

North Little Rock Planning Commission
February 13, 2024 - Agenda / Public Hearing 4:00 PM
City Council Chambers – 300 Main Street, NLR, AR 72114

Call to Order

- Roll Call
- Reminder to speak into the microphone

Administrative:

Approval of Minutes: ▪ January 9, 2024

Planning Commission Hearing Items:

1. SD2023-67 The Grove Add Preliminary Plat located near Plantation Lake Dr and Craig Rd (18 lot single family prel plat)
2. SD2024-05 Cypress Trail Add Preliminary Plat Lots 1 - 25 @10524 Crystal Hill Rd (25 lot single family prel plat)
3. SD2024-06 Original Town of Argenta Add Lot 2R, Blk 44, Replat and SPR @ 716 N Olive St (15 single bdrm townhomes)
4. SD2024-07 NLR Central Station #1 Add SPR @ 1301 Main St (New City of NLR Fire Station)
 - a. PH 2024-01 NLR Central Station #1 Add, a variance from the hillside cut ordinance to allow a retaining wall @ 1301 Main St
5. Clendennins Add Lot 1R - 5R Replat, SPR, Rezoning, Conditional Use and Special Use @ 201 W 4th St
 - a. RZ2024-04 a rezoning from R5 to C6 to allow residential development and parking lot @ the NEC of W 4th St and Orange St
 - b. CU2024-01 a Conditional Use to allow daycare center in C6 zone @ 201 W 4th St
 - c. SU2024-02 a Special Use to allow event center in a C6 zone @ 201 W 4th St
 - d. SD2024-08 Clendennins Add Lots 1R – 5R Replat located north of W 4th St, East of Orange St and West of Maple St
 - e. SD2024-08 Clendennins Add Lot 1R SPR for parking lot located north of W 4th St and East of Orange St
6. Wiess Anderson Addition Lots 5 & 7R SPR, Conditional Use and Special Use @ 112 Smarthouse Way
 - a. SD2024-09 Wiess Anderson Add Lot 5 SPR for a parking lot located in the 100 Blk of Smarthouse Way
 - b. CU2024-05 a Conditional Use to allow a parking lot in a C6 zone located @ 100 Smarthouse Way
 - c. SU2024-03 a Special Use to allow an events center in a C6 zone @ 112 Smarthouse Way
7. SD2024-10 Market Plaza Add Replat Lot A1-R, Blk 11, @ 120 N Poplar St
 - a. CU2024-03 a Conditional Use to allow a Hotel in a C6 zone @ 118 E Washington Ave
8. SD2024-11 D & B Commercial Park Add Lot 18, SPR for construction of 2 warehouse bldgs. @ 810 Michaele Dr
 - a. CU2024-02 a Conditional Use to allow warehousing in a C4 zone @ 810 Michaele Dr
9. CU2024-04 Rock City Complete Fitness Conditional Use to allow Med Spa Services, Office and a Salon to an existing health and fitness facility in an I2 zone @ 9000 Commerce Cove
10. SU2024-01 a Special Use to allow a daycare center in an R5 zone @ 1821 Edmonds Street

NLR PLANNING COMMISSION MEETING PROCEDURES

Public Hearings: The regularly scheduled meeting is held on the second Tuesday of each month at 4:00 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

Voting: There are 9 Commissioners. A quorum consists of 6 members. "Robert's Rules of Order" apply unless the Commission has outlined alternative procedures. According to the current by-laws, all business must be approved by a minimum of 5 votes. A simple majority of those members present does not necessarily approve a motion.

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 is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.
5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.
6. Individual (not representing a citizen group) presentations shall be limited to 3 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 clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.
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
January 9, 2024

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. Roll-call found a quorum to be present; a quorum being six (6) members present.

Planning Commission Members Present:

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

Members Absent:

None

Staff Present:

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

Approval of Minutes:

Commissioner Chambers made a motion to approve the December 12, 2023, minute summary as submitted. Commissioner Phillips provided a second to the motion. By voice vote, the Commission members voted unanimously in favor of the motion, (9/0).

Planning Commission Hearing Items:

1. SD2024-01 Richards Road Lot 15 Preliminary Plat @ Richards Rd and ABF Dr

The applicant was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

1. Engineering requirements on detention:
 - a. Stormwater detention plan will be required during Site Plan Review process.
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 if applicable
 - b. Provide half of the required 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.
- 4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 5. Meet the requirements of the Master Street Plan.
- 6. Meet the requirements of the Screening and Landscaping ordinance.
- 7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:
 - a. Provide an approved fire protection plan.
- 9. Meet the requirements of CAW.
- 10. Meet the requirements of NLR Wastewater.
- 11. Meet the requirements of Rock Region Metro.

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

2. RZ2024-01 a rezoning from I2 to RU, R1, R4 and R5 and to amend the Land Use Plan from Light Industrial to Single Family located South of HWY 165, West of Cypress Crossing Subdivision

Mr. Thomas Pownall was present representing the request. Chairman Clifton called the item requesting the applicant come forward to address the Commission on the merits of the request. Mr. Pownall stated the request was a rezoning to several residential zoning classifications to allow a mixed use housing development of the property. He stated in conjunction with the rezoning request a preliminary plat and site plan was also being considered by the Commission to allow the development.

Chairman Clifton questioned if there was anyone in the audience wishing to speak for or against the item. Chairman Clifton questioned if there were any questions or concerns of the Commissioners. There being none, Chairman Clifton called for a roll call vote -

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

RZ2024-01 was approved with (9) affirmative votes, (0) no votes and (0) absent.

3. SD2024-02 Stillwater Add Preliminary Plat for development of a residential subdivision including Single Family, Multi-family and Townhouse located South of HWY 165, West of Cypress Crossing Subdivision

The applicant was present representing the request. Commissioner Chambers stated the Design

Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

1. Engineering requirements before the final plat/replat will be signed:
 - b. \$500/acre for residential development instead of providing on-site detention. (OR) provide onsite detention as well as calculations showing detention is adequate.
 - c. Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
 - d. Provide 25' property line corner radius at cross streets.
2. 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. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

Minute Summary

January 9, 2024

Page 4 of 12

- i. Schedule preconstruction meeting with City Engineer. The contractor's on-site superintendent must be present.
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. 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.
4. Planning requirements before the plat will be signed:
 - b. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - c. Pay for street signs.
 - d. Provide street trees or provide a bond.
 - e. Provide streetlights or provide a bond.
 - f. Street names to be approved by Planning Staff.
 - g. Provide 10' utility easements around property perimeter.
5. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance on rezoning property.
6. Meet the requirements of Community Planning, including:
 - b. Provide the standard requirements of Zoning and Development Regulations.
 - c. Provide dumpster location for multi-family portion of the development. Dumpster to have masonry screening on three sides.
 - d. Trash pick-up on private streets to be arranged by property owners association.
 - e. No fence is to be within a front building line.
 - f. 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 sidewalk 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. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - c. Provide a buffer/screening adjacent to the dissimilar land use to the north and west as defined by Section 7.2.4: Buffers between Dissimilar Uses.
 - i. The development of the RU, R4, R5, or R2 adjacent to C2 or I2 zoned properties requires a full screen as defined by Section 7.3.1. Class Full Screens.
 - ii. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
 - iii. Trees from Section 7.5, Table B or C shall be spaced every twenty (20) feet; or

- iv. trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
 - v. A minimum of 54 trees will be required adjacent to the north property lines and a minimum of 36 trees will be required adjacent to the west property line.
 - vi. An eight (8) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. The opaque screen must be opaque in all seasons.
 - vii. R4 is separated by an access easement adjacent to the RU property will we require the Half Screen.
 - viii. R5 is separated by an access easement adjacent to the R2 property will require the Thin Screen.
 - ix. Street trees are required along the interior drives and Stillwater Drive.
 - d. Provide a minimum of 15 parking lot trees for the apartment complex parking. Trees shall be planted at one (1) tree per six (6) parking spaces. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - e. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - ii. Note turf, groundcover, or mulch (species or type) on the development plan
 - iii. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - f. Plant material shall be irrigated by an automatic underground irrigation system.
 - g. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - h. Provide plant material legend graphically indicating the different plant materials. Provide plant material list and specifications indicating minimum plant material size at installation.
9. Meet the following requirements concerning signage:
- b. All signs require a permit and separate review.
10. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 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 C102.1)
 - ii. Where hydrants are not needed for the protection of structures they shall be provided at spacing not to exceed 1000 feet. (Volume 1 Appendix C Table C102.1c)
 - iii. In a one or two family residential development, where the number of one or two family dwelling units exceeds 30 there shall be two separate, fire apparatus access roads, or all dwelling units shall be equipped throughout with an approved automatic sprinkler system. These roads shall be sufficiently remote from each other. Townhouse dwelling units will be included in this count. (Volume 1 Appendix D107)
 - iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - 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 access roads will support 85,000 lbs. (NLR Ordinance 9267)
11. Meet the requirements of CAW.
12. Meet the requirements of NLR Wastewater, including:
- a. Public sanitary sewer main extension is required to serve the property. Please make formal submittal of plan to provide sewer service to the development.
 - b. Please provide flow projections for the proposed development. NLRW will analyze projected flow and determine whether sewer improvements will be needed to the receiving sewer system.
 - c. Connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
13. Meet the requirements of Rock Region Metro.

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

4. SD2024-03 UP Railroad Lot 1 Preliminary Plat and SPR for a wastewater treatment facility located @

The applicant was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

1. Engineering requirements on detention:
 - a. Stormwater detention plan previously approved by City Engineer.
2. Engineering requirements before the plat will be signed:
 - a. Show and label boundary of detention area as a drainage easement if applicable.

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. 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:
 - iii. Proposed pipe material specifications.
 - iv. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. 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.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - 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.
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.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

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.
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.
8. Meet the requirements of the Screening and Landscaping ordinance.
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 2021 Arkansas Fire Prevention Code including:
 - i. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iii. 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)
 - iv. 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)
 - v. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
11. Meet the requirements of CAW.
12. Meet the requirements of NLR Wastewater, including:
 - a. Please make a full and complete submittal to NLRW for any modifications or additions to the sanitary sewer collection system or treatment process for review and approval prior to construction.
 - b. Union Pacific is a permitted customer, and any changes that may affect the conditions or parameters of the permit shall be reviewed by NLRW.
13. Meet the requirements of Rock Region Metro.

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

5. SU2024-01 1821 Edmonds Street, a Special Use to allow a daycare center in an R5 zone

The applicant was not present. Staff stated the applicant had been in contact and was unable to attend the meeting due to illness. By a unanimous vote the Commission voted to postpone the item to the February 13th meeting date.

6. RZ2024-02 520 and 524 W 14th Street, a rezoning from R3 to R4 to recognize two existing duplexes on a single lot

Mr. Jeff Aclin was present representing the request. Chairman Clifton called the item requesting the applicant come forward and address the Commission on the merits of the request. Mr. Aclin stated there were issues with connecting to the city’s sewer system and the request was to rezone the property to allow the property to be replatted into a single lot allowing the 2 duplex units on a single lot instead of the buildings being located on individual lots.

Ms. Phillips questioned if any of the construction would be on her property. She stated she wanted a better understanding of what was taking place. Staff stated all the construction would be within dedicated easements and on the applicant’s property.

Chairman Clifton questioned if there was anyone in the audience wishing to speak for or against the item. Chairman Clifton questioned if there were any questions or concerns of the Commissioners. There being none, Chairman Clifton called for a roll call vote -

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

RZ2024-02 was approved with (9) affirmative votes, (0) no votes and (0) absent.

7. Special Use 2023-43 a Special Use to allow an events center in a C3 zone @ 2657 Pike Ave

Mr. Albert Gutierrez was present representing the request. Chairman Clifton called the item requesting the applicant come forward and address the Commission on the merits of the request. Mr. Gutierrez stated the desire was to place an events center at 2657 Pike Avenue to serve the Latino Community. He stated the center would host concerts but also activities for the children and families. He stated there were musical acts traveling from Memphis and from Dallas who would be attracted to stopping over in North Little Rock to hold a concert on their way to St Louis or Oklahoma City.

Chairman Clifton questioned the size of the building. Mr. Gutierrez stated the building contained 26,000 square feet building. Chairman Clifton requested the Fire Marshal, Chief Almon, come forward to answer questions. Chief Almon stated the building was fully sprinkled. He stated based on the number of occupants desired by the applicant four emergency exits would be required. Chief Almon stated he had visited the site and based on the floor area the occupancy load could be 1960. He stated there was a need to add one exit to the back of the building to allow the 1960 occupancy. He stated there were four existing exits and one additional exit was needed for the occupancy the applicant desired.

Chief Almon provided information on how the occupancy load were calculated. He stated the space was a large space. He stated based on the number of persons allowed determined the

number of exits required.

There was a general discussion concerning the ability for persons to exit the building in an emergency situation. Chief Almon stated the building had an exit on all four corners of the building. He stated the applicant would add an additional exit to meet the fire code. He stated the current layout had enough capacity for 1600 people. He stated with the additional exit the capacity would be 1960.

Staff stated if approved the applicant would submit plans for a building permit review. Staff stated the Building Official and the Fire Marshal would determine if the building met code.

Chairman Clifton questioned the number of parking spaces. Staff stated there was ample parking on the property. Staff stated the other businesses were more daytime businesses and this would be a night time business.

Chairman Clifton questioned if alcohol would be provided. Mr. Gutierrez stated only beer. He stated no mixed drinks would be provided. Commissioner Banks questioned if persons would be able to bring alcohol to the center. Mr. Gutierrez stated this would not be allowed. He stated once a place had a license they were responsible for the license and this did not allow others to bring in alcohol.

Commissioner White questioned why Mr. Gutierrez needed to be open until 2 am. Mr. Gutierrez stated bands traveling through North Little Rock would want the ability to play until this hour. He stated drinks would stop prior to 2 am. He stated the lights would come on at 2 am and the center would be shut down.

Chairman Clifton questioned the activities to take place. Mr. Gutierrez stated the center would be used for business functions, a place to bring families together to serve food. He stated the Latino community needed a place for many type uses.

There was a general discussion concerning the number of security persons needed for the number of persons to be in attendance. Mr. Gutierrez stated ABC required the number of security personal required with the event.

Commissioner White questioned the lighting and if the applicant would provide additional lighting for the parking lot. Mr. Gutierrez stated the lighting was not his responsibility but was the responsibility of the property owner. Staff stated there was nothing in zoning which required lighting. Staff stated there was a requirement for too much lighting.

Chairman Clifton called for anyone in the audience wishing to speak on the item.

Mr. John Parker addressed the Commission in opposition of the request. He stated he lived

within 200-feet of the site and had lived at this location for 35 years. He stated the billiards hall located next door to the events center which created a great deal of noise. He stated when the billiards hall closed at 2 am there was a great deal of noise. He stated the persons leaving did donuts in the parking lot, raced their car engines and created a great deal of noise.

Ms. Jane Wright stated she lived near the site. She stated noise traveled. She stated the racing of engines was a concern because the noise traveled up the hill to her neighborhood as well as the neighborhood adjacent to the site. She stated she was concerned with security. She stated with the number of people proposed for the building security had to be a concern. She stated her back yard was across the street from the shopping center. She stated she had lived in her home for 30 years.

Mr. Gutierrez stated he was trying to do something for the community. He stated he was bringing concerts to the city. He stated this was not dancing which tended to create more drinking than concerts.

Commissioner Chambers made a motion to amend the hours to a midnight closing.

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

The motion to amend the hours failed with (4) affirmative votes, (5) no votes and (0) absent.

Commissioner White called the question. A second was provided. Chairman Clifton called for a roll call vote -

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

SU2023-43 was approved with (6) affirmative votes, (3) no votes and (0) 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 Wallace, and by consent of all members present (9/0), the meeting was adjourned at 4:48 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, February 13, 2024, at 4:00 pm in the City Council Chambers of City Hall, 300 Main Street, NLR, AR.

Respectfully Submitted:
Donna James, AICP
Assistant Director of Planning

Item #1

SD2023-67 the Grove Add Preliminary Plat located near Plantation Lake Dr and Craig Rd (18 lot single family prel plat)

1. Sidewalks are not required on lots with 150' of frontage per the Subdivision Ordinance.
2. Engineering requirements before the final plat/replat will be signed:
 - a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons (*OR*) 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 full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Provide 25' property line corner radius.
 - d. Meet all City of North Little Rocks Standard Specifications.
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 plantings of required trees or provide a bond.
 - c. Provide (25') ROW dedication along Craig Rd as shown on the plat.
 - d. Provide 10' utility easements around property perimeter.
4. Meet the requirements of Permits & Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
5. Meet the requirements of the Master Street Plan, including:
 - a. Provide ½ street improvements.
 - b. Provide ROW dedication per the Master Street Plan along Craig Rd.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. One tree shall be required for each lot and to be located within 10' of the front property line.
 - c. Trees shall be 2 ½" caliper or greater at time of planting measured 3' above the ground surface.
7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
8. Meet the requirements of the Fire Marshal, including:
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Where there are houses, fire hydrants shall have an average spacing of 500' along streets. The maximum distance from any point on a street frontage to a hydrant shall be 250'.
(Volume 1 Appendix C Table C102.1)
9. Meet the requirements of CAW, including:
 - a. NO OBJECTIONS, All Central Arkansas Water requirements in effect at the time of request for water service must be met.
10. Meet the requirements of NLR Wastewater, including:
 - a. No public sanitary sewer is available to the property.
11. Meet the requirements of Pulaski County, including:
 - a. Provide Bill of Assurance.
 - b. Pay \$50.00 review fee.
 - c. Provide Volunteer Fire Department approval.
 - d. Provide ADH subdivision approval.
 - e. Provide a letter from Grand Prairie Water stating water service will be provided.

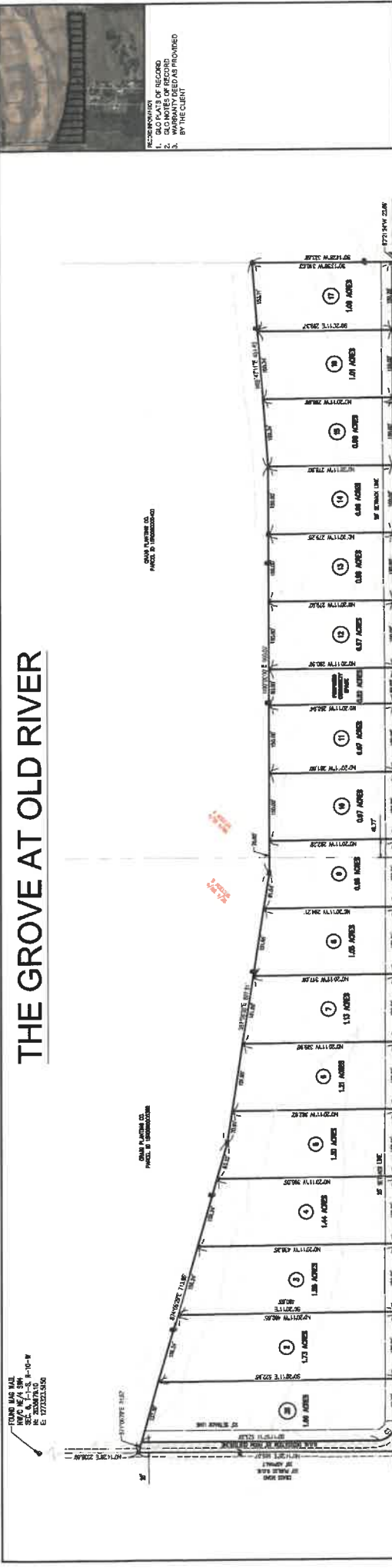
Item #1

SD2023-67 The Grove Add Preliminary Plat located near Plantation Lake Dr and Craig Rd (18 lot single family prel plat)

Page 2 of 2

- f. Obtain driveway permits from PCRB for all new driveways.
- g. Clarify NLR requirements whether this is a preliminary or Final Plat.
- h. Comply with any City of NLR Right of Way and street improvement requirements.
- i. If half-street improvements are required, provide set of construction plans to PC for review and approval prior to construction.
- j. Label the proposed community space as a Tract and include its name on the plat and in the bill of assurance.

THE GROVE AT OLD RIVER



PRELIMINARY PLAN
PART OF THE SW/4 OF SE/4 AND SE/4 OF SW/4
SECTION 6, TOWNSHIP 1 SOUTH, RANGE 10 WEST
CRAIG ROAD
PREPARED FOR
CRAIG PLANTING COMPANY
SCOTT, PULASKI COUNTY
ARKANSAS

RECORD PROVISIONS

1. G.C. PLAT OF RECORD
2. G.C. PLAT OF RECORD
3. G.C. PLAT OF RECORD
4. G.C. PLAT OF RECORD
5. G.C. PLAT OF RECORD

WARRANTY DEED AS PROVIDED BY THE CLIENT

FOUNDED 5/4\"/>

GENERAL NOTES

1. THE SURVEYING LOT IS LOCATED IN UNINCORPORATED UTILITY.
2. EVERY DOCUMENT OF RECORD PREVIOUSLY CONSIDERED AS A PART OF THE SURVEY IS HEREBY RECORDED ON Y.
3. THIS SURVEY IS VALID ONLY IN THE SHOWN INCLUDES THE SPONSOR'S, THERE MAY BE OTHER OCCURRENCES OF RECORD WHICH MAY AFFECT THIS SURVEY.
4. THIS SURVEY IS VALID ONLY IN THE SHOWN INCLUDES THE SPONSOR'S, THERE MAY BE OTHER OCCURRENCES OF RECORD WHICH MAY AFFECT THIS SURVEY.
5. THE SURVEY IS VALID ONLY IN THE SHOWN INCLUDES THE SPONSOR'S, THERE MAY BE OTHER OCCURRENCES OF RECORD WHICH MAY AFFECT THIS SURVEY.
6. THIS SURVEY IS VALID ONLY IN THE SHOWN INCLUDES THE SPONSOR'S, THERE MAY BE OTHER OCCURRENCES OF RECORD WHICH MAY AFFECT THIS SURVEY.
7. EACH LOT TO BE SURVEYED BY THE SPONSOR'S WATER TREATMENT SYSTEM.
8. WATER SERVICES TO BE PROVIDED BY LOCAL WATER PROVIDER.
9. ALL LOTS TO BE SURVEYED BY THE SPONSOR'S WATER TREATMENT SYSTEM.
10. TO BE SURVEYED BY THE SPONSOR'S WATER TREATMENT SYSTEM.
11. TO BE SURVEYED BY THE SPONSOR'S WATER TREATMENT SYSTEM.
12. TO BE SURVEYED BY THE SPONSOR'S WATER TREATMENT SYSTEM.

