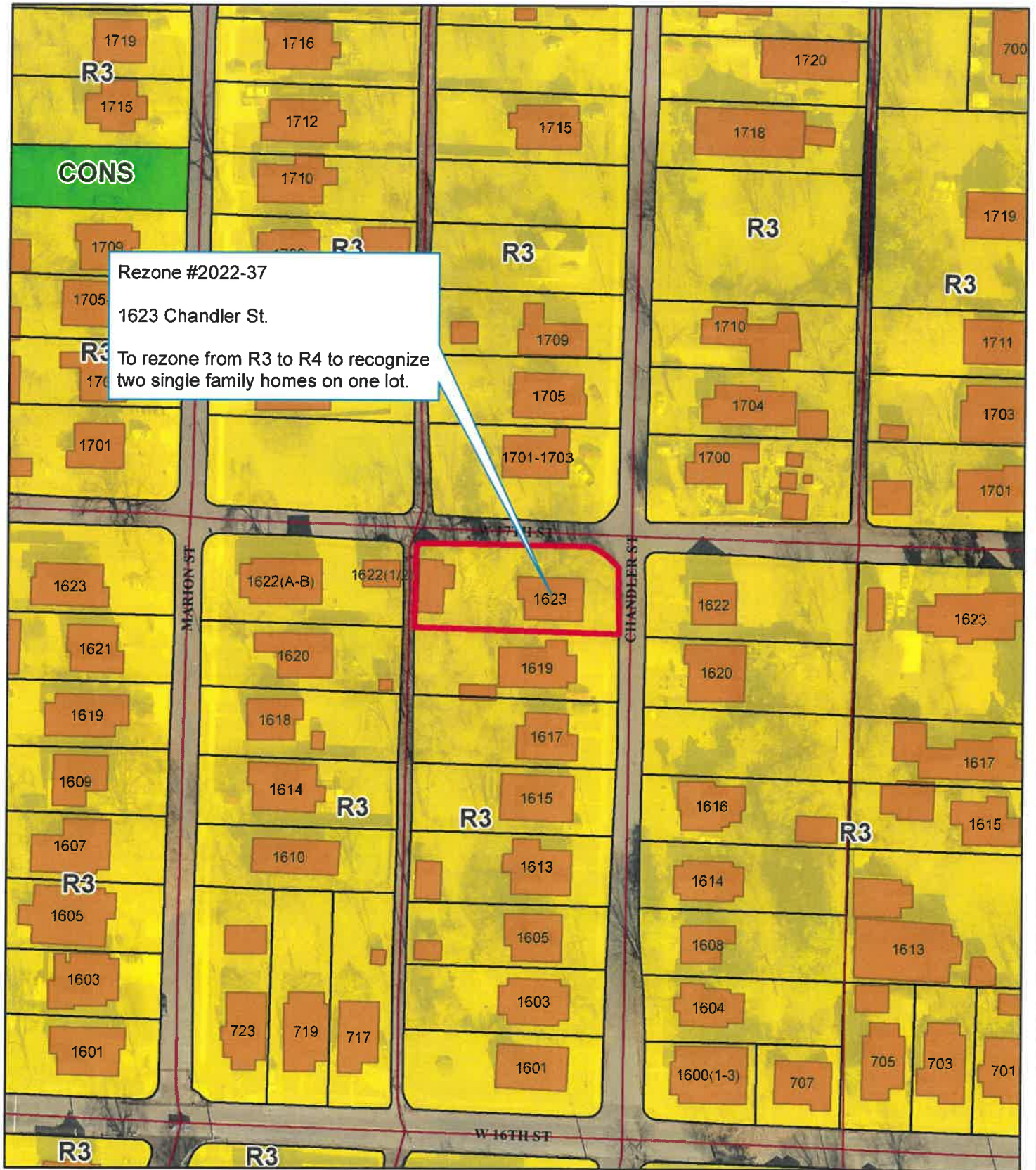
Staff is supportive of the applicant's request.

Rezone Case #2022-37



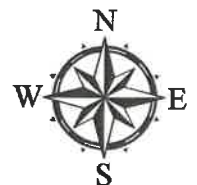
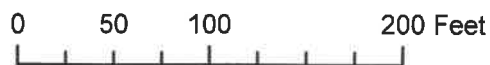
Date: 11/16/2022

Rezone Case #2022-37



Zoning Map

1 inch = 100 feet



Date: 11/16/2022