BASIS OF BEARINGS

STATE PLANS COORDINATES
ARKANSAS SOUTH ZONE, NAD83
BEARING
DISTANCE
BEARING
DISTANCE

PROPERTY LINE

SECTION LINES
QUARTER LINES
CONCRETE/BRICK/PAVEMENT
RIGHT-OF-WAY LINES
WATER LINE
OVERHEAD ELECTRIC
EXISTING LAMINATE LINE
EXISTING HIRE PRICE
EXISTING BULKHEADS
EXISTING SETBACK LINES
PARCEL OR DEED LINES

LEGEND

EXISTING MONUMENT AS DESCRIBED
CALCULATED LOT CORNER
EXISTING POWER POLE
EXISTING POWER POLE

FOOD NOTE

BY GRAPHIC NOTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X,
AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 84048 AND PANEL NUMBER 84048
THE LOCATION OF THIS FOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINE.

NEW TRACT DESCRIPTION

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 10 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER, THENCE ALONG THE WEST LINE THEREOF 107.40 FEET A DISTANCE OF 107.40 FEET TO A BENCHMARK BEARING S 89° 15' 00" W DISTANCE OF 60.00 FEET TO A SET REBAR, THENCE S 89° 15' 00" W DISTANCE OF 60.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, THENCE ALONG THE EAST LINE THEREOF 307.40 FEET TO A SET MARK, THENCE S 89° 15' 00" W DISTANCE OF 107.40 FEET TO A SET MARK, THENCE ALONG THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE ALONG THE WEST LINE THEREOF 107.40 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 27.67 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PORTION BEING DEDICATED AS RIGHT-OF-WAY BEING PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 10 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER, THENCE ALONG THE WEST LINE THEREOF 107.40 FEET A DISTANCE OF 107.40 FEET TO A BENCHMARK BEARING S 89° 15' 00" W DISTANCE OF 60.00 FEET TO A SET REBAR, THENCE S 89° 15' 00" W DISTANCE OF 60.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, THENCE ALONG THE EAST LINE THEREOF 307.40 FEET TO A SET MARK, THENCE S 89° 15' 00" W DISTANCE OF 107.40 FEET TO A SET MARK, THENCE ALONG THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE ALONG THE WEST LINE THEREOF 107.40 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 27.67 ACRES MORE OR LESS.

THESE TRACTS BEING THE SAME AS THOSE SHOWN ON THE PREVIOUS PLAT OF RECORD, THE LOCATION OF THE FOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINE.

CERTIFICATE OF LAND SURVEYING AGENCY

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME AND THAT ALL NECESSARY MEASUREMENTS HAVE BEEN MADE AND THAT THE LOCATION, SIZE, TYPE AND NUMBER ARE CORRECTLY SHOWN.

ROCKWELL B. TUCKER
REGISTERED LAND SURVEYOR, LICENSE NO. 1755, ARKANSAS
DATE OF EXECUTION NAME _____ (PRINTED)

CERTIFICATE OF REAL PLAT APPROVAL

PURSUANT TO THE NORTH LITTLE ROCK SUBORDINATION RULES AND REGULATIONS AND ALL OF THE CONDITIONS OF APPROVAL, HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY OF PULASKI, ARKANSAS, THIS _____ DAY OF _____, 20____.

DATE OF EXECUTION NAME _____ (PRINTED)
NORTH LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN
CRAIG PLANTING COMPANY, DO HEREBY CERTIFY THAT THIS SURVEY IS MADE IN ACCORDANCE WITH THE
HERETOFOR SAID STATUTE AND SUBORDINATION RULES AND REGULATIONS.
DATE OF EXECUTION NAME _____ (PRINTED)
CRAIG PLANTING COMPANY, 7716
SOURCE OF TITLE, 71-12-08

CERTIFICATE OF RECORDS

THIS DOCUMENT NUMBER _____ FILED FOR RECORD _____ AT _____, ARKANSAS
RECORDED _____ IN PLAT BOOK _____ PAGE _____

NAME _____ (PRINTED)
FOR BILL OF ASSURANCE SEE DEED RECORD BOOK _____ PAGE _____

FOR THE USE AND BENEFIT OF CRAIG PLANTING COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT FIELD WORK AND FIELD SURVEYING PRACTICES IN FORCE AT THE DATE OF PLAT OR MAP. AS 15/12/2003

REGISTERED SURVEYOR
ROCKWELL B. TUCKER, LICENSE NO. 1755, ARKANSAS

SCALE 1" = 100'

GRAPHIC SCALE IN FEET

100'

Item #2

SD2024-05 Cypress Trail Add Preliminary Plat Lots 1 - 25 @10524 Crystal Hill Rd (25 lot single family prel plat)

1. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$500/acre instead of providing onsite detention. *OR* Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
2. Engineering requirements before the plat will be signed:
 - a. Provide 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. Show and label boundary of detention area as a drainage easement if applicable.
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. 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 Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - j. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles

Item #2

SD2024-05 Cypress Trail Add Preliminary Plat Lots 1 - 25

Page 2 of 3

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

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.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - e. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - f. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - g. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - h. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - i. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - j. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - k. All driveways are to be concrete within the ROW.
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. Pay for street signs.
 - c. Provide streetlights or provide a bond.
 - d. Street names to be approved by Planning Staff.
 - e. Provide ½ of a 70' ROW along Crystal Hill Rd.
6. Other Boards approvals required before applying for a building permit:
 - a. Provide approved City Council ordinance annexing the property into the NLR corporate limits
7. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. The Zoning Ordinance for R5 zoned property requires a minimum front yard setback of 15' and a minimum exterior yard setback of 15'. The exterior side yard on Lots 10 & 16 is indicated at 10'.
 - c. Provide the front yard building setback for Lots 11 – 15.
 - d. The minimum side yard setback allowed is 10% of the lot width with a minimum side yard setback of 6' and a maximum setback of 8'.
 - e. The minimum rear yard setback is 25'.

Item #2

SD2024-05 Cypress Trail Add Preliminary Plat Lots 1 - 25

Page 3 of 3

- f. Conflicting notes on the proposed preliminary plat - The property is located within the city limits of North Little Rock & the property is in North Little Rock ETJ zone & Petition for annexation into the City of North Little Rock has been filed with the County Judges office.
- g. Note on the plat indicates dumpsters to be within brick gated enclosure.
8. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between the sidewalks and curb to ADA standards and City standards.
 - b. Crystal Hill Rd is classified as a Collector Street on the MSP. Provide ½ of a 70' ROW dedication along Crystal Hill Rd.
 - c. A proposed bike lane is indicated on the Master Street Plan along Crystal Hill Rd adjacent to the site.
9. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Tree plantings shall be required for all new Single-family and Two-family dwellings.
 - b. One (1) tree shall be required for each lot and to be located within 10' of the front property line.
 - c. Trees shall be 2.5" caliper or greater at time of planting. Caliper shall be measured 3' above the ground surface.
 - d. Trees must be installed prior to receiving the certificate completion for the home.
10. Meet the City of North Little Rock requirements concerning signage:
 - a. Indicate the location of the proposed subdivision sign on the proposed plat and indicate the area as a sign easement.
 - b. The subdivision sign will not be permitted within the median of the street.
11. Meet the requirements of the Fire Marshal, including:
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 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 C102.1)
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iii. Where there is a divided entrance each lane shall be a minimum of 15 feet clear. (Volume 1 Section 503.2.1.1)
 - iv. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - 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)
 - c. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
12. Meet the requirements of CAW.
13. Meet the requirements of NLR Wastewater, including:
 - a. Please provide 15' sanitary sewer easement on all public sanitary sewer mains.
 - b. White Oak Connection Fee required to connect to public sanitary sewer.
 - c. Please submit a full set of 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.
16. Meet the requirements of Pulaski County Planning.

Item #3

SD2024-06 Original Town of Argenta Add Lot 2R, Blk 44, Replat and SPR @ 716 N Olive St (15 single bdrm townhomes)

1. The alley must be widened to have a minimum pavement width of 20' from E 8th St to the south property line of the proposed development to meet minimum access requirements for the fire department.
2. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention. *OR* Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
3. Engineering requirements before the plat will be signed:
 - a. Provide half of the required 60' right-of-way.
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 or copy of ARDOT driveway permit if State Highway.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. 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.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
5. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. 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. 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. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - e. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - f. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - g. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - h. All driveways are to be concrete within the ROW.
6. Planning requirements before the plat will be signed:

Item #3

SD2024-06 Original Town of Argenta Add Lot 2R, Blk 44, Replat and SPR

Page 2 of 3

- 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.
7. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
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, if required.
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. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - d. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every 30' feet to achieve the required number of trees; trees from Table C shall be spaced every 25'; or trees from Table D shall be used if beneath overhead power lines and spaced every 15'.
 - i. A minimum of 3 trees are required adjacent to the E 8th St right-of-way.
 - ii. A minimum of 5 trees are required adjacent to the N Olive St right-of-way.
 - e. Trees shall be planted at one (1) tree per six (6) parking spaces.
 - i. Trees 10' from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50%) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - iii. Provide a minimum of 1 tree within the interior of the parking lot.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Provide additional shrubs adjacent to the southeast parking entrance.
 - ii. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Note turf, groundcover, or mulch (species or type) on the development plan
 - i. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - h. Plant material shall be irrigated by an automatic underground irrigation system.
 - i. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - j. Provide a buffer/screening adjacent to the dissimilar land use to the west. The development of the C6 property requires a full screen (as defined by Section 7.3.1) adjacent to the R4 properties to the northeast and south.
 - i. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than 6' or greater than 40'.

Item #3

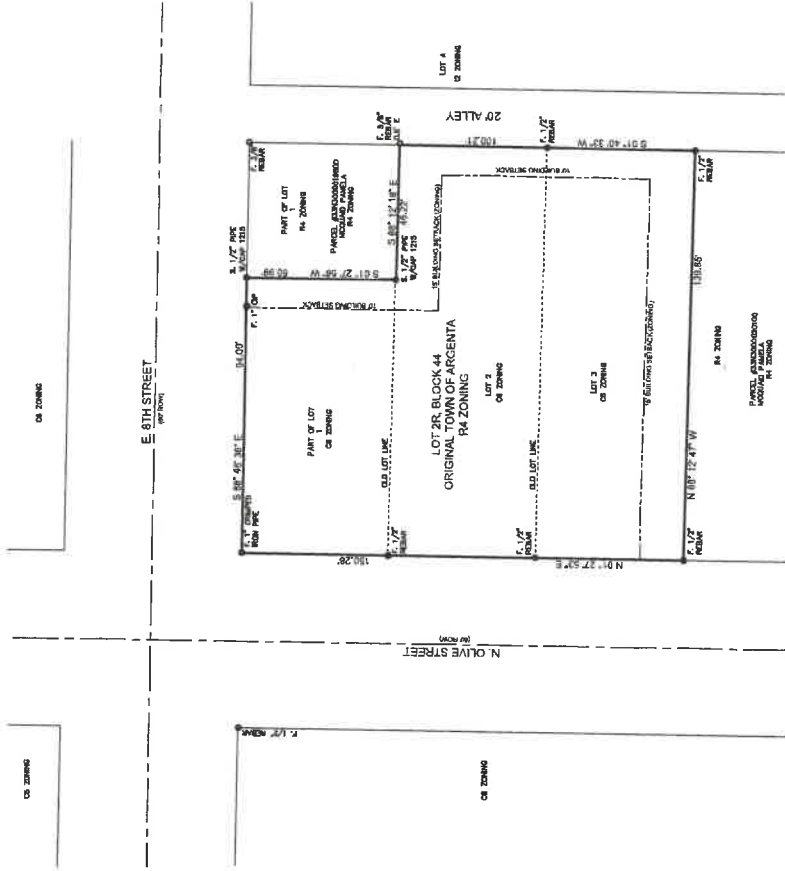
SD2024-06 Original Town of Argenta Add Lot 2R, Blk 44, Replat and SPR

Page 3 of 3

- ii. Trees from Section 7.5, Table B or C shall be spaced every 20'; or trees from Table D shall be used if beneath overhead power lines and spaced every 20'.
 - iii. An 8' tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. No fence, wall and/or site grading is required with evergreen trees from Table E. The opaque screen must be opaque within 4 seasons.
 - k. Provide plant material legend graphically indicating the different plant materials. Provide plant material list and specifications indicating minimum plant material size at installation.
10. Meet the City of North Little Rock requirements concerning signage.
11. Meet the requirements of the Fire Marshal, including:
- a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 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 the foundation to roof and with open space on at least two sides. (Volume 2 Chapter 2 Definitions)
 - ii. If there are dwellings above other dwellings the buildings shall be sprinkled. (Volume 2 Section 903.2.8, 903.3)
- Or**
- c. If each dwelling unit extends from the foundation to the roof they will be separated by fire resistance rated walls meeting the requirements of AFPC Volume 3 Section R302.2.1 or R302.2.2.
 - i. Fire Apparatus access roads shall have an unobstructed width of not less than 20'. The alley does not appear to be 20' wide. (Volume 1 Section 503.2.1)
 - ii. 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)
 - d. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
12. Meet the requirements of CAW.
13. Meet the requirements of NLR Wastewater, including:
- a. The HOA will be solely responsible for maintaining the private sewer service line for the development.
 - b. Please submit a full set of 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.



THIS SITE



LEGAL DESCRIPTION
 THE WEST 1/2 OF LOT 1, LOTS 2-3, BLOCK 44,
 ORIGINAL TOWN OF ARGENTA
 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS

**PRELIMINARY
 PLAT OF
 LOT 2R, BLOCK 44
 ORIGINAL TOWN OF ARGENTA**
 (BEING A REPLAT OF PART OF LOT 1, LOTS 2-3, BLOCK 44
 ORIGINAL TOWN OF ARGENTA
 IN THE CITY OF NORTH LITTLE ROCK,
 PULASKI COUNTY, ARKANSAS)



THOMAS ENGINEERING COMPANY
 2800 LAUREL ROAD, N. LITTLE ROCK, AR 72118
 TEL: 501-708-1488 FAX: 501-708-4803

APPROVED: DATE: 12/18/23
 DRAWN BY: DATE: 12/18/23
 CHECKED BY: DATE: 12/18/23

PRELIMINARY PLAT
LOT 2R, BLOCK 44
 ORIGINAL TOWN OF ARGENTA
 NORTH LITTLE ROCK, ARKANSAS

PROJECT NO. 23-008
 SHEET NO. 1



OWNER & DEVELOPER
 THOMAS ENGINEERING COMPANY, LLC
 2800 LAUREL ROAD
 ROGERS, AR 72717-4900

PRELIMINARY PLAT GENERAL NOTES
 1. PLAT CONTAINS 1472 SQUARE FEET OF PLAT AREA MORE OR LESS.
 2. THIS PROPERTY IS ZONE C-2.
 3. THIS PLAT IS NOT IN THE 80' PLAT FLOOD HAZARD MAP (FIRM NO. 15030) ISSUED BY THE ARKANSAS FLOOD HAZARD MAP ACTING COMMISSION ON 08/11/2015.
 4. NUMBER OF PARCELS: UNKNOWN TO DATE (SEE NORTH PLAT 17/23)
 5. ELECTRIC SERVICE TO BE PROVIDED BY THE CITY OF NORTH LITTLE ROCK.
 6. THIS PLAT IS SUBJECT TO FEDERAL, STATE AND LOCAL LAWS.

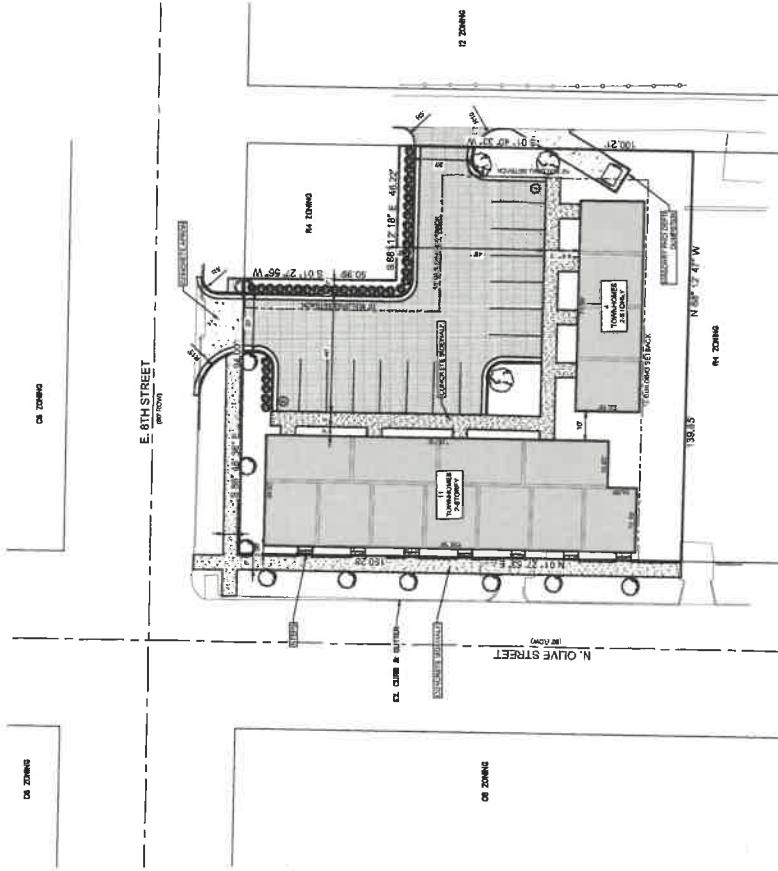
DATE: JOHN R. CORNWALL, REG. 1715
DESIGNER: JOHN R. CORNWALL, REG. 1715
DATE: JOHN R. CORNWALL, REG. 1715

CONTRACTOR: JOHN R. CORNWALL, REG. 1715
 JOHN R. CORNWALL, REG. 1715
 2800 LAUREL ROAD, N. LITTLE ROCK, AR 72118
 TEL: 501-708-1488 FAX: 501-708-4803

CITY OF NORTH LITTLE ROCK
 JOHN R. CORNWALL, REG. 1715
 2800 LAUREL ROAD, N. LITTLE ROCK, AR 72118
 TEL: 501-708-1488 FAX: 501-708-4803



THIS SITE



LEGEND

- SHOWS CONCRETE SIDEWALK
- SHOWS CONCRETE PAVEMENT
- SHOWS ASPHALT PARKING
- SHOWS NEW BUILDINGS
- SHOWS UTILITY LINES PER PLAN
- SHOWS GAS/CABLE INSTALLATION
- STREET TREES (PINK)
- SHOWS UTILITY POLES (UPON HOLLY)
- 12' MINIMUM HEIGHT

SITE PLAN REVIEW NOTES

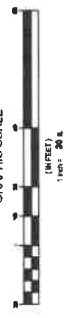
1. SITE CONTAINS (15) PROPOSED SINGLE BEDROOM TOWNHOMES
2. BASIS OF REARINGS: PAGES
3. THE PROPERTY IS NOT SHOWN IN THE (10) YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 50012R DATED JULY 6, 2015.
4. THIS PROPERTY IS ZONED OR
5. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION.

PARKING

TOTAL: 15 SPACES
 OWNERS & DEVELOPER
 ORIGINAL PROPERTIES, LLC
 PO BOX 900
 ROGERS, AR 72757-0900



GRAPHIC SCALE



THOMAS ENGINEERING COMPANY
 2810 LOCKER ROAD, N. LITTLE ROCK, AR 72118
 TEL: 501-795-4688 FAX: 501-795-4814

SITE PLAN REVIEW
 LOT 2R, BLOCK 44
 ORIGINAL TOWN OF ARGENTA
 NORTH LITTLE ROCK, ARKANSAS

APPROVED: [Signature] DATE: 12/18/2023
 DRAWN BY: [Signature] DATE: 12/18/23
 SHEET NO.: C1

Item #4**SD2024-07 NLR Central Station #1 Add SPR @ 1301 Main St (New City of NLR Fire Station)**

1. Engineering requirements on detention:
 - a. Stormwater detention plan previously approved by City Engineer.
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least (1) day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - e. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - f. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - g. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.

Item #4**SD2024-07 NLR Central Station #1 Add SPR @ 1301 Main St (New City of NLR Fire Station)**Page 2 of 3

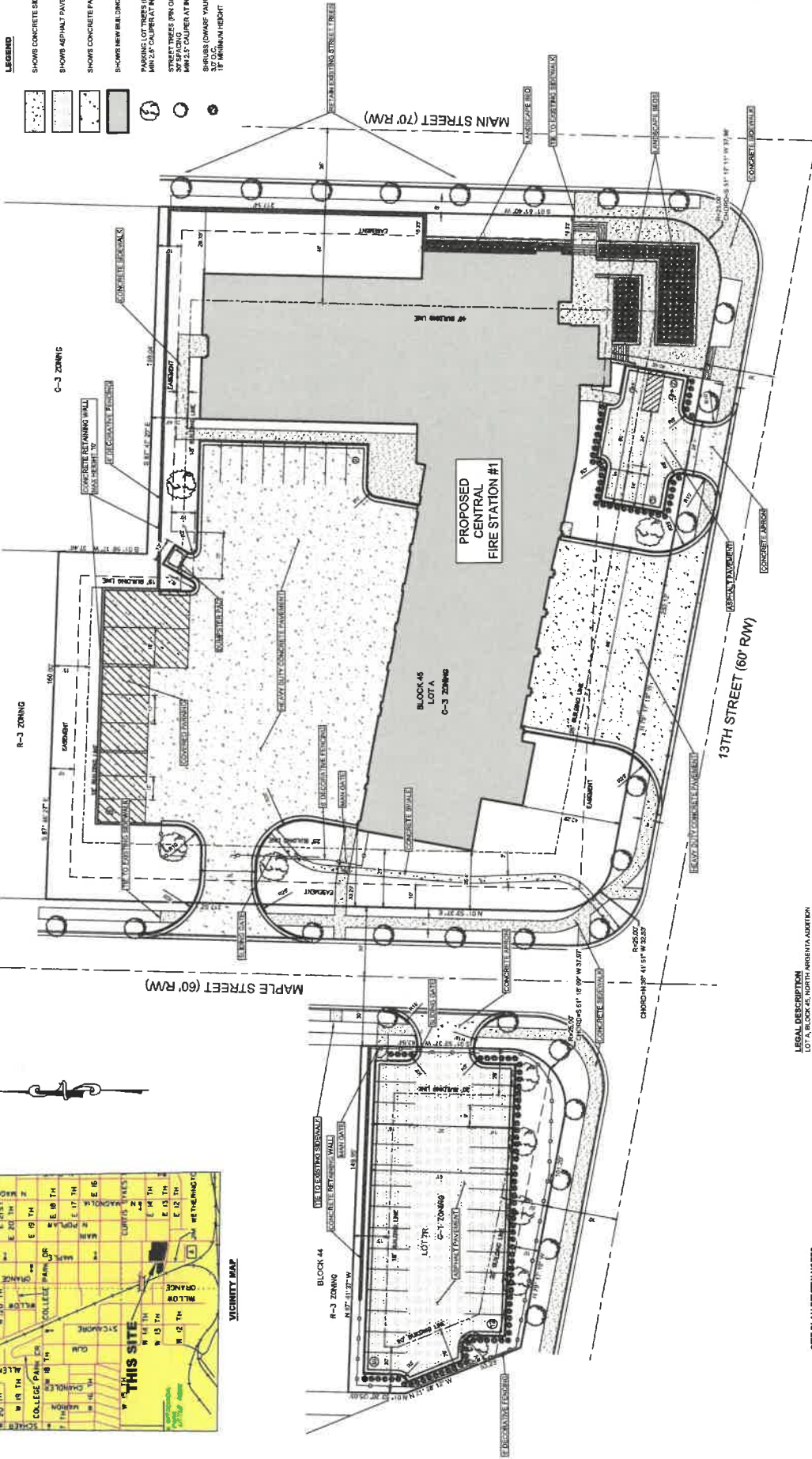
- h. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - i. All driveways are to be concrete within the ROW.
4. Meet the requirements of Planning and Permits, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster is to have masonry screening on (3) sides with an opaque gate enclosure.
 - c. No fencing is allowed in front of the building without prior approval from the Board of Zoning Adjustment.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
5. Other Boards approvals required before applying for a building permit.
 - a. Provide approval from Board of Zoning Adjustment on placement of the fencing as proposed.
 - b. The NLR Planning Commission must approve the variance request from the Hillside Cut Ordinance.
6. Meet the requirements of the Master Street Plan, including:
 - a. Repair or replace any broken sidewalk located in the public right of way to meet ADA standards and City standards.
 - b. Provide ½ street improvements, if required.
7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
 - b. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - c. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - d. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every 30' to achieve the required number of trees; trees from Table C shall be spaced every 25'; or trees from Table D shall be used if beneath overhead power lines and spaced every 15'.
 - i. A minimum of 17 trees are required adjacent to the 13th St ROW.
 - ii. A minimum of 8 trees are required adjacent to the Main St ROW.
 - iii. A minimum of 8 trees are required adjacent to the east side of the Maple St ROW.
 - iv. A minimum of 3 trees are required adjacent to the west side of the Maple St ROW.
 - e. Trees shall be planted at (1) tree per (6) parking spaces.
 - i. Trees 10' from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50%) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - iii. A minimum of 5 trees are required for Lot 7R. Provide a minimum of 3 trees within the interior of the parking lot.
 - iv. A minimum of 4 trees are required for Lot A. Provide a minimum of 2 trees within the interior of the parking lot.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be 18" in height at planting and be planted a maximum 3' apart.
 - ii. Provide shrubs adjacent to the northern planting strips of the parking areas.
 - g. Note turf, groundcover, or mulch (species or type) on the development plan

Item #4

SD2024-07 NLR Central Station #1 Add SPR @ 1301 Main St (New City of NLR Fire Station)

Page 3 of 3

- i. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - h. Plant material shall be irrigated by an automatic underground irrigation system.
 - i. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - j. Provide a buffer/screening adjacent to the dissimilar land use to the west. The development of the C3 property requires a full screen (as defined by Section 7.3.1) adjacent to the R4 properties to the north.
 - i. Each side and rear yard buffer areas shall be 5% of the lot width and depth. Buffer areas shall not be less than 6' or greater than 40'.
 - ii. Trees from Section 7.5, Table B or C shall be spaced every 20'; or trees from Table D shall be used if beneath overhead power lines and spaced every 15'.
 - iii. An 8' tall, continuous opaque screen shall be provided. An opaque screen may include (1) of the following: wall, fence, site grading, or plantings. No fence, wall and/or site grading is required with evergreen trees from Table E. The opaque screen must be opaque within 4 seasons.
 - k. Provide plant material legend graphically indicating the different plant materials. Provide plant material list and specifications indicating minimum plant material size at installation.
8. Meet the following City of North Little Rock requirements concerning signage:
 - a. Provide the location of the proposed signage on the site plan.
 - b. Sign permits require a separate review from the building permit plan review.
9. Meet the requirements of the Fire Marshal, including:
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Buildings used for the storage of commercial motor vehicles where the fire area exceeds 5000 square feet shall be provided with an automatic fire sprinkler system. (Volume 2 Section 903.2.10.1)
 - ii. An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. (Volume 2 Section 903.2.8)
 - iii. Areas of the building with different occupancy types shall be separated with fire barriers meeting the requirements of Volume 2 Table 508.4.
 - 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 have an unobstructed vertical clearance of not less than 13 feet 6 inches. (Volume 1 Section 503.2.1)
 - vi. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - c. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
10. Meet the requirements of CAW.
11. Meet the requirements of NLR Wastewater, including:
 - a. NLRW will construct manhole at the northern property line and provide connection point for the private service line. Please see the attached map.
 - b. Sand/Oil Separator required.
 - c. Please submit a full set of plans to NLRW for review and approval prior to construction.
12. Meet the requirements of NLR Electric.
13. Meet the requirements of Rock Region Metro.



- LEGEND**
- SHOWS CONCRETE SIDEWALK
 - SHOWS ASPHALT PAVEMENT
 - SHOWS CONCRETE PAVEMENT / APRON
 - SHOWS NEW 8\"/>

LEGAL DESCRIPTION
 LOT 7R, BLOCK 44, NORTH ARBONITA ADDITION,
 THE CITY OF NORTH LITTLE ROCK,
 COUNTY, ARKANSAS

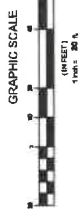
FOR USE AND BENEFIT OF
 THE CITY OF NORTH LITTLE ROCK

PARKING

REGULAR	75 SPACES
ACCESSIBLE	2 SPACES
EQUIPMENT	5 SPACES
TOTAL	48 SPACES

SITE PLAN REVIEW NOTES

1. SITE CONTAINS A PROPOSED FIRE STATION
2. BASIS OF BEARING PAGE
3. THE PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 500132 204-G DATED JULY 9, 2015.
4. LOT 7R IS ZONED C-3 & LOT 1R ZONED C-1
5. ALL ABUTTING PROPERTY IS ZONED R-3 AND C-3
6. THIS TRACT CONTAINS 141,102.14 S.F. OR 3.21 ACRES, MORE OR LESS. LOT 7R CONTAINS 1,662,827 S.F. OR 37.86 ACRES
7. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION.



THOMAS ENGINEERING COMPANY
 2815 LOGGERS ROAD, E. LITTLE ROCK, AR 72116
 TEL: 501-793-4468 FAX: 501-793-9616

PROFESSIONAL ENGINEER
 LICENSE NO. 10413

CERTIFICATE OF ADOPTION
 THOMAS ENGINEERING COMPANY
 NO. 14
 5/19/23

SITE PLAN REVIEW
 CENTRAL FIRE STATION #1
 LOT 7R, BLOCK 44, NORTH ARBONITA ADDITION,
 NORTH LITTLE ROCK, ARKANSAS
 DRAWN BY: [Name]
 DATE: 5/19/23

C1



**The City of
NORTH LITTLE ROCK**
PLANNING

700 W. 29th St. • North Little Rock, AR 72114-2135
Phone (501) 975-8835

Memorandum

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

From: Shawn Spencer, Director of Planning and Planning Staff

Date: February 1, 2024

Public Hearing: NLR Central Fire Station #1 Hillside Modification Variance Request
(PH 2024-01)

The applicant is seeking a variance to allow a hillside modification variance to allow the placement of a retaining wall 10-feet in height along the northern portion of the future City of North Little Rock Fire Station property. The wall will be a vertical wall. The wall will be placed with the appearance of a rear wall with a roof covering. The area will serve as parking for the fire stations firefighting apparatus. The applicant has provided a letter from Engineering Consultants, Inc stating the wall will be designed to meet active and passive soil pressures as recommended by the soils report. The final site wall design will be provided to the City Engineer with the building permit request for final approval.

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

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

ENGINEERING CONSULTANTS, INC.

401 WEST CAPITOL AVENUE, SUITE 305
LITTLE ROCK, ARKANSAS 72201-3401
PHONE: 501-376-3752 FAX: 501-376-7314
www.ecilr.com

January 11, 2024

NLR Planning Department
City Services Building
700 W 29th Street
North Little Rock, AR 72114

RE: Central Fire Station
North Little Rock
Our Job no. 23-472

Dear Planning Department,

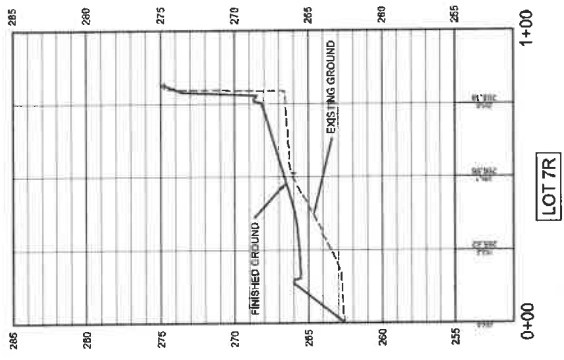
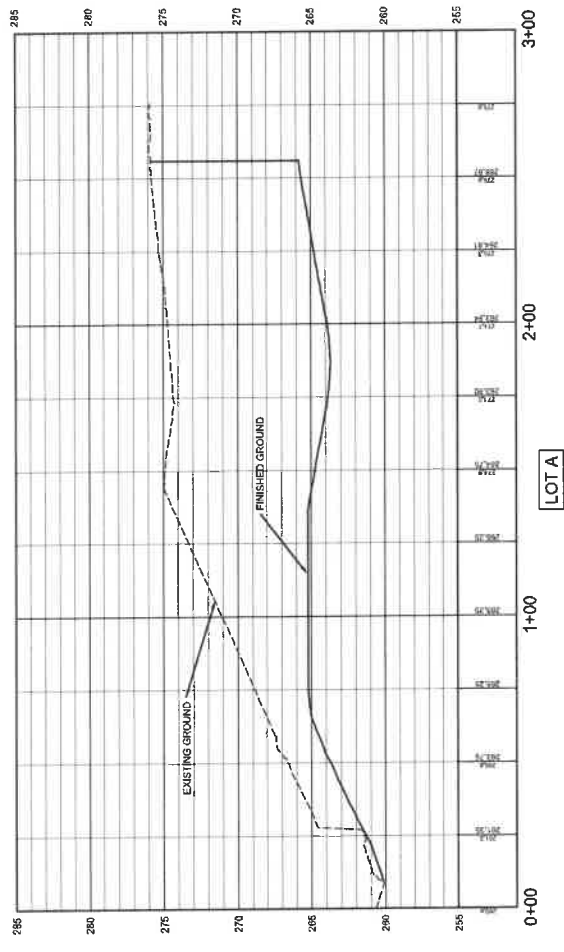
The new retaining wall located on the north side of the site will be designed to meet the ten feet cut into the hillside. Wall design will meet active and passive soil pressures recommended by the soils report. The final site wall design will be issued with our final building design drawings in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Harrison", with a long horizontal flourish extending to the right.

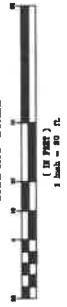
Stephen Harrison, P. E. #9682

ENGINEERING CONSULTANTS INC.



FOR USE AND BENEFIT OF
THE CITY OF NORTH LITTLE ROCK

GRAPHIC SCALE



THOMAS ENGINEERING COMPANY
 2860 LOCKPORT ROAD, N. LITTLE ROCK, AR 72118
 TEL: 501-709-4468 FAX: 501-709-8615

GRADING CROSS SECTIONS OF
 CENTRAL FIRE STATION
 LOT A, BLOCK 45 & LOT 7R, BLOCK
 24 NORTH ARCENT
 NORTH LITTLE ROCK, ARKANSAS

APPROVED: [Signature] 12/19/23
 DRAWN BY: [Signature] 12/19/23

C3

Item #5A
Rezone 2024-04

Request: a rezoning from R5 to C6 to allow a mixed use development including a residential development and parking lot

Location of the Request: @ the NEC of W 4th St and Orange St, NLR, AR

Applicant: Thomas Pownall, Thomas Engineering Co.

Owner: Regal Beagle Holdings LLC

P.C. Background: 1st time on the agenda – The applicant is seeking review of an overall development plan for a ½ block area located between Maple and Orange Streets and south of an existing alley. The applicant is seeking a Conditional Use to allow a daycare within an existing building, CU2024-01). The applicant is seeking a Special Use to allow an events center within the same building (SU2024-02), a Rezoning of a portion of the site from R5 to C6, this item (RZ202-04). The applicant is also proposing a replat of the ½ block into six lots allowing the existing building and a proposed parking lot on Lot 1R and the creation of 5 residential lots to allow the construction of 5 detached single family homes (SD2024-08).

Site Characteristics: The site is located north of W 4th Street and east of Orange Street. The site has been used as a community garden in the recent past.

Master Street Plan: W 4th and Maple Streets are classified on the Master Street Plan as local streets. There is a Rock Region Trolley line located along Maple Street east of the site. This area of Argenta is a mix of uses including office, restaurants, residential and retail. Across W 4th Street, a Special Use was approved for an events center in late 2023.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6 & R3	Residential
South	C6	Office & Events Center
East	C6	Former Church Building, the other ½ block of this proposed development plan
West	R5 & C4	Office

Background:

1. **Compatible with previous actions?** Yes, C6 is primarily the zoning district for the downtown area.
2. **Neighborhood Position/Comment?** None at the time of printing.

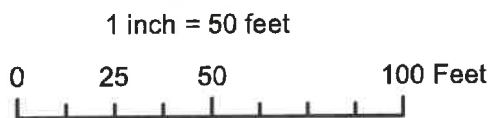
3. **Effect on public service and utilities?** There should be minimal effect on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal effect on the surrounding properties due to the request to rezone the property to correspond with the use of the property.
6. **Is the site of adequate size for the development?** The site is adequate in size for development when combined with the adjacent ½ block.
7. **Will this set a precedent for future rezoning?** No, the primary zoning for the downtown area is C6.
8. **Should a different zoning classification be requested?** No, the C6 zoning classification allows the developer a consistent zoning pattern for his overall development plan.

Summary:

The applicant is seeking a rezoning of the property from R5 to C6 to allow the development of the area as a mixed use development. The applicant is proposing 5 units of single family housing on this portion of the development along with a parking lot to serve the proposed development. In the former church, to the east, the applicant is proposing a Special Use for an events center and a Conditional Use for a daycare center in addition to the allowances of the permitted uses within the C6 zoning district.

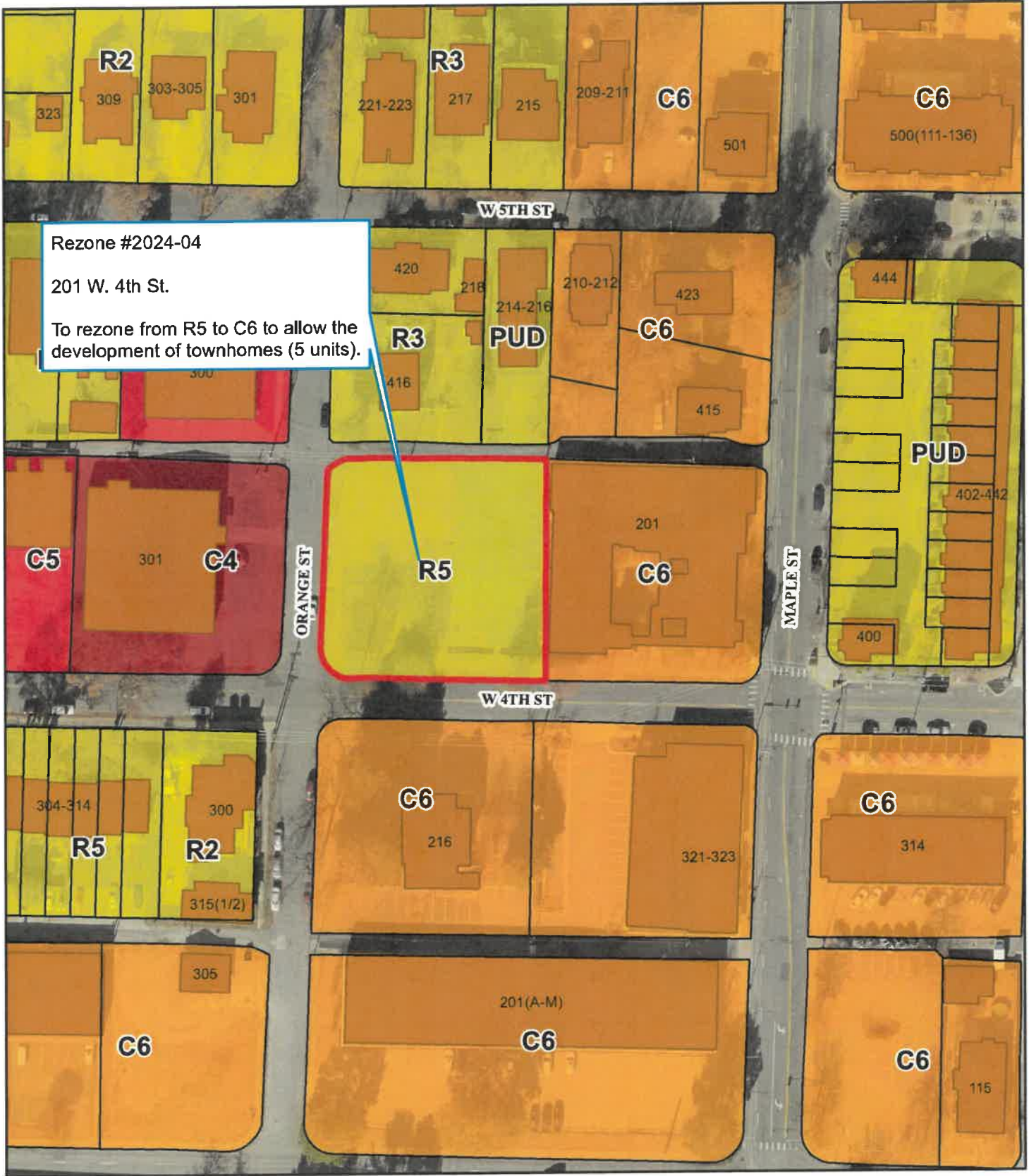
Staff is supportive of the applicant's request.

Rezone Case #2024-04

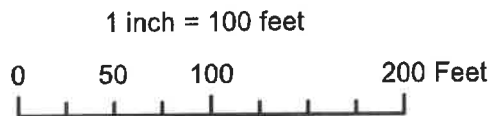


Date: 1/8/2024

Rezone Case #2024-04



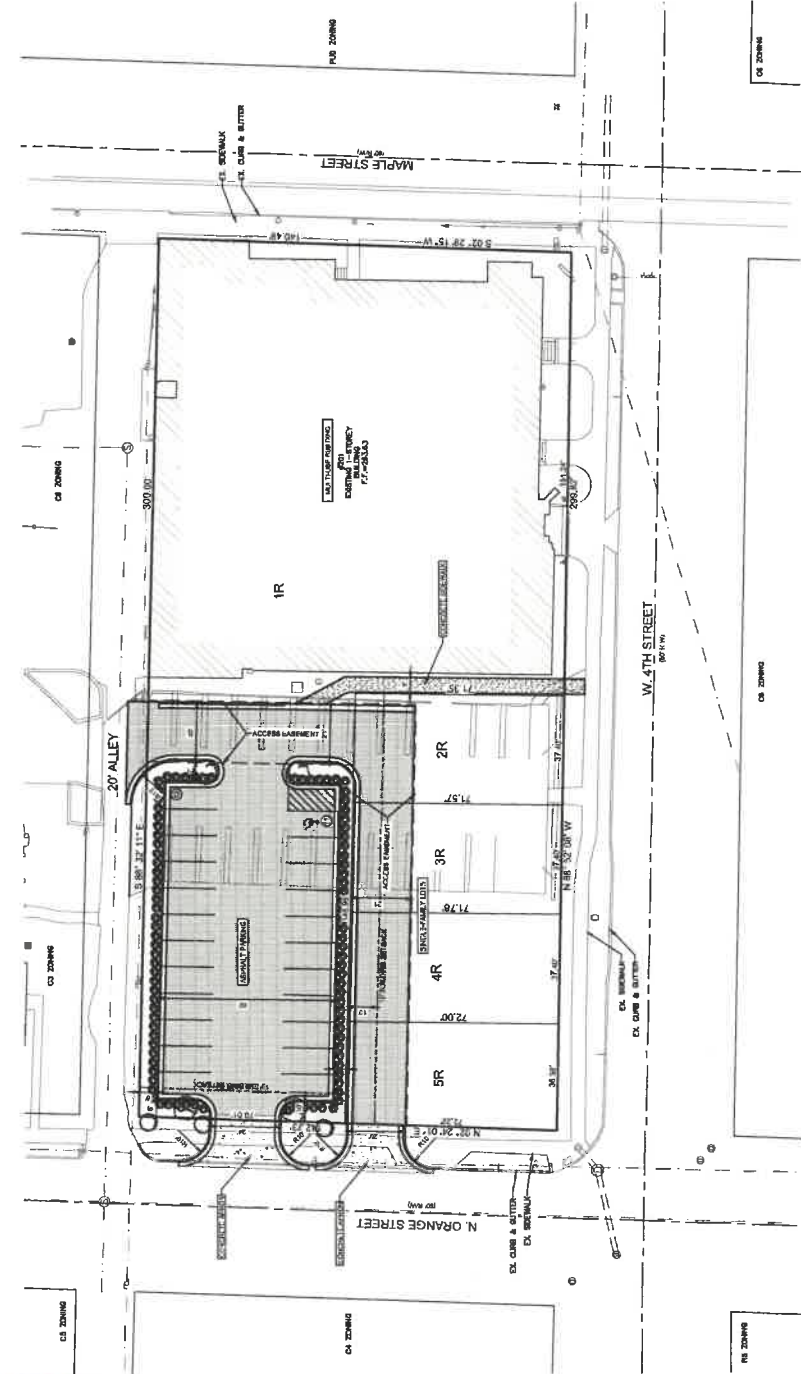
Rezone #2024-04
201 W. 4th St.
To rezone from R5 to C6 to allow the development of townhomes (5 units).



Date: 1/8/2024



THIS SITE



LEGEND

- SHOWS CONCRETE SIDEWALK
- SHOWS CONCRETE PAVEMENT
- SHOWS ASPHALT PAVING
- SHOWS LOT LINES (SEE MARKS) AND SETBACKS AT INSTALLATION
- STREET TREES (RPN OAK)
- MIN. 2.5' CALIBER AT INSTALLATION
- SURFACES (MIN. 3" YARDON HOLL. 1) 3.0' O.C. 1.5' MINIMUM HEIGHT

SITE PLAN REVIEW NOTES

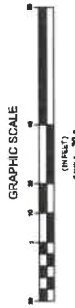
1. SITE CONTAINS AN EVENT CENTER, PARKING LOT & FOUR SINGLE-FAMILY LOTS.
2. BASIS OF BEARINGS: AN STATE PLANE, NORTH ZONE (ARCOOT)
3. THE PROPERTY IS NOT SHOWN IN THE 100-YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 05018R 2544G DATED JULY 16, 2015.
4. THE PROPERTY IS ZONED RS & C-1. C-1 IS REQUESTED.
5. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION.

PARKING

TOTAL 25 SPACES

OWNER & DEVELOPER

REGAL REALTY HOLDINGS, LLC
 331 MAPLE STREET
 NORTH LITTLE ROCK, AR 72114-0250



THOMAS ENGINEERING COMPANY

8810 LOCKWOOD BLVD., R. LITTLE ROCK, AR 72118
 TEL: 501-798-4488 FAX: 501-795-8803

SITE PLAN REVIEW
 LOTS 1R, 2R, 3R, 4R & 5R, BLOCK 2
 CLENDENNIN'S ADDITION
 NORTH LITTLE ROCK, ARKANSAS

APPROVED: [Signature] DATE: 12/16/2023
 DRAWN BY: TRP
 SHEET NO.: C-1

Item #5B
Conditional Use 2024-01

Request: a Conditional Use to allow daycare center in C6 zone

Location of the Request: @ 201 W 4th St, NLR, AR

Applicant: Thomas Pownall, Thomas Engineering Co.

Owner: Regal Beagle Holdings LLC

P.C. Background: 1st time on the agenda – The applicant is seeking review of an overall development plan for a ½ block area located between Maple and Orange Streets and south of an existing alley. The applicant is seeking a Conditional Use to allow a daycare within an existing building, this item. The applicant is seeking a Special Use to allow an events center within the same building (SU2024-02), a Rezoning of a portion of the site from R5 to C6 (RZ202-04). The applicant is also proposing a replat of the ½ block into six lots allowing the existing building and a proposed parking lot on Lot 1R and the creation of 5 residential lots to allow the construction of 5 detached single family homes (SD2024-08).

Site Characteristics: The site is located in downtown Argenta in a former church building. The buildings has been used as a number of uses in recent years including arts studios, retail, food service and a number of other similar type uses.

Master Street Plan: W 4th and Maple Streets are classified on the Master Street Plan as local streets. There is a Rock Region Trolley line located along Maple Street east of the site. This area of Argenta is a mix of uses including office, restaurants, residential and retail. Across W 4th Street, a Special Use was approved for an events center in late 2023.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6 & R3	Residential
South	C6	Office & Events Center
East	PUD	Townhomes
West	R5 & C4	Office

Background:

1. **Compatible with previous actions?** The Commission has reviewed Conditional Use requests to allow daycare centers in facilities similar to the applicant’s proposal.
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.
4. **Legal Consideration/Reasonableness?** The request is reasonable.

5. **Will the approval have a stabilizing effect on surrounding properties?** The reuse of the former church as a daycare should not have an effect on surrounding properties.
6. **Is the site of adequate size for the development?** The site is a developed site.
7. **Will this set a precedent for future rezoning?** The request is a Conditional Use to allow the daycare. The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No, a Conditional Use in the C6 zoning district is appropriate to allow a daycare.

Summary: The applicant is seeking a Conditional Use to allow the use of the former church building as a daycare facility. The applicant has indicated the playground area will be located to the north of the building, across the alley, from the building. The alley is a functioning alley and is used not only by the homes backing up to the alley but by others to traverse across downtown. Staff has concerns with children crossing the alley and motorist utilizing the alley. Staff feels if the playground is allowed across the alley from the building access to the alley be limited during the daycare hours to allow the children crossing over the alley to the playground safe passage.

The property is zoned C6 which does not require on-site parking. Although no parking is required there is parking available along W 4th Street and on the east side of Maple Street. The applicant is also proposing with the overall site development plan the placement of surface parking lot to the west of the building located off the alley and Orange Street. The parking lot is proposed with 23 parking spaces to serve the future development.

Design Review Committee and Design Review Committee Recommendation: As a part of the overall development plan the applicant met with the Design Review Committee on January 22, 2024.

Conditions to Consider:

1. Provide a certificate of appropriateness for the proposed development from the Argenta Historic District Commission for all exterior modifications including signage and fencing proposed for the site.
2. Meet DHS requirement for recreational activities. Provide on the site plan the location for the proposed playground area.
3. Vehicle access to the alley is to be limited during the daycare hours to allow children crossing the alley to the playground area safe passage.
4. Playground areas shall have emergency exit away from the building and must meet all applicable building and fire regulations.
5. Playground fence shall be an opaque 6' solid wood fence around the playground area.
6. Playground shall meet DHS and City of NLR requirements for playground surfaces and equipment.
7. Hours of operation 6 am to 6 pm daily.
8. 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.
9. Any structure located on the property must meet all applicable Federal, State, County and City requirements and codes.

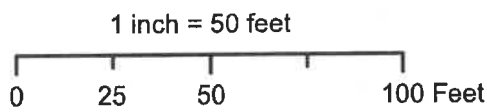
10. Applicant shall meet all applicable Federal, State, County, and City requirements.
11. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a Level 3 or Level 4 registered sex offender resides within 2,000 feet of the proposed site for the daycare center / home daycare facility.
12. Business license to be issued after Planning Staff confirmation of requirements.
13. 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.

Staff Recommendation: Staff is supportive of the applicant's request.

Conditional Use # 2024-01



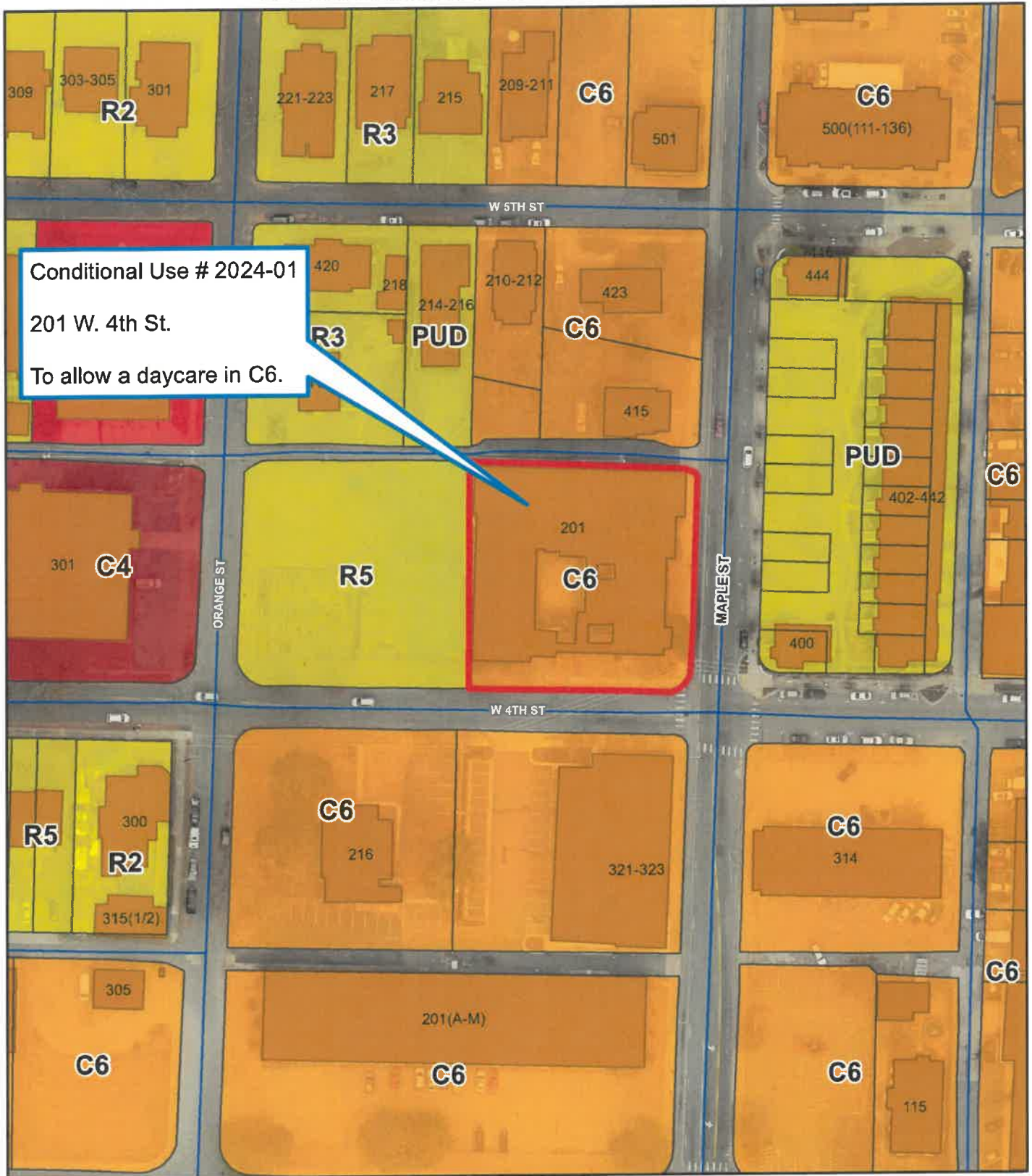
Ortho Map



Date: 1/8/2024

Map is not to survey accuracy

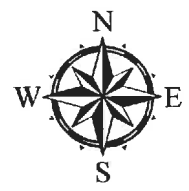
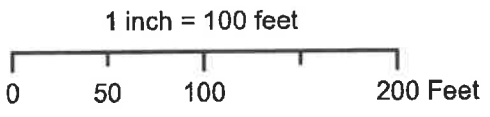
Conditional Use # 2024-01



Conditional Use # 2024-01
201 W. 4th St.
To allow a daycare in C6.



Zoning Map

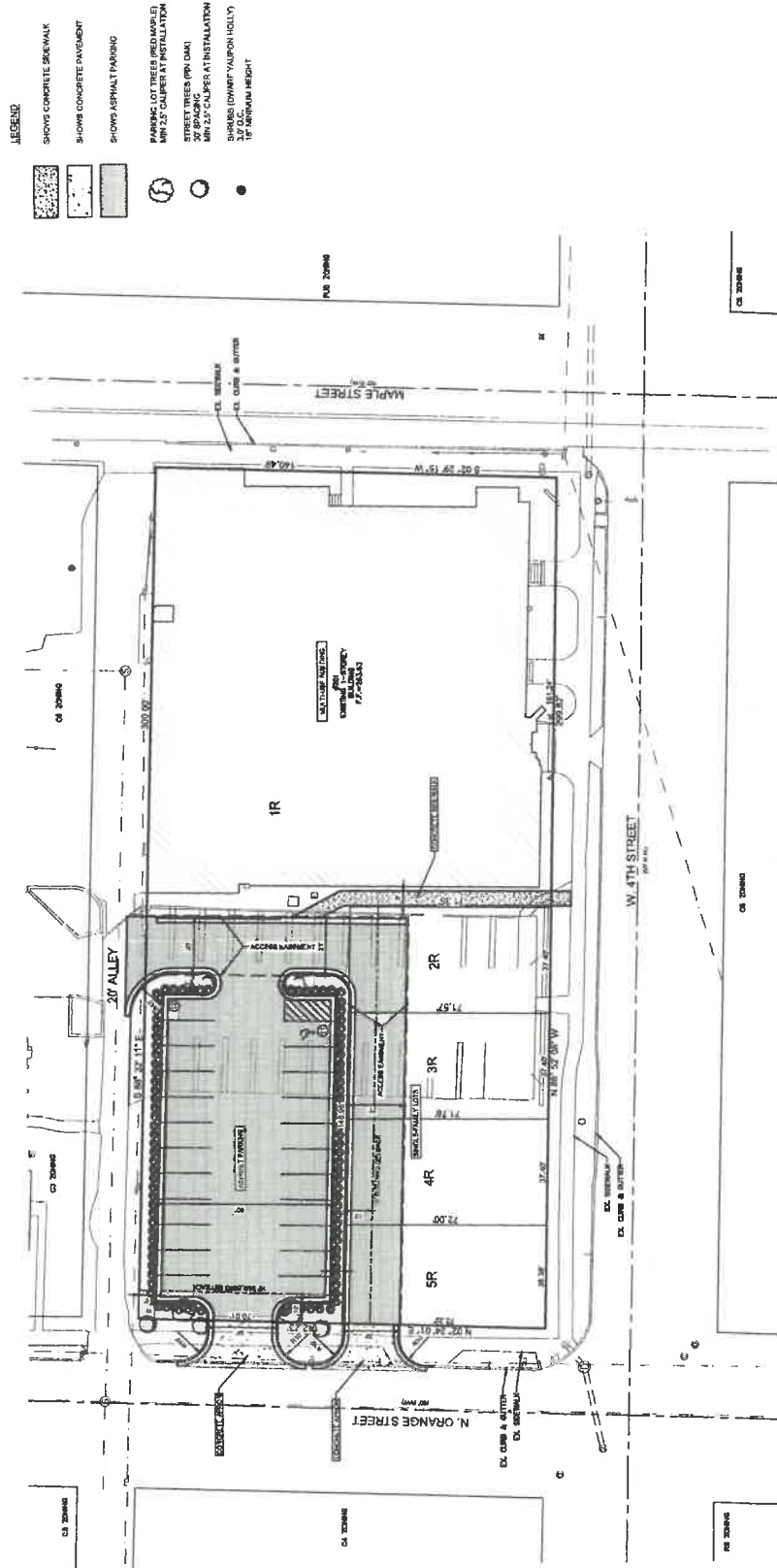


Date: 1/8/2024

Map is not to survey accuracy



THIS SITE



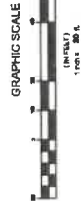
- LEGEND**
- SHOWS CONCRETE SIDEWALK
 - SHOWS CONCRETE PAVEMENT
 - SHOWS ASPHALT PARKING
 - PARKING LOT TREES (RED MAPLE)
MIN 2.5' CALIBER AT INSTALLATION
 - STREET TREES (PIN OAK)
MIN 2.5' CALIBER AT INSTALLATION
 - SHRUBS (DWARF YAUPOIN HOLLY)
3.0' O.C.
10' MINIMUM HEIGHT

SITE PLAN REVIEW NOTES

1. SITE CONTAINS AN EVENT CENTER, PARKING LOT & FOUR WHOLE-FAMILY LOTS.
2. BASE OF REARINGS AT STATE PLANE, NORTH ZONE (ADOTT)
3. THE PROPERTY IS NOT SHOWN IN THE 100-YEAR FLOOD PLAIN ON THE 32' MAPLE STREET MAP-COMMUNITY PANEL NUMBER 1080187E-DWG DATED JULY 8, 2015.
4. THIS PROPERTY IS ZONED R4 & C.O. AS REQUESTED.
5. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION.

PARKING
TOTAL: 23 SPACES

OWNER/DEVELOPER
RESAL REARER HOLDINGS, LLC
32' MAPLE STREET
NORTH LITTLE ROCK, AR 72114-0329



THOMAS ENGINEERING COMPANY
9816 CONCRETE ROAD, B. LOT 23 BLOCK 2A, TOLL
TEL: 501-793-1498 FAX: 501-793-8214

STEP PLAN REVIEW
LOTS 1R, 2R, 3R,
4R & 5R, BLOCK 2
CLEDDENNIS ADDITION
NORTH LITTLE ROCK, ARKANSAS

APPROVED: [Signature]
DATE: 12/18/2023
DRAWN BY: [Signature]
SCALE: AS SHOWN

SHEET NO. C1

Item #5C
Special Use # 2024-02

Request: a Special Use to allow Event Center in a C6 zone

Location of the Request: @ 201 W 4th St, NLR, AR

Applicant: Thomas Pownall, Thomas Engineering Co.

Owner: Regal Beagle Holdings LLC

P.C. Background: 1st time on the agenda – The applicant is seeking review of an overall development plan for a ½ block area located between Maple and Orange Streets and south of an existing alley. The applicant is seeking a Conditional Use to allow a daycare within an existing building (CU2024-01). The applicant is seeking a Special Use to allow an events center within the same building, this item, (SU2024-02), a Rezoning of a portion of the site from R5 to C6 (RZ202-04). The applicant is also proposing a replat of the ½ block into six lots allowing the existing building and a proposed parking lot on Lot 1R and the creation of 5 residential lots to allow the construction of 5 detached single family homes (SD2024-08).

Site Characteristics: The site is located in downtown Argenta in a former church building. The buildings has been used as a number of uses in recent years including arts studios, retail, food service and a number of other similar type uses.

Master Street Plan: W 4th and Maple Streets are classified on the Master Street Plan as local streets. There is a Rock Region Trolley line located along Maple Street east of the site. This area of Argenta is a mix of uses including office, restaurants, residential and retail. Across W 4th Street, a Special Use was approved for an events center in late 2023.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6 & R3	Residential
South	C6	Office & Events Center
East	PUD	Townhomes
West	R5 & C4	Office

Background:

1. **Compatible with previous actions?** The property across W 4th Street was approved as an events center in late 2023.
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 with the approval of the events center.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal impact on the surrounding properties with the approval of the events center.
6. **Is the site of adequate size for the development?** The site is adequate in size for development.

7. **Will this set a precedent for future rezoning?** No, a Special Use is required to allow approval of an events center.
8. **Should a different zoning classification be requested?** No, a Special Use is required in all zoning districts to allow an events center.

Summary: The applicant is seeking approval of a Special Use to allow the use of the existing buildings as an events center. The property is zoned C6 which does not require on-site parking. Although no parking is required there is parking available along W 4th Street and on the east side of Maple Street. The applicant is also proposing with the overall site development plan the placement of surface parking lot to the west of the building located off the alley and Orange Street. The parking lot is proposed with 23 parking spaces to serve the future development.

Design Review Committee and Design Review Committee Recommendation: As a part of the overall development plan the applicant met with the Design Review Committee on January 22, 2024.

Conditions to Consider:

1. The property is located within the Quiet Commercial District of Argenta. The hours of operation are limited to 6 am to 10 pm daily.
2. Meet with the Fire Marshal's office and the Building Official to determine necessary/potential upgrades required for the events center portion of the building if operated as an events center.
 - a. NLR Fire Marshal - Event Hosing on Lot 1R
 - i. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - a. Type A-2 occupancies exceeding 5000 square feet require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - b. An A-2 assembly occupancy with an occupant load of 100 or more shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.2)
 - c. Occupant load for areas without fixed seats will be calculated by floor space and use of the area. (Volume 1 & 2 Table 1004.5)
3. Contact the Fire Marshal to determine the occupancy load for the events center.
4. Provide licensed security for events serving alcohol.
5. All signs must comply with NLR Sign Code.
6. Meet the requirements of the Argenta Historic District and the Quiet Commercial Overlay District.
7. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
8. 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.
9. Business license to be issued after Planning Staff confirmation of requirements.

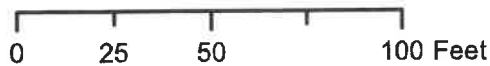
Staff Recommendation: Staff is supportive of the applicant's request.

Special Use #2024-02



Ortho Map

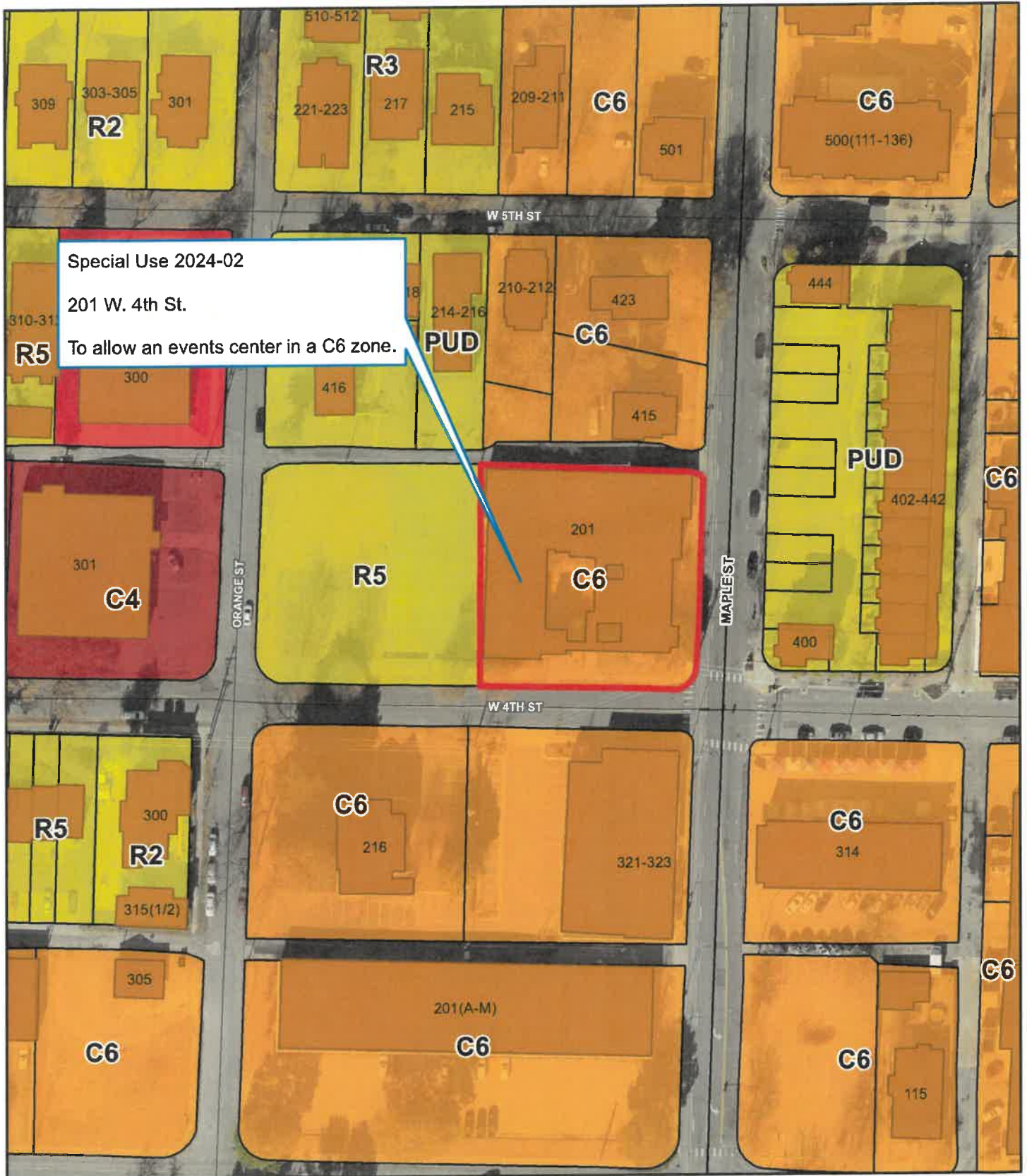
1 inch = 50 feet



Date: 1/8/2024

Not an actual survey

Special Use #2024-02



Special Use 2024-02
201 W. 4th St.
To allow an events center in a C6 zone.



Zoning Map

1 inch = 100 feet

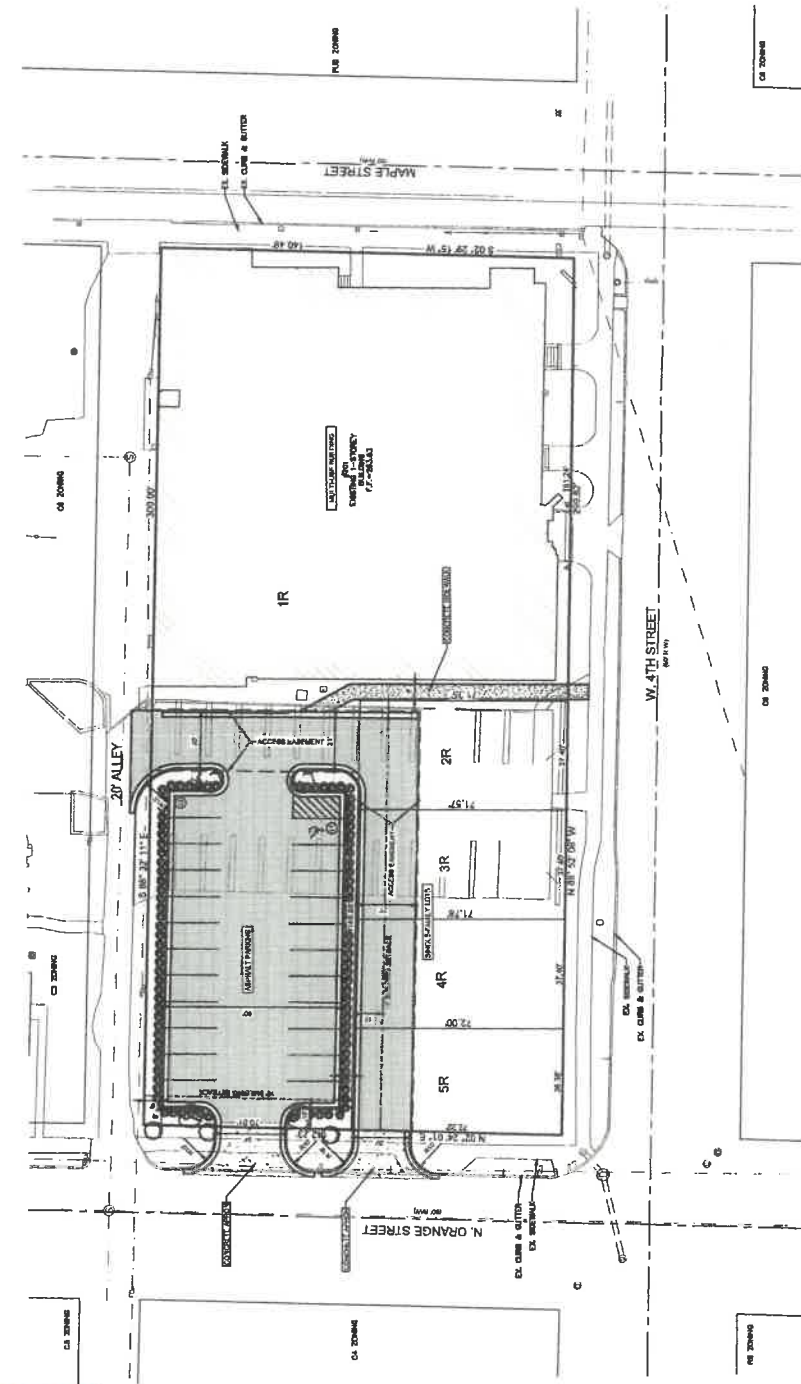


Date: 1/8/2024

Not an actual survey



THIS SITE



- LEGEND**
- SHOWS CONCRETE SIDEWALK
 - SHOWS CONCRETE PAVEMENT
 - SHOWS ASPHALT PARKING
 - PARKING LOT TREES (RED MAPLE)
MIN 25' CALIBER AT INSTALLATION
 - STREET TREES (PIN OAK)
30' SPACING
 - SHRUBS (DWARF VALPONI HOLLY)
3.0' O.C.
MIN 25' CALIBER AT INSTALLATION
 - MINIMUM HEIGHT

SITE PLAN REVIEW NOTES

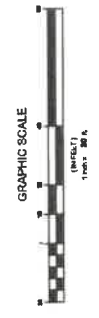
1. SITE CONTAINS AN EVENT CENTER, PARKING LOT & FOUR BRICK/FAMILY LOTS.
2. BASE OF BUILDINGS AT STATE PLANE, NORTH ZONE (ANDOT)
3. THE PROPERTY IS NOT SHOWN IN THE 100-YEAR FLOOD PLAN ON THE 100-YEAR FLOOD MAP COMMENT PANEL NUMBER 001516 0440 DATED JULY 1, 2015.
4. THIS PROPERTY IS ZONED P1B.C1. AS REQUESTED.
5. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION.

PARKING

TOTAL 23 SPACES

OWNER: S. DEVELOPER

HEVAL REAGLE HOLDINGS, LLC
100 MAPLE STREET, SUITE 200
NORTH LITTLE ROCK, AR 72114-3333



THOMAS ENGINEERING COMPANY

5810 LOCKPORT BLVD., N. LITTLE ROCK, AR 72116
TEL: 501-792-1408 FAX: 501-792-4814

CERTIFICATE OF ADMINISTRATION
THOMAS ENGINEERING COMPANY
No. 141143
EXPIRES 10/16/2023

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 141143
Expires 10/16/2023

PROJECT INFORMATION

PROJECT: SITE PLAN REVIEW
LOTS 1R, 2R, 3R, 4R & 5R, BLOCK 2
CLENNEN'S ADDITION
NORTH LITTLE ROCK, ARKANSAS

APPROVED: [Signature]
DATE: 10/16/2023

SHEET NO. C1

Item # 5 D & E

SD2024-08 Clendennins Add Lots 1R – 5R Replat and SPR located north of W 4th St, East of Orange St and West of Maple St

1. Provide a certificate of appropriateness for the proposed development from the Argenta Historic District Commission for all exterior modifications including the new single family homes, signage and fencing proposed for the site.
2. Each of the residential units are to have one on-site parking space per unit.
3. Label the setback for the residential as a 21' building setback located on the northern boundary of the access easement.
4. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention. *OR* 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.
5. Engineering requirements before the plat will be signed:
 - a. Provide half of the required 60' right-of-way.
 - b. Show and label boundary of detention area as a drainage easement if applicable.
6. 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 copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
7. Meet the requirements of the City Engineer, including:

Item # 5 D & E

SD2024-08 Clendennins Add Lots 1R – 5R Replat

Page 2 of 3

- 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. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - j. All driveways are to be concrete within the ROW.
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 street trees or provide a bond with the site development.
 - c. Provide street lights or provide a bond with the site development.
 - d. Provide 60' ROW dedication along Maple and 4th Streets.
 - e. Provide cross access easement on plat as shown.
9. Other Boards approvals required before applying for a building permit.
- a. Provide approved City Council ordinance on rezoning property to C6.
10. Meet the requirements of Planning & Permits, including:
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening on three sides with an opaque gated enclosure.
 - c. No fence is to be located in front of the non-residential building or around the perimeter of the parking area. Residential fences are limited to a maximum height of 3 ½' within the front yard. All fences require approval from the NLR Historic District Commission.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
11. 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. Repair or replace any broken curb, gutter or sidewalks located in the right of way.
12. Meet the requirements of the Screening and Landscaping ordinance, including:
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Tree plantings shall be required for all new Single-family and Two-family dwellings.
 - c. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - d. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every 30' to achieve the required number of trees; trees from Table C shall be spaced every 25'; or trees from Table D shall be used if beneath overhead power lines and spaced every 15'.

Item # 5 D & E

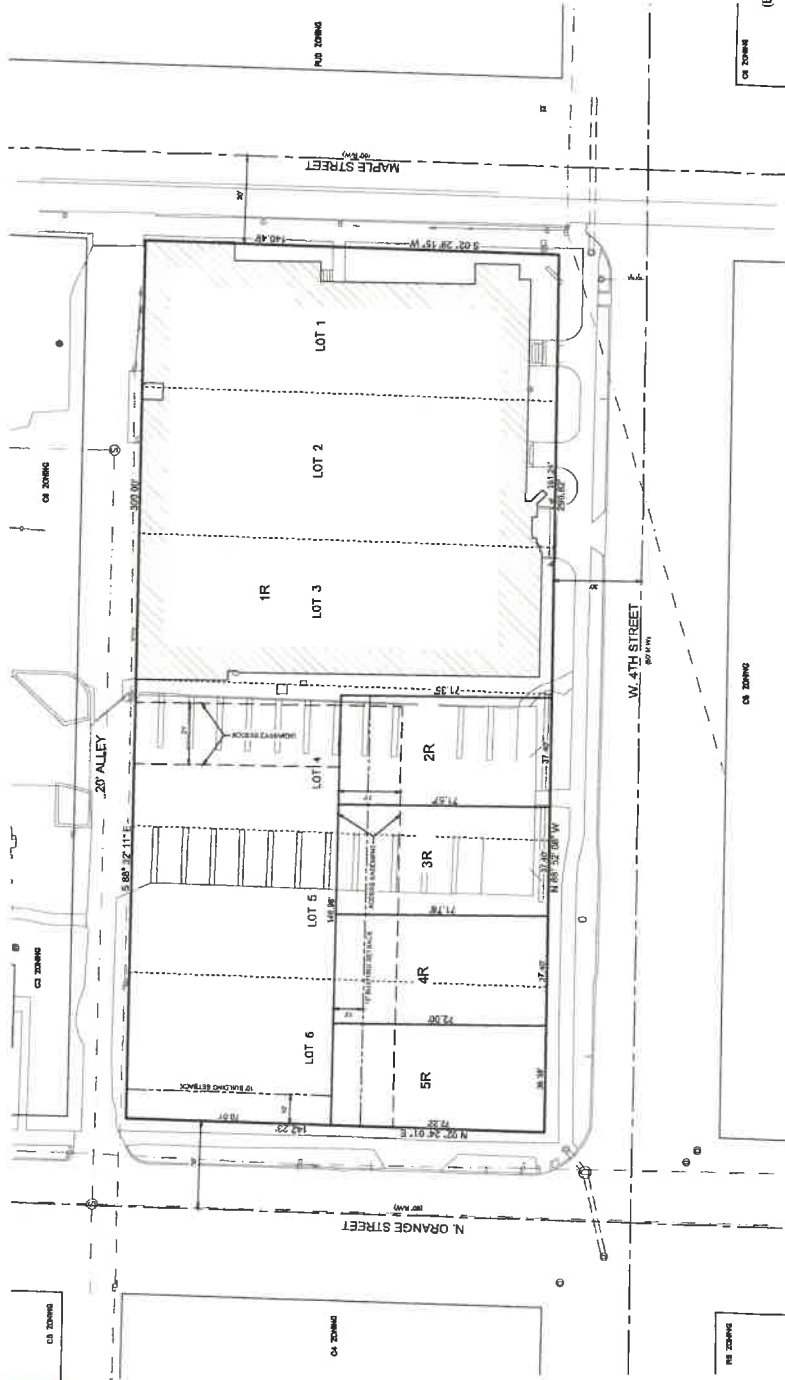
SD2024-08 Clendennins Add Lots 1R – 5R Replat

Page 3 of 3

- i. A minimum of 2 trees are required adjacent to the Orange St right-of-way.
 - e. Trees shall be planted at one (1) tree per six (6) parking spaces.
 - i. Trees 10' from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50%) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - iii. A minimum of 2 parking area trees are required. Provide a minimum of 1 tree within the interior of the parking lot.
 - b. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be 18" in height at planting and be planted a maximum 3' apart.
 - c. Note turf, groundcover, or mulch (species or type) on the development plan
 - i. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - d. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - e. Provide plant material legend graphically indicating the different plant materials. Provide plant material list and specifications indicating minimum plant material size at installation.
13. Meet the City of North Little Rock requirements concerning signage:
 - a. All signs must be approved by the NLR Historic District Commission.
 - b. All signs require a separate review from the building permit review process.
 - c. Provide on the site plan the location of any existing or proposed signage.
14. Meet the requirements of the Fire Marshal, including:
 - a. Provide an approved fire protection plan.
 - b. Event Hosing on Lot 1R
 - i. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - a. Type A-2 occupancies exceeding 5000 square feet require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - b. An A-2 assembly occupancy with an occupant load of 100 or more shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.2)
 - c. Occupant load for areas without fixed seats will be calculated by floor space and use of the area. (Volume 1 & 2 Table 1004.5)
15. Meet the requirements of CAW.
16. Meet the requirements of NLR Wastewater, including:
 - a. Due to the proposed plat a sewer main extension will be required for Lots 2R, 3R and 4R to have access to the Public Sanitary Sewer.
 - b. Grease interceptor with sampling manhole is required if food will be prepared and sold.
 - c. Please submit a full set of plans to NLRW for review and approval prior to construction.
17. Meet the requirements of NLR Electric.
18. Meet the requirements of Rock Region Metro.



THIS SITE



PRELIMINARY PLAT OF LOTS 1R, 2R, 3R, 4R, & 5R BLOCK 2 CLENDENNIN'S ADDITION
 (BEING A REPLAT OF LOTS 1-6, BLOCK 2, CLENDENNIN'S ADDITION) IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS



THOMAS ENGINEERING COMPANY
 2800 LAURET BLVD., N. LITTLE ROCK, AR 72118
 TEL: 501-799-4488 FAX: 501-799-8811

DATE OF PREPARATION: 12/16/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=20'-0"

THOMAS ENGINEERING COMPANY
 STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 17843

THOMAS ENGINEERING COMPANY
 STATE OF ARKANSAS
 REGISTERED PROFESSIONAL SURVEYOR
 No. 17843

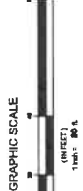
SHEET NO. C1

LEGAL DESCRIPTION
 THE WEST 1/4 FEET OF LOT 1, LOTS 2 & 3, BLOCK 44, CLENDENNIN'S ADDITION, IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS

OWNER & DEVELOPER
 CLENDENNIN'S ADDITION, LLC
 2800 LAURET BLVD., N. LITTLE ROCK, AR 72118-4533

PRELIMINARY PLAT GENERAL NOTES

- PLAT OWNER HAS BEEN ADVISED THAT THE CITY OF NORTH LITTLE ROCK MAY REQUIRE A PERMITS AND REGULATIONS RELATIVE TO THE REPLEATMENT OF THIS PLAT.
- THE PROPERTY IS ZONED AS 1R.
- THE PLAT IS NOT IN THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 17050-01-0001-1000.
- BASED UPON RECORD APPROVED STATE PLAT NORTH ARKANSAS.
- THIS PLAT IS BEING SUBMITTED TO THE CITY OF NORTH LITTLE ROCK FOR APPROVAL.
- IF REQUIRED TO REVISIONAL USE OF ZONING



Item # 6A

SD2024-09 Wiess Anderson Add Lot 5 SPR for a parking lot located in the 100 Smarthouse Way

1. Engineering requirements on detention:
 - a. Stormwater detention plan previously approved by City Engineer.
2. Meet the requirements of the City Engineer.
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. 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 copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
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.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - e. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - f. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.

Item # 6A

SD2024-09 Wiess Anderson Add Lot 5 SPR

Page 2 of 3

- g. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- h. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- i. All driveways are to be concrete within the ROW.
- 5. Meet the requirements of Planning & Permits, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening on 3 sides with a solid opaque gate enclosure.
 - c. Provide street trees or provide a bond at the time of building permit request.
 - d. No fence is to be located in front of the building or around the perimeter of the parking lot.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between the sidewalks and curb to ADA standards and City standards.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
 - c. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - d. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - i. A minimum of 6 trees are required adjacent to Lot 7R the Smarthouse Way right-of-way.
 - ii. A minimum of 5 trees are required adjacent to Lot 5 and the Smarthouse Way right-of-way.
 - e. Trees shall be planted at (1) tree per (6) parking spaces.
 - i. Trees 10' from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than (50%) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - iii. A minimum of 15 trees are required. Provide a minimum of 8 trees within the interior of the parking lot.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be 18" in height at planting and be planted a maximum 3' apart.
 - g. Note turf, groundcover, or mulch (species or type) on the development plan
 - i. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - h. Plant material shall be irrigated by an automatic underground irrigation system.
 - i. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - j. Provide plant material legend graphically indicating the different plant materials. Provide plant material list and specifications indicating minimum plant material size at installation.
- 8. Meet the City of North Little Rock requirements concerning signage:

Item # 6A

SD2024-09 Wiess Anderson Add Lot 5 SPR

Page 3 of 3

- a. All signs require a permit and separate review.
 - b. Provide the location of any existing or proposed signage on the site plan. Also, note the height and area of the proposed sign.
9. Meet the requirements of the Fire Marshal, including:
- a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Provide a fire safety and evacuation plan (Volume 1 Section 403, 404)
 - ii. Type A-2 occupancies with an occupant load of 100 or more require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - iii. Type A-2 occupancies exceeding 5000 square feet require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - iv. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - v. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - vi. 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)
 - vii. 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)
 - c. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
10. Meet the requirements of CAW.
11. Meet the requirements of NLR Wastewater, including:
- a. The proposed development must locate and connect to the existing sewer service line within the parcel.
 - b. Grease interceptor with sampling manhole is required if food will be prepared and sold.
 - c. Please submit a full set of plans to NLRW for review and approval prior to construction.
12. Meet the requirements of NLR Electric.
13. Meet the requirements of Rock Region Metro.

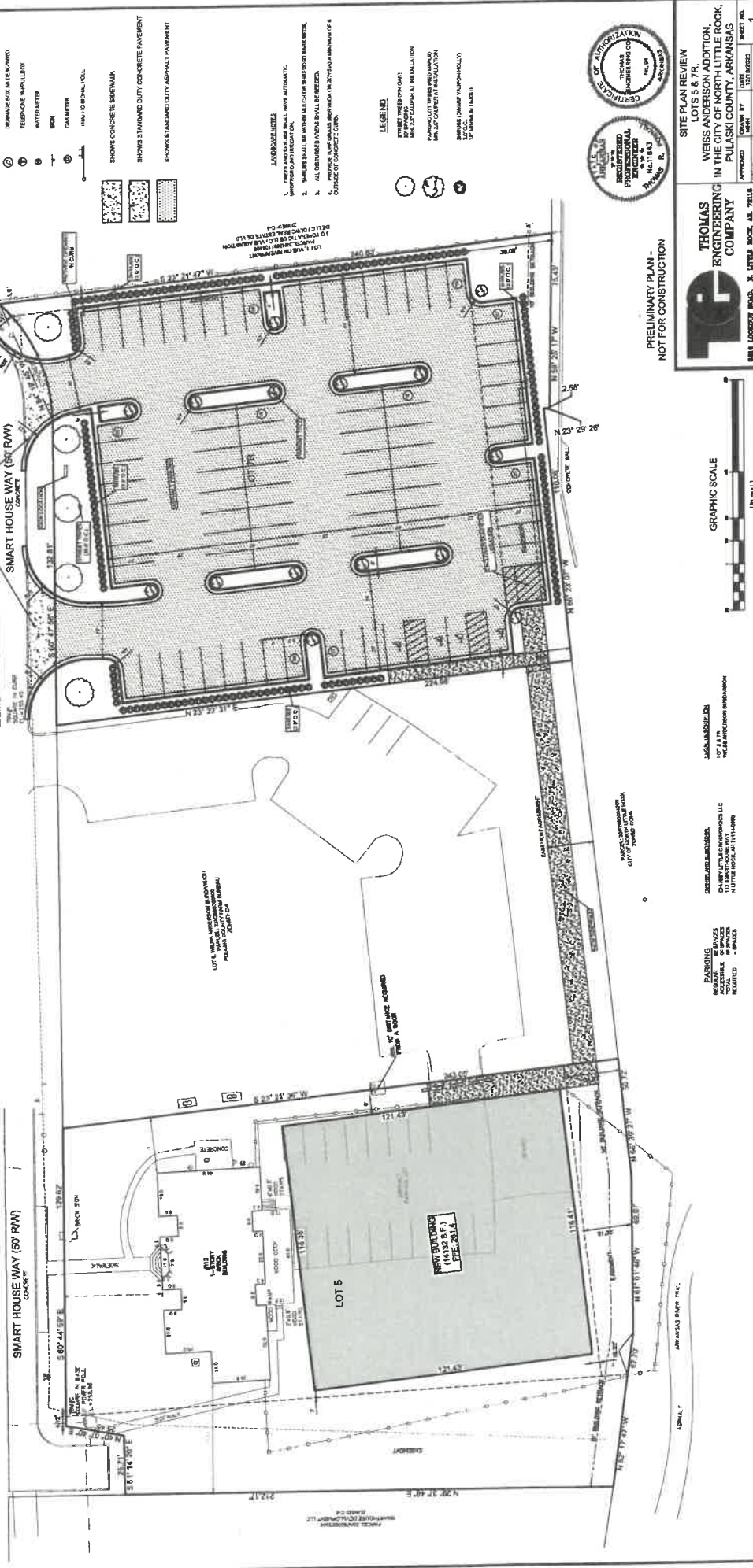


THIS SITE

- REQUIREMENTS:**
1. SITE CONTAINS PROPOSED EVENT CENTER AND A PARKING FACILITY.
 2. BASES OF STRUCTURES TO BE CONSTRUCTED SHALL BE SHOWN IN THE SUBMITTED FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP.
 3. THE PROPERTY IS NOT SHOWN IN THE SUBMITTED FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP.
 4. LOT 5 CONTAINS AN "A" ZONING DISTRICT AND THE DISTRICTS ARE ZONED AS follows.
 5. THE PROPERTY IS ZONED AS follows.
 6. THE PROPERTY IS ZONED AS follows.
 7. THE PROPERTY IS ZONED AS follows.

- LEGEND**
- PROPERTY LINE
 - EXISTING ROAD
 - PROPOSED ROAD
 - UTILITY BEYOND LINE
 - CONCRETE DRIVEWAY
 - EXISTING DRIVEWAY
 - PROPOSED DRIVEWAY
 - EXISTING SIDEWALK
 - PROPOSED SIDEWALK
 - EXISTING CURB
 - PROPOSED CURB
 - EXISTING LIGHT POLE
 - PROPOSED LIGHT POLE
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - EXISTING SIGN
 - PROPOSED SIGN
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING UTILITY POLE
 - PROPOSED UTILITY POLE
 - EXISTING UTILITY
 - PROPOSED UTILITY
 - EXISTING CONCRETE DRIVEWAY
 - PROPOSED CONCRETE DRIVEWAY
 - EXISTING ASPHALT DRIVEWAY
 - PROPOSED ASPHALT DRIVEWAY
 - EXISTING SIDEWALK
 - PROPOSED SIDEWALK
 - EXISTING CURB
 - PROPOSED CURB
 - EXISTING LIGHT POLE
 - PROPOSED LIGHT POLE
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - EXISTING SIGN
 - PROPOSED SIGN
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING UTILITY POLE
 - PROPOSED UTILITY POLE
 - EXISTING UTILITY
 - PROPOSED UTILITY

VICINITY MAP



PRELIMINARY PLAN - NOT FOR CONSTRUCTION

THOMAS ENGINEERING COMPANY

SITE PLAN REVIEW
LOTS 5 & 7R,
WES ANDERSON ADDITION,
IN THE NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS

APPROVED BY: [Signature]
DATE: 12/19/2023
DRAWN BY: [Signature]
DATE: 12/19/2023

THOMAS ENGINEERING COMPANY
1115 N. UNIVERSITY AVENUE
LITTLE ROCK, AR 72202
TEL: 501-766-4688 FAX: 501-766-9811

GRAPHIC SCALE
1" = 10' 0"

LEGEND

1. PROPERTY LINES SHALL BE SHOWN WITH 2" LINE WEIGHT.
2. DRIVEWAYS SHALL BE SHOWN WITH 2" LINE WEIGHT.
3. ALL DRIVEWAYS SHALL BE SHOWN WITH 2" LINE WEIGHT.
4. DRIVEWAYS SHALL BE SHOWN WITH 2" LINE WEIGHT.
5. DRIVEWAYS SHALL BE SHOWN WITH 2" LINE WEIGHT.
6. DRIVEWAYS SHALL BE SHOWN WITH 2" LINE WEIGHT.
7. DRIVEWAYS SHALL BE SHOWN WITH 2" LINE WEIGHT.
8. DRIVEWAYS SHALL BE SHOWN WITH 2" LINE WEIGHT.
9. DRIVEWAYS SHALL BE SHOWN WITH 2" LINE WEIGHT.
10. DRIVEWAYS SHALL BE SHOWN WITH 2" LINE WEIGHT.

Item #6B
Conditional Use # 2024-05

Request: a Conditional Use to allow a parking lot in a C6 zone

Location of the Request: located in the 100 Smarthouse Way

Applicant: Thomas Pownall, Thomas Engineering Co.

Owner: Chubby Little Groundhogs, LLC

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

Site Characteristics: The site is located along the Arkansas River, to the south, with office buildings located to the north of the site. There is an apartment development located to the east. To the west is an office building and further west is the property proposed for the events center. The property under consideration for the Conditional Use for the parking lot is currently undeveloped.

Master Street Plan: Smarthouse Way is indicated as a commercial street on the Master Street Plan. The street has been constructed with curb and gutter. There are no sidewalks in place along the street. There is a bike trail located along the River Trail to the south.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6	Office
South	CONS	Arkansas River Trail
East	C6	Apartment
West	C6	Office

Background:

1. **Compatible with previous actions?** The Commission has reviewed Conditional Use requests for the placement of surface parking lots in the area, most recently at the intersection of Riverfront/Rockwater and Pike Avenue. The parking lot was to serve a proposed apartment complex which was to be constructed across Pike Avenue from the proposed parking area. The request was amended to a PUD at City Council.
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 with the approval of the Conditional Use.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal effect on the surrounding properties with approval of the Conditional Use for the parking lot.
6. **Is the site of adequate size for the development?** The site is adequate in size for development of the parking lot as proposed.

7. **Will this set a precedent for future rezoning?** No, the zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No, a Conditional Use is the appropriate request to allow a surface parking lot in the C6 zoning district.

Summary: The applicant is seeking approval of a Conditional Use to allow a surface parking lot in a C6 zone to serve an events center on a nearby lot which is being reviewed by the Commission as a separate item on this agenda for a Special Use to allow the events center (SU2024-03). In addition, the applicant is seeking Site Plan approval for the parking lot (SD2024-09). The parking lot is indicated with 86 parking spaces.

Design Review Committee and Design Review Committee Recommendation: As a part of the development plan the applicant met with the Design Review Committee on January 22, 2023.

Conditions to Consider:

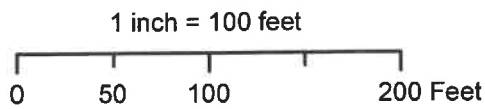
1. Meet the requirements of the SPR (SD2024-09).
2. All structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.

Staff Recommendation: Staff is supportive of the applicant's request.

Conditional Use # 2024-05



Ortho Map



Date: 2/1/2024

Map is not to survey accuracy

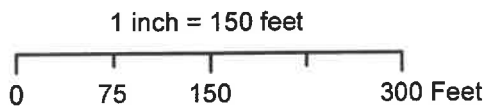
Conditional Use # 2024-05



Conditional Use # 2024-05
100 Smarthouse Way
To allow a parking lot in C6.



Zoning Map



Date: 2/1/2024

Map is not to survey accuracy

THOMAS ENGINEERING COMPANY
 6645 JACKSON ROAD, E. LITTLE ROCK, AR, 72114
 TEL: 501-756-6400 FAX: 501-756-6645

SITE PLAN REVIEW
 LOTS 5 & 7R,
 WEISS ANDERSON ADDITION,
 IN THE CITY OF NORTH LITTLE ROCK,
 PULASKI COUNTY, ARKANSAS

APPROVED: _____ DATE: 12/19/2023
 DRAWN BY: _____
 CHECKED BY: _____

AMERICAN INSTITUTE OF PROFESSIONAL ENGINEERS
 STATE OF ARKANSAS
 CERTIFICATE OF REGISTRATION NO. 874

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

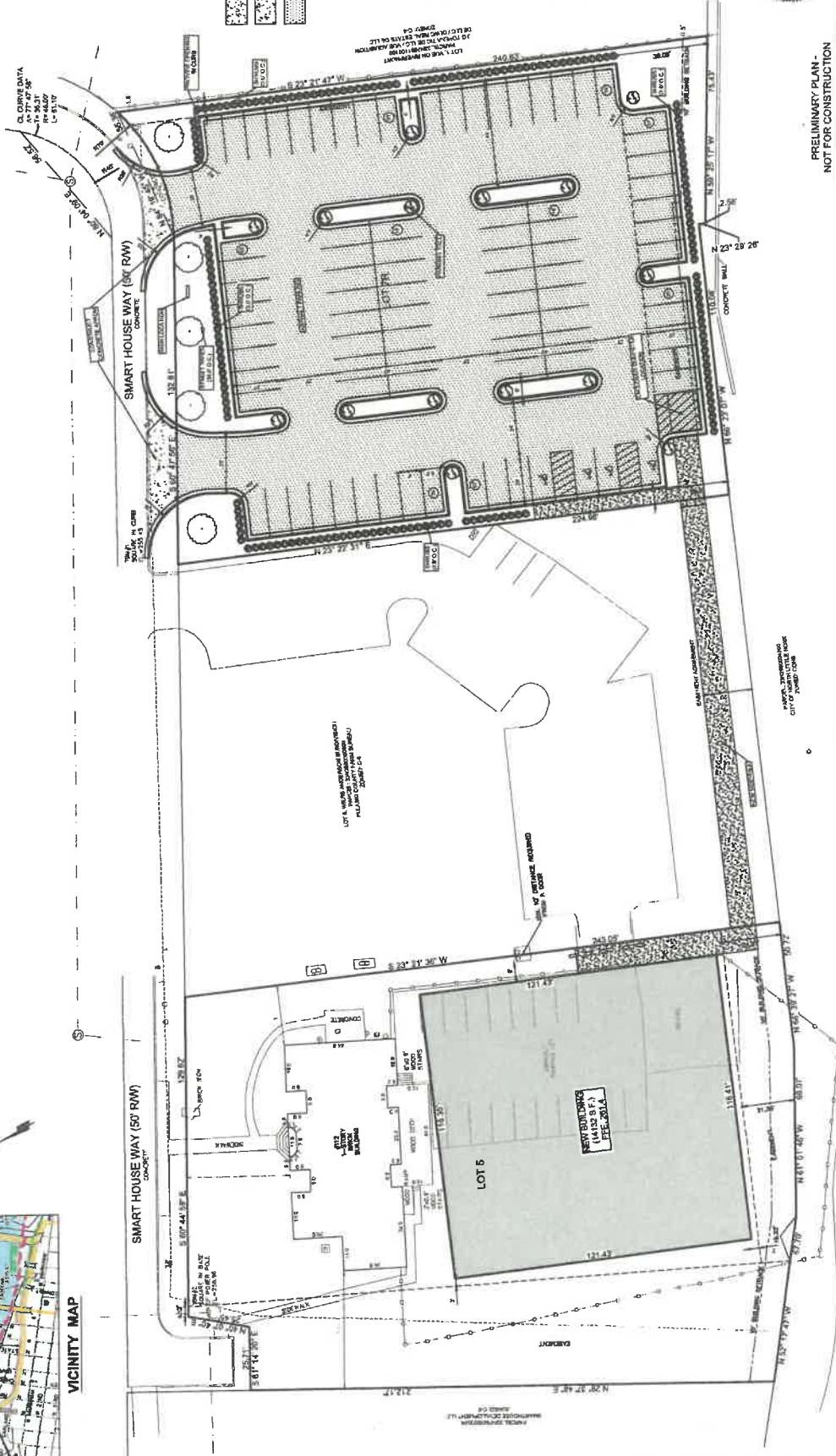
- NOTES:**
1. SITE CONTAINS PROPOSED SPORT CENTER AND A RESIDENTIAL FACILITY.
 2. BOUNDARY OF RECORD FROM _____
 3. THIS PROPERTY IS NOT SHOWN IN THE 2019 FLOOD HAZARD PLAN FOR THE FLOOD INSURANCE RATE MAP COUNTY PANEL NUMBER 8116-23-0015 DATED JULY 31, 2019.
 4. LOT 4 CONTAINS LOT HOES AND LOT 7R CONTAINS LOT HOES, HOME OR LENS.
 5. THIS PROPERTY IS BOUND G.L.
 6. BOUNDARY IS THE PROPERTY AS SHOWN ON THE 17' PLAN.
 7. TOWER AND 8 SHALL BE BUILT ON LOT 5 BY AN AUTOMATIC VEHICLE DETECTION SYSTEM.



THIS SITE

LEGEND:

[Symbol]	PROPERTY LINE
[Symbol]	BOUNDARY LINE
[Symbol]	EXISTING UTILITY LINE
[Symbol]	PROPOSED UTILITY LINE
[Symbol]	1" - 1" CANAL
[Symbol]	FENCE, DISCONTINUOUS
[Symbol]	1" UTILITY
[Symbol]	PROPERTY LINE
[Symbol]	CONCRETE DRIVEWAY
[Symbol]	CONCRETE WALKWAY
[Symbol]	CONCRETE DRIVEWAY
[Symbol]	CONCRETE DRIVEWAY



ASUM GUERRE
 1017 S.W. 10th
 MIAMI, FLORIDA 33135
 TEL: 305-555-1234

JAMES L. ANDERSON
 6645 JACKSON ROAD, E. LITTLE ROCK, AR 72114
 TEL: 501-756-6400

PARKING
 10 SPACES
 10' x 20' IN DIMENSIONS
 10' SEPARATION BETWEEN SPACES

- LEGEND:**
1. TRUNKING SHALL BE WITHIN 6" OF UNFINISHED WALL ROOF.
 2. TRUNKING SHALL BE WITHIN 6" OF UNFINISHED WALL ROOF.
 3. ALL UNFINISHED WALLS SHALL BE CONCRETE.
 4. PROVIDE 2" DIA. SCHEDULE 40 STEEL PIPE FOR ALL UNFINISHED WALLS.
- JAMES L. ANDERSON**
 6645 JACKSON ROAD, E. LITTLE ROCK, AR 72114
 TEL: 501-756-6400



Item #6C
Special Use # 2024-03

Request: a Special Use to allow an events center in a C6 zone

Location of the Request: @ 112 Smarthouse Way, NLR, AR

Applicant: Thomas Pownall, Thomas Engineering Co.

Owner: Chubby Little Groundhogs, LLC

P.C. Background: 1st time on the agenda for this request.

Site Characteristics: The site is located along the Arkansas River, to the south, with office buildings located to the north of the site. To the west is an undeveloped lot and there is an electrical substation located to the north. To the east is an office building and further to the east is the lot proposed for the surface parking lot, a separate item on this agenda, to serve the events center.

Master Street Plan: Smarthouse Way is indicated as a commercial street on the Master Street Plan. The street has been constructed with curb and gutter. There are no sidewalks in place along the street. There is a bike trail located along the River Trail to the south.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6	Office & Electrical Substation
South	CONS	Arkansas River Trail
East	C6	Office
West	C6	Undeveloped

Background:

1. **Compatible with previous actions?** Events Centers require review by the Commission via a Special Use.
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.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal effect on surrounding properties.
6. **Is the site of adequate size for the development?** The site is adequate in size for development.
7. **Will this set a precedent for future rezoning?** No, the zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No, a Special Use is the appropriate request for the allowance of an events center.

Summary:

The applicant is seeking approval of a Special Use to allow an events center at this location. The applicant has indicated the existing office building will remain on the property and the event center will be constructed to the rear of the office building. In addition to this request the applicant is seeking approval of a Conditional Use to allow a surface parking lot in a C6 zone (CU2024-05) to serve the events center and Site Plan approval for the parking lot (SD2024-09).

The parking lot is indicated with 86 parking spaces. Typical conditions of an events center require the placement of one parking space per five occupants per the fire marshal's approved occupancy. The applicant has not provided the occupancy rate for the events center therefore staff can not determine if the parking as proposed is adequate to serve the use.

The Fire Marshal has raised concerns with the distances for fire access. Code requires fire apparatus access roads to extend to within 150 feet of all portions of the exterior walls of the first story of a building. The Code also states dead end roads in excess of 150 feet shall be provided with width and turnaround provisions. The plan as submitted does not appear to comply with this requirement.

Design Review Committee and Design Review Committee Recommendation: As a part of the development plan the applicant met with the Design Review Committee on January 22, 2023.

Conditions to Consider:

1. Meet the requirements of the SPR (SD2024-09).
2. Meet the requirements of the Fire Marshal, including:
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Provide a fire safety and evacuation plan (Volume 1 Section 403, 404)
 - ii. Type A-2 occupancies with an occupant load of 100 or more require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - iii. Type A-2 occupancies exceeding 5000 square feet require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - iv. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - v. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - vi. 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)
 - vii. 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)
 - c. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
3. Contact the Fire Marshal to determine the occupancy load for the events center.
4. The days and hours of operation for the events center are from 6 am to midnight daily
5. Provide licensed security for events serving alcohol

6. All signs must comply with the Sign Code
7. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes
8. 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.
9. Business license to be issued after Planning Staff confirmation of requirements

Staff recommendation:

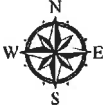
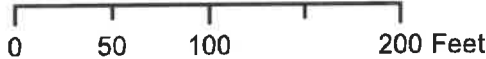
Staff has a number of concerns with the applicant's request. The applicant has indicated they are working with the Fire Marshal to address the fire safety issues.

Special Use #2024-03



Ortho Map

1 inch = 100 feet



Date: 2/1/2024

Not an actual survey

Special Use #2024-03



Special Use 2024-03
112 Smarthouse Way
To allow an events center in a C6 zone.



Zoning Map

1 inch = 150 feet



Date: 2/1/2024

Not an actual survey

Item # 7

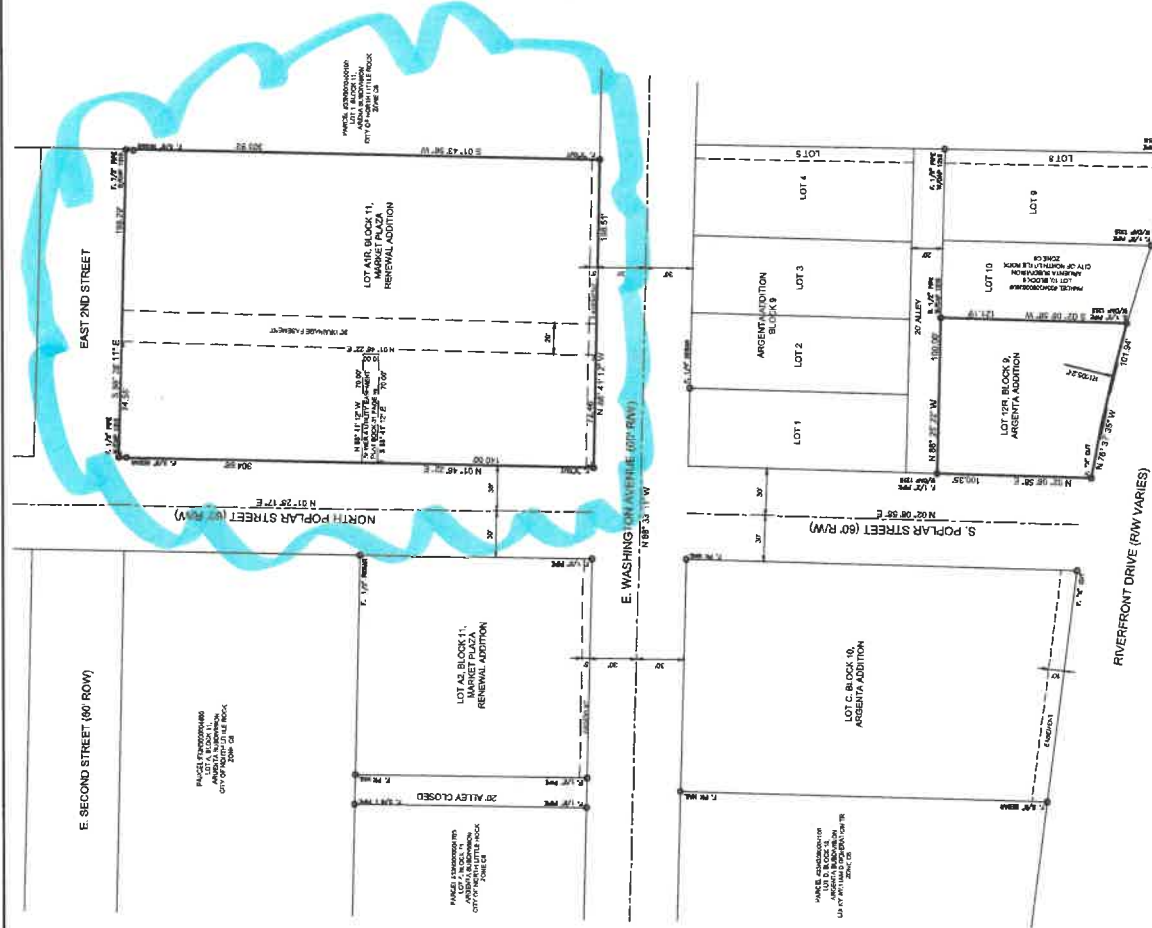
SD2024-08 Market Plaza Add Replat Lot A1-R, Blk 11, @ 120 N Poplar St

1. Engineering requirements on detention:
 - a. Stormwater detention plan will be required during Site Plan Review process.
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, if required.
 - 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. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
5. Meet the requirements of the Master Street Plan.
 - a. Meet the requirements of the Screening and Landscaping ordinance.
6. Meet the requirements of the Fire Marshal.
7. Meet the requirements of CAW.
8. Meet the requirements of NLR Wastewater.
9. Meet the requirements of NLR Electric.
10. Meet the requirements of Rock Region Metro.



VICINITY MAP

THIS PLAT



LEGEND



LEGAL DESCRIPTION
 LOT A1, BLOCK 11, MARKET PLAZA RENEWAL ADDITION
 CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS
 AND
 LOT A2, BLOCK 10, MARKET PLAZA RENEWAL ADDITION
 CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

GENERAL NOTES

- 1. LOT ARE CONTAINED TO BE SQUARE FEET OR LARGER. MORE OR LESS THAN STATED SHALL NOT BE CAUSE FOR REJECTION OF THIS PLAT.
- 2. THE PROPORTION SHALL BE AS SHOWN.
- 3. THE BOUNDARIES SHALL BE AS SHOWN.
- 4. THE PLAT IS SUBJECT TO ALL CITY ORDINANCES AND REGULATIONS.
- 5. THE PLAT IS SUBJECT TO ALL CITY ORDINANCES AND REGULATIONS.
- 6. THE PLAT IS SUBJECT TO ALL CITY ORDINANCES AND REGULATIONS.

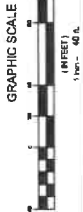
PLAT OF
 LOT A1R, BLOCK 11,
 MARKET PLAZA RENEWAL ADDITION
 (BEING A REPLAT OF LOT A1, BLOCK 11,
 MARKET PLAZA RENEWAL ADDITION)
 AND
 LOT 12R, BLOCK 9,
 ARGENTA ADDITION
 (BEING A REPLAT OF LOTS 11 & 12,
 BLOCK 9, ARGENTA ADDITION)
 IN THE CITY OF NORTH LITTLE ROCK
 PULASKI COUNTY, ARKANSAS



THOMAS ENGINEERING COMPANY
 8510 LAKWOOD ROAD, N. LITTLE ROCK, AR 72118
 TEL: 501-795-4483 FAX: 501-795-4814

PLAT OF

LOT A1R, BLOCK 11, MARKET PLAZA RENEWAL ADDITION, PULASKI COUNTY, ARKANSAS	DATE 12/11/23	SHEET NO. 1
LOT 12R, BLOCK 9, ARGENTA ADDITION, PULASKI COUNTY, ARKANSAS	DATE 12/11/23	



Item #7A
Conditional Use # 2024-03

Request: a Conditional Use to allow a Hotel in a C6 zone

Location of the Request: @ 118 E Washington Ave, NLR, AR

Applicant: Thomas Pownall, Thomas Engineering Co.

Owner: City of North Little Rock, AR

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

Site Characteristics: The site is the former Greyhound Bus Terminal which has been relocated out of the City of North Little Rock. The building on the site has been removed and the site is currently a vacant lot.

Master Street Plan: E Washington Avenue and Riverfront Drive are classified on the Master Street Plan as local streets adjacent to this site. There is a dedicated bike trail indicated on the Master Bike Plan located to the south along the River Trail. There is a dedicated bike lane indicated on the Master Bike Plan located to the east of the site along E Washington Avenue.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6	Former City Services Building
South	C6	Riverfront Drive – River Front Park
East	C6	Barber College
West	C6	Pawn Shop

Background:

- Compatible with previous actions?** A Conditional Use is required for hotel development within the C6 zoning 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 with the proposed development.
- Legal Consideration/Reasonableness?** The request is reasonable.
- Will the approval have a stabilizing effect on surrounding properties?** The redevelopment of the site with a hotel should have a positive impact on the area.
- Is the site of adequate size for the development?** The applicant will seek site plan approval for the redevelopment of the site upon approval of the Conditional Use.
- Will this set a precedent for future rezoning?** The rezoning will remain unchanged.
- Should a different zoning classification be requested?** No, a Conditional Use is appropriate to allow the development of a hotel in a C6 zone while maintaining the downtown zoning pattern.

Summary: Mr. Pownall, on behalf of a potential buyer of the property from the City of North Little Rock, is seeking approval of a Conditional Use to allow future development of a hotel on this site. In conjunction with the Conditional Use request the applicant, the City, is proposing to replat a number of vacant properties (lots) in the area to allow for the future sale of the lots and tracts (SD2024-10). Mr. Pownall has indicated upon approval of the Conditional Use and the sale and transfer of the property the future buyer will secure Site Plan approval via the Planning Commission for development of the hotel on the property.

Design Review Committee and Design Review Committee Recommendation: As a part of the development plan the applicant met with the Design Review Committee on January 22, 2024.

Conditions to Consider:

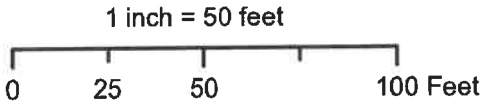
1. The applicant must seek Site Plan approval via the Planning Commission prior to the issuance of a building permit for the proposed hotel development.
2. Any structure located on the lot shall meet all applicable Federal, State, County and City requirement and codes.
3. Applicant must meet all applicable Federal, State, County and City requirements.
4. 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.
5. Business license to be issued after Planning Staff confirmation of requirements.

Staff Recommendation: Staff is supportive of the applicant's request.

Conditional Use # 2024-03



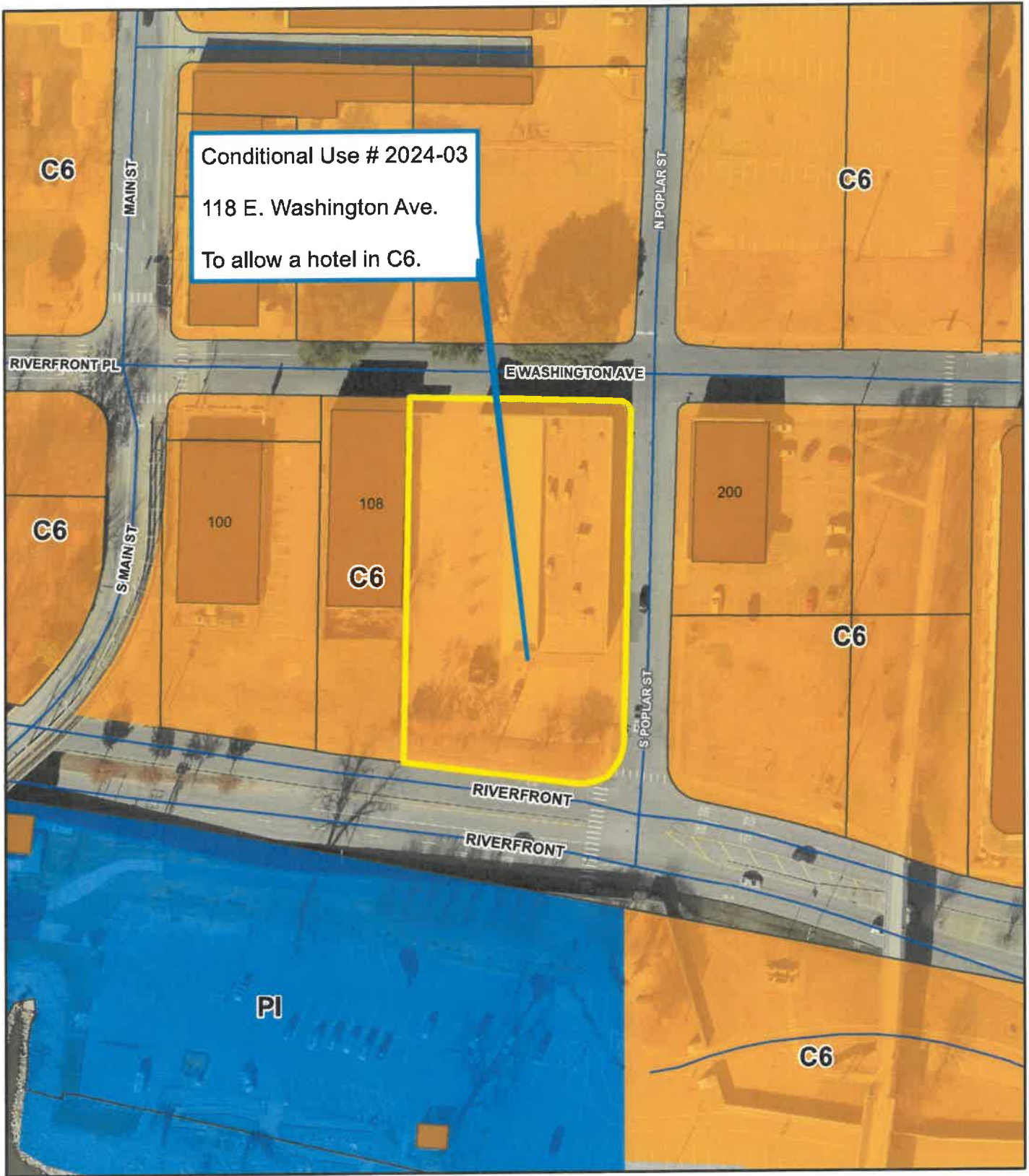
Ortho Map



Date: 1/8/2024

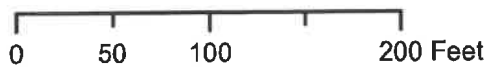
Map is not to survey accuracy

Conditional Use # 2024-03



Zoning Map

1 inch = 100 feet



Date: 1/8/2024

Map is not to survey accuracy

Item # 8

SD2024-11 D & B Commercial Park Add Lot 18, SPR for construction of 2 warehouse bldg. @ 810 Michaela Dr

1. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention. *OR* 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. Street improvements must be approved by City Engineer and accepted by City Council.
 - b. Show and label boundary of detention area as a drainage easement if applicable.
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. 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 copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

Item # 8

SD2024-11 D & B Commercial Park Lot 18 SPR @ 810 Michael Dr

Page 2 of 4

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.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - e. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - f. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - g. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - h. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - i. All driveways are to be concrete within the ROW.
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.
6. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance approving the Conditional Use request.
7. Meet the requirements of Permits & Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening.
 - c. No fencing is permitted between the front of the building and the street right of way except within industrial subdivisions.
 - d. Provide street trees or provide a bond with building permit request.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
8. Meet the requirements of the Master Street Plan, including:
 - a. Sidewalks not required due to location in industrial subdivision.
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 buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
 - d. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - e. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every 30' to achieve the required number of trees; trees from Table C shall be spaced every 25'; or trees from Table D shall be used if beneath overhead power lines and spaced every 15'.
 - i. A minimum of 12 trees are required adjacent to the Michaela Drive right-of-way.
 - f. Trees shall be planted at (1) tree per (6) parking spaces.

Item # 8

SD2024-11 D & B Commercial Park Lot 18 SPR @ 810 Michaele Dr

Page 3 of 4

- i. Trees 10' from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50%) percent of the overall requirement for the parking lot or area.
 - ii. Any additional parking spaces will require tree plantings at the above mentioned rate.
 - iii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - iv. A minimum of 4 area trees are required. Provide a minimum of 2 trees within the interior of the parking lot.
 - g. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum 3' apart.
 - h. Note turf, groundcover, or mulch (species or type) on the development plan
 - i. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - i. Plant material shall be irrigated by an automatic underground irrigation system.
 - j. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - k. Provide a buffer/screening adjacent to the dissimilar land use to the west. The development of the C4 property requires a full screen (as defined by Section 7.3.1) adjacent to the R0 property to the east.
 - i. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
 - ii. Trees from Section 7.5, Table B or C shall be spaced every 20'; or trees from Table D shall be used if beneath overhead power lines and spaced every 15'.
 - iii. An 8' tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. No fence, wall and/or site grading is required with evergreen trees from Table E. The opaque screen must be opaque within 4 seasons.
 - l. Provide plant material legend graphically indicating the different plant materials. Provide plant material list and specifications indicating minimum plant material size at installation.
10. Meet the City of North Little Rock requirements concerning signage:
 - a. All signs require a permit and separate review.
 - b. Provide the location of the proposed signage on the site plan.
 - c. Indicate the total height and total sign area proposed for any sign.
11. Meet the requirements of the Fire Marshal, including:
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Group S-1 storage facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
 - ii. There shall be a fire hydrant within 400' of any portion the building if un-sprinkled, within 600' if sprinkled. (Volume 1 Section 507.5.1)

Item # 8

SD2024-11 D & B Commercial Park Lot 18 SPR @ 810 Michael Dr

Page 4 of 4

- iii. Meet the hydrant spacing and fire flow requirements of the fire code. (Volume 1 Appendix B & C)
 - iv. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - v. 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)
 - vi. 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)
 - c. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
12. Meet the requirements of CAW.
13. Meet the requirements of NLR Wastewater, including:
- a. Wilcox connection fee is required to connect to public sanitary sewer.
 - b. Please submit a full set of 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.

Item #8A
Conditional Use # 2024-02

Request: a Conditional Use to allow warehousing in a C4 zone

Location of the Request: @ 810 Michaela Dr, NLR, AR

Applicant: Thomas Pownall, Thomas Engineering

Owner: Arkansas Storage Centers III LLC

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

Site Characteristics: The site is located in a commercial subdivision. The site proposed for development currently has a number of trees scattered on the lot. The remainder of the subdivision area is developed with office and warehouse buildings or the vacant lots have been cleared of trees. There is a new City of North Little Rock Fire Station currently under construction south of the site at the intersection of Blaze/Michaela and Highway 165.

Master Street Plan: Michaela Drive is a commercial street constructed without sidewalks, as allowed, with open ditches for drainage. There is a proposed bike lane located to the east of the site along Highway 391 N indicated on the Master Bike Plan.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4	Office-Warehouse
South	C4	Undeveloped
East	R0	Farm Land
West	C4	Distribution Warehouse - Glazer

Background:

1. **Compatible with previous actions?** Yes, office warehouse and warehouse uses have been approved in this subdivision previously.
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 with the approval.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal impact on surrounding properties with the development of warehouse as proposed.
6. **Is the site of adequate size for the development?** The site is adequate in size for the proposed development.
7. **Will this set a precedent for future rezoning?** The zoning will not change with the approval of the Conditional Use to allow warehouse.

8. **Should a different zoning classification be requested?** No, the area is zoned C4 and has developed as a commercial subdivision. Staff does not feel rezoning to an industrial zoning classification is appropriate for the area. A Conditional Use in the C4 zoning designation is the appropriate request to allow warehousing as proposed.

Summary:

The applicant is seeking approval of a Conditional Use to allow the development of 2 warehouse buildings at this location. In conjunction with the Conditional Use request the applicant is seeking Site Plan approval (SD2024-11) for the placement of the 2 warehouse buildings each containing 38,700 square feet of floor area. The site plan indicates the placement of a paved drive between the two buildings and parking along the paved drive to serve the office uses within the warehouse buildings.

Design Review Committee and Design Review Committee Recommendation: As a part of the development plan, the applicant met with the Design Review Committee on January 22, 2024.

Conditions to Consider:

1. Meet the requirements of Site Plan Review SD2024-11.
2. Any structure located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
3. Applicant must meet all applicable Federal, State, County and City requirements.
4. 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.
5. Business license to be issued after Planning Staff confirmation of requirements.

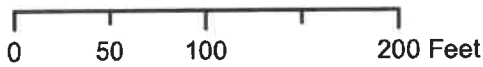
Staff Recommendation: Staff is supportive of the applicant's request.

Conditional Use # 2024-02



Ortho Map

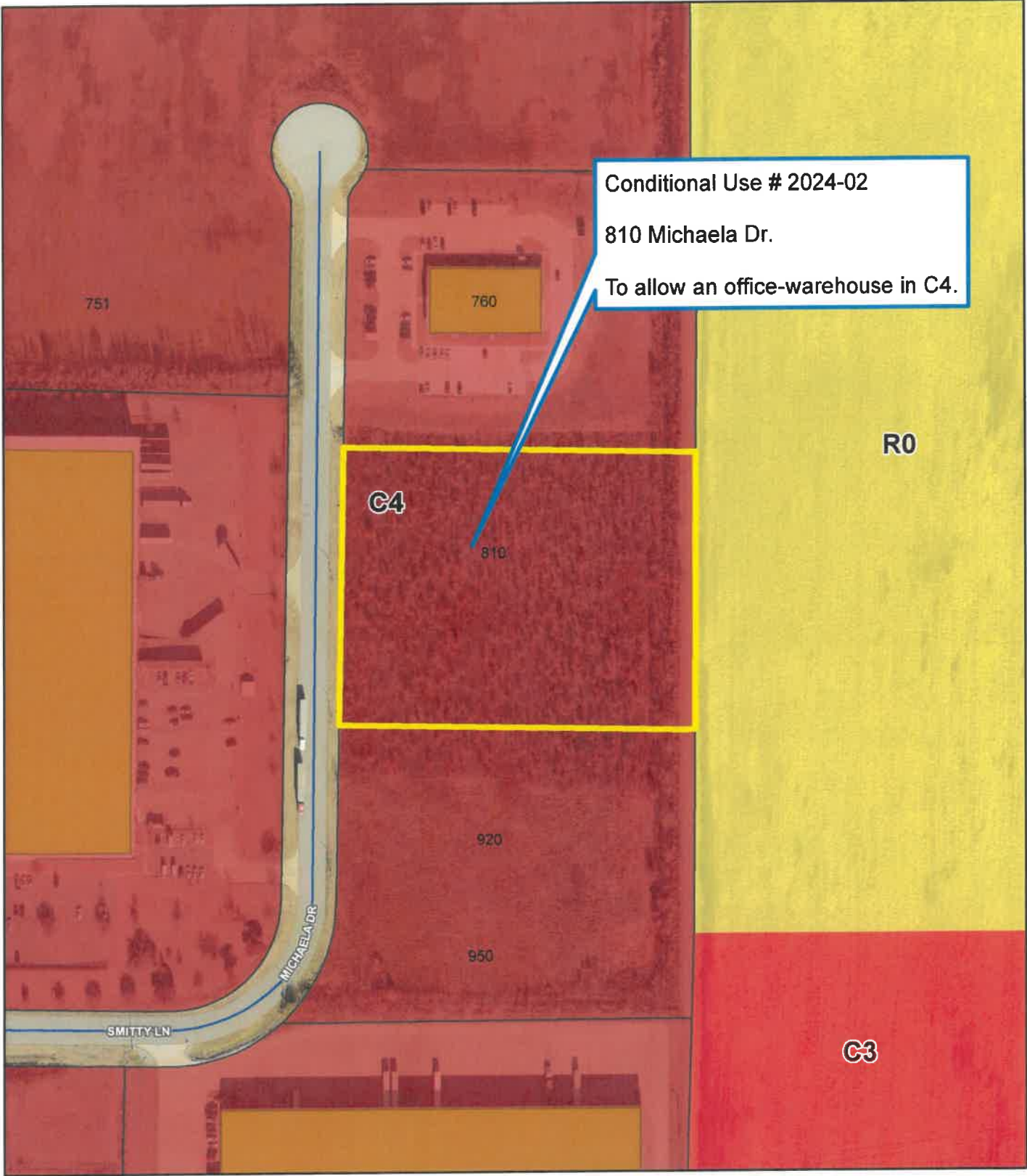
1 inch = 100 feet



Date: 1/8/2024

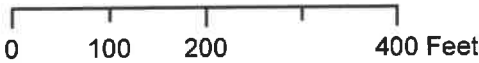
Map is not to survey accuracy

Conditional Use # 2024-02



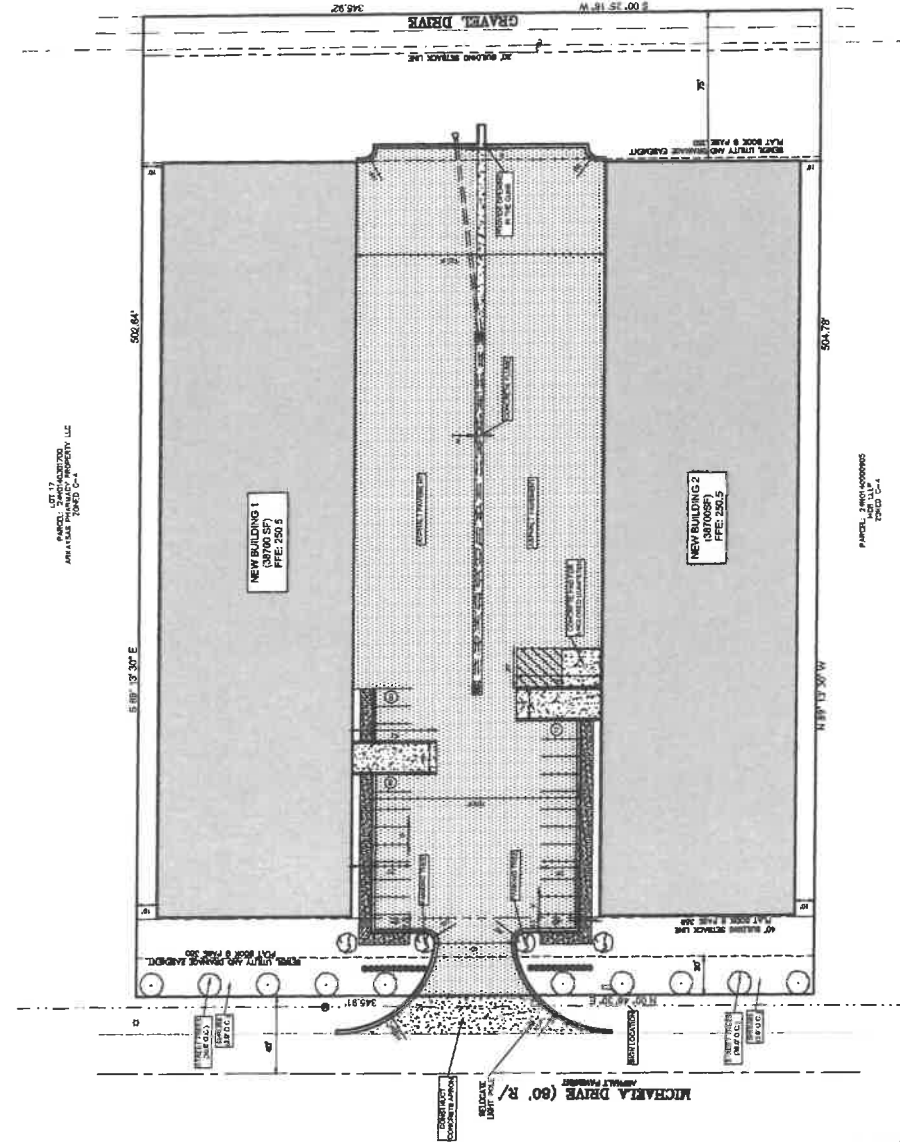
Zoning Map

1 inch = 200 feet



Date: 1/8/2024

Map is not to survey accuracy



- NOTES:**
1. SITE CONTAINS PROPOSED WINDMILLS.
 2. BASE OF EXISTING TOWER.
 3. THIS PLAN IS BASED ON THE SURVEY CONDUCTED BY THE PLANNING DEPARTMENT OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ON 11/18/2010.
 4. THIS TRACT CONTAINS A BARRIAGE WALL ON THE WEST SIDE OF THE TRACT.
 5. THIS PROPERTY IS ZONED C-1.
 6. SURVEY SHOWS THE PROPERTY IS 100 FEET WIDE.
 7. THESE AND OTHERS SHALL BE INDICATED BY AN AUTOMATIC DIMENSIONING SYSTEM FOR DETAILS.

- LEGEND:**
- 1. STREET LIGHTS
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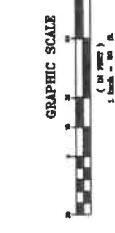


PRELIMINARY PLAN - NOT FOR CONSTRUCTION

THOMAS ENGINEERING COMPANY

1800 LANTANA BLVD., SUITE 100, WEST LITTLE ROCK, AR 72205
 TEL: 501-225-4466 FAX: 501-225-4467

APPROVED	DATE	SCALE	SHEET NO.
DATE	DATE	SCALE	2.0



PARKING
 1. STANDARD DUTY ASPHALT PAVEMENT
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CONCRETE SIDEWALK
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VICINITY MAP

LEGEND:

- 1. BUILDING FOOTING
- 2. BUILDING FOUNDATION
- 3. EXISTING CONCRETE SIDEWALK
- 4. EXISTING ASPHALT DRIVEWAY
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Item #9
Conditional Use # 2024-04

Request: Rock City Complete Fitness Conditional Use to allow Med Spa Services, Medical Office and a Salon to an existing health and fitness facility in an I2 zone

Location of the Request: @ 9000 Commerce Cove, NLR, AR

Applicant: Phil Forrester Act 3 Mind and Body LLC

Owner: Boonya Properties LLC

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

Site Characteristics: The site is a developed site with building and parking and is operating as a health and fitness studio. There appear to be 40 striped parking spaces on the site. The building contains 13,640 square feet.

Master Street Plan: Commerce Cove is an Industrial Street constructed with open ditches and no sidewalk, as allowed within industrial subdivisions. There are no dedicated bikeways located in the area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2	Pool and Spa Business
South	I2	Landscape Company
East	R4	Attached Residential
West	I2	Undeveloped Industrial

Background:

1. **Compatible with previous actions?** The Commission considered Conditional Use requests to allow ancillary uses as proposed by the applicant to serve an existing business/use on a property.
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 with the approval of the Conditional Use to allow the additional uses as proposed by the applicant.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal impact on the surrounding properties with the approval of the Conditional Use.
6. **Is the site of adequate size for the development?** The site/building is adequate in size to accommodate the additional uses as proposed by the applicant.
7. **Will this set a precedent for future rezoning?** No, the zoning will remain unchanged.

Item #9

Conditional Use # 2024-04

Page 2 of 2

8. **Should a different zoning classification be requested?** No, a Conditional Use to allow the ancillary uses as proposed by the applicant is appropriate.

Summary: The applicant is seeking approval of a Conditional Use to allow med spa services such as medical office uses and salon type uses to located with an existing health and fitness facility. The property is zoned I2 which does not allow office or salon type uses. The applicant has indicated the desire is to allow lease space within the existing building to medical office users such as chiropractic, health and fitness rehabilitation, salon/spa type users (massage therapy) to complement the existing fitness center business.

Parking for a retail service type business requires 5 spaces plus one space for every 400 square feet of floor area for the use. The building contains 13,640 square feet resulting in a need for 39 on-site parking spaces. As noted previously the site contains 40 parking spaces.

Design Review Committee and Design Review Committee Recommendation: Staff presented the applicant's request to the Design Review Committee on January 22, 2024.

Conditions to Consider:

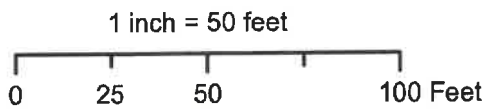
1. All structures located on the property shall meet all applicable Federal, State, County and City requirements and codes.
2. Applicant must meet all applicable Federal, State, County and City requirements.
3. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.
4. Business license to be issued after Planning Staff confirmation of requirements.

Staff Recommendation: Staff is supportive of the applicant's request.

Conditional Use # 2024-04



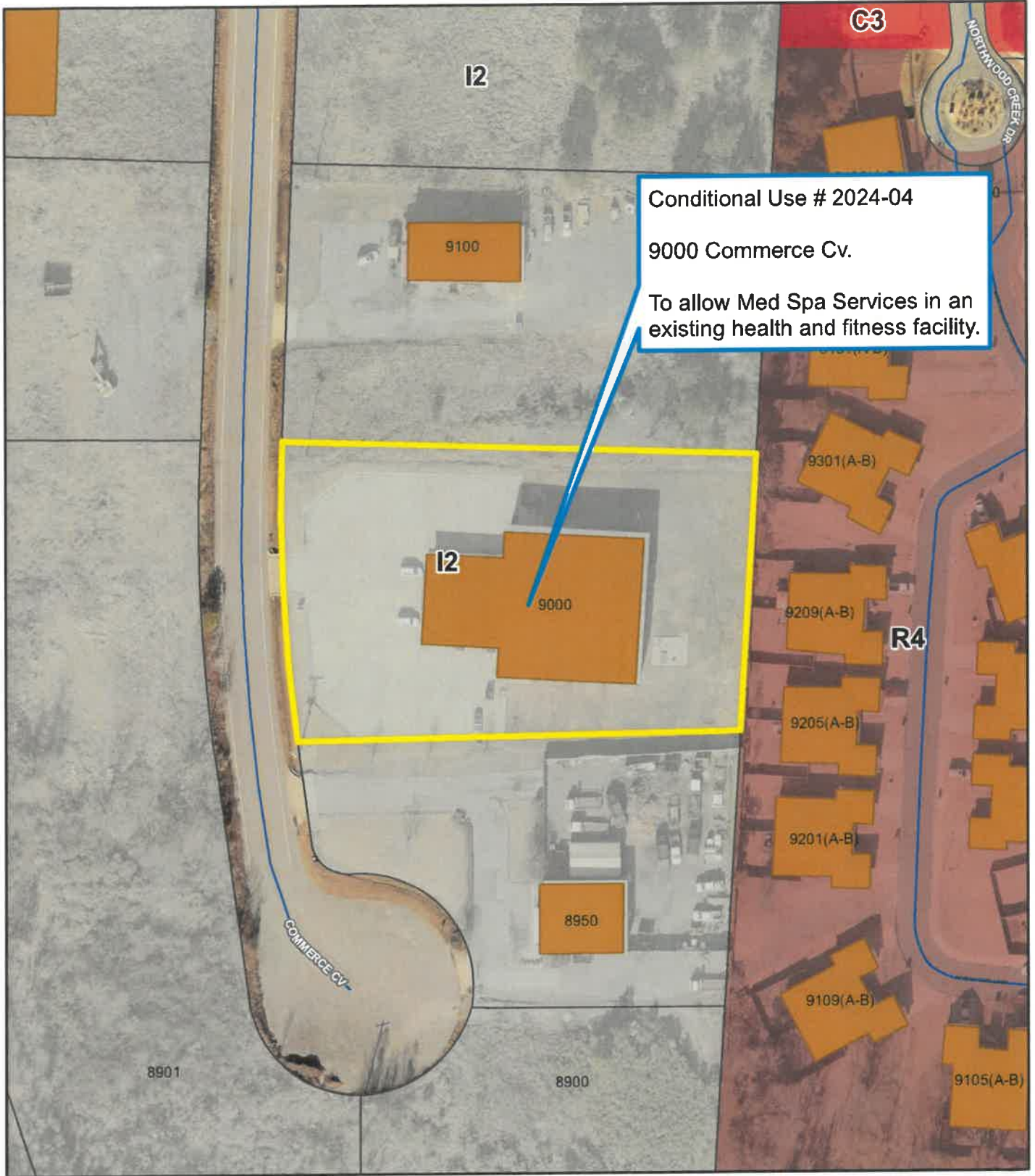
Ortho Map



Date: 1/8/2024

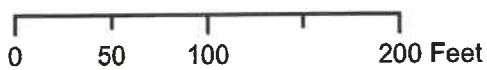
Map is not to survey accuracy

Conditional Use # 2024-04



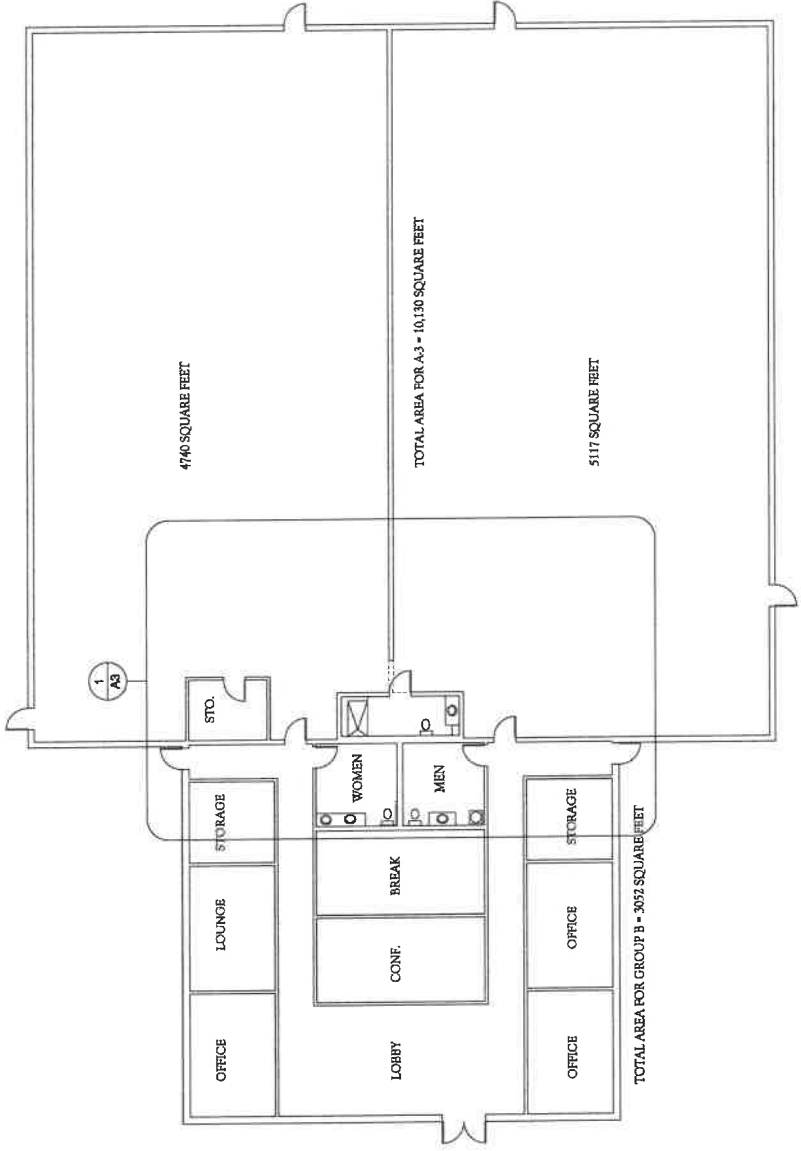
Zoning Map

1 inch = 100 feet



Date: 1/8/2024

Map is not to survey accuracy



EXISTING BUILDING FLOOR PLAN
SCALE 1/8" = 1'-0"
NORTH

Item # 10
Special Use # 2024-01

Request: a Special Use to allow a daycare center in an R5 zone

Location of the Request: 1821 Edmonds Street, NLR, AR

Applicant: Iesha Green

Owner: New Hope Baptist Church

P.C. Background: 1st time on the agenda for this request. A Special Use to allow a daycare center was approved by City Council on December 23, 2019. Since Special Use approvals are not transferable the applicant is seeking to allow a Special Use to allow her to operate a daycare at this site.

Site Characteristics: Site consists of a large church building, two parking lots, and a drive through area for drop off & pick up.

Master Street Plan: Edmonds and E 19th Streets are classified as a local street on the Master Street Plan.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	PI	Glenview Elementary
South	Cons & R4	Undeveloped
East	I2	Residential
West	R3	Residential

Background:

1. **Compatible with previous actions?** Daycare centers have been approved in church facilities in the past.
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 is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no impact on the surround properties with the approval of the Special Use.
6. **Is the site of adequate size for the development?** The site is adequate for the proposed use of a daycare.
7. **Will this set a precedent for future rezoning?** The request is a Special Use to allow a daycare. The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No, since the primary use of the property is a church a Special Use for the daycare is appropriate.

Summary: The applicant is requesting a special use request for a daycare in an R-5 zone. The primary use of the building is a church. There is sufficient parking and a safe drop off/ pick up area. The playground is proposed to the rear of the building that's near Edmonds St. The playground fence must be installed prior to the issuance of the zoning certificate for the business license. The applicant met with the Design Review Committee.

Staff is supportive of the applicant's request.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on December 20, 2023. The Committee recommended approval with conditions.

Conditions to Consider:

1. Hours of operation are from 6 am to 7 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. Playground area shall have direct accessed from the building to the fenced playground area.
5. Playground areas shall have emergency exit away from the building and must meet all applicable building and fire regulations.
6. Playground fence shall be an opaque 6' solid wood fence around the playground area and must be installed to secure a zoning certificate for the business license.
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 #2024-01



Ortho Map

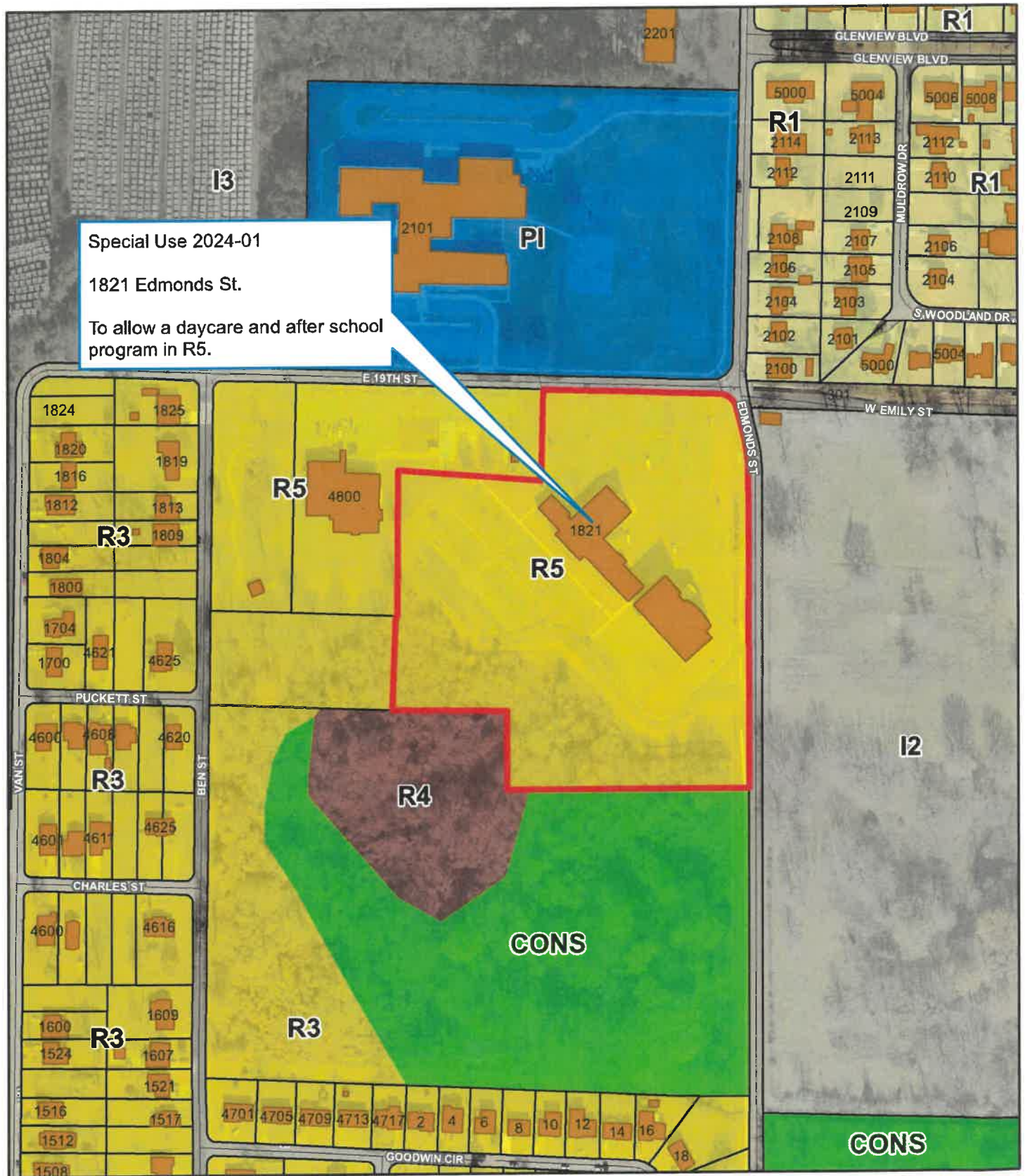
1 inch = 100 feet



Date: 12/27/2023

Not an actual survey

Special Use #2024-01



Zoning Map

1 inch = 250 feet



Date: 12/27/2023

Not an actual survey

To: City of North Little Rock

Subject: Request for Establishment of Childcare Facility – Sankofa Learning Academy

I am writing to formally request approval to establish a daycare facility in the Glenview neighborhood of North Little, catering to the developmental needs of children ages 3-5 years and providing an after-school program for K-8 students.

Our program director, Iesha Green, holds a Bachelor's in Child Psychology, Sociology, and History as well as a Master of Arts in Teaching and a Master's in Educational Equity and brings over 12 years of experience in Pre-K through 12th grade education.

Program Overview:

1. **Preschool** (serving children 3-5 years old)
 - *Student Capacity:* determined by DHS (approximately 1,575 sq ft.)
 - *Daily Operation Hours:* Monday - Friday, 7 am - 6 pm
2. **After School Program** (K-8):
 - *Student Capacity:* determined by DHS (approximately 3,000) sq ft.
 - *Daily Operation Hours:* Monday - Friday, 3pm - 7 pm
3. **Mother's Day Out** (K-8):
 - Monthly, Saturdays- varied hours

** In the future, we desire to add infants and toddlers (6 weeks old to 3 years old) to our program.**

We understand the importance of safety, and to ensure our student's well-being, we will install a secure 60-foot wooden fence around the facility to enclose our playground.

There is a great need for a childcare facility in this area. Our daycare will be a valuable addition to our community, providing a supportive environment for children's growth and development. We assure you that all operations will adhere to the highest standards, and we are committed to working closely with the community to address any concerns.

Thank you for considering our proposal. We look forward to the opportunity to contribute positively to our city.

Sincerely,
Iesha Green
ieshagreen6@gmail.com
(501) 909-0064

Edmonds St

Fencing

Fencing

Play Ground

Fencing

House of Hope

CDC

Parking

Wheel Chair

Assistable
Pull under
for Pick up
Drop off

Chair

Wheel

Parking

Parking

Parking

Edmonds St

Edmonds St

Parking