

North Little Rock Planning Commission
March 12, 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: ▪ February 13, 2024

Planning Commission Hearing Items:

1. PH2024-03 Summit Church Hillside Cut Variance @ 6600 Crystal Hill Rd
2. SD2024-14 WNLR Commercial Add Lot 6, Pre Plat & SPR @ 12601 Maumelle Blvd
3. CU2024-07 Express Auto Care Conditional Use to allow Auto Repair Minor in a C3 zone @ 12601 Maumelle Blvd
4. RZ2024-05 a rezoning from PI to C6 to allow future development @ 1001 W 4th St
5. RZ2024-06 a rezoning from Rt-1 to R2 to allow development of single family homes @14501, 14503 & 14505 Baucum Dr
6. SU2024-01 a Special Use to allow a daycare center in an R5 zone @ 1821 Edmonds Street
7. SU2024-04 a Special Use to allow a Type 2 Short-term Rental @ 1323 Franklin St in an R4 zoning district
8. SU2024-05 a Special Use to allow a Type 2 Short-term Rental @ 5008 Parker St in an R3 zoning district
9. SD2024-12 McCain Mall Add Lot 4C-R, Blk 1, Replat and SPR @ 4215 Warden Rd
10. SD2021-15 Original City of Argenta Lots 11R & 12R, Blk 42, Replat @ 723 N Magnolia St

**North Little Rock Planning Commission
Minute Summary
February 13, 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 (4:05 pm)

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 January 9, 2024, 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. SD2023-67 The Grove Add Preliminary Plat located near Plantation Lake Dr and Craig Rd (18 lot single family prel plat)

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. Sidewalks are not required on lots with 150' of frontage per the Subdivision Ordinance.
2. Provide ½ of a 70' ROW to meet the Master Street Plan requirement for Residential Urban Design classification.
3. 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

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- 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.
4. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide plantings of required trees or provide a bond.
 - c. Provide (35') ROW dedication along Craig Rd as shown on the plat.
 - d. Provide 10' utility easements around property perimeter.
 5. Meet the requirements of Permits & Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 6. Meet the requirements of the Master Street Plan, including:
 - a. Provide ROW dedication per the Master Street Plan along Craig Rd to meet the Residential Urban Design standard.
 7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 8. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
 9. Meet the requirements of the Fire Marshal, including:
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - o 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)
 10. 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.
 11. Meet the requirements of NLR Wastewater, including:
 - a. No public sanitary sewer is available to the property.
 12. 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.
 - 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.

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

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

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. 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 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'.
 - 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.

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

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

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. 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:
 - 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'.
 - 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.

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

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

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. 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 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.
 - 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
 - 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.

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

4(a) PH 2024-01 NLR Central Station #1 Add, a variance from the hillside cut ordinance to allow a retaining wall @ 1301 Main St

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 variance from the Land Alteration Ordinance to allow the height of a proposed retaining wall to exceed typical ordinance standards.

Chairman Clifton called a public hearing on the request. 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

PH2024-01 was approved with (9) affirmative votes, (0) no votes and (0) absent.

5 (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

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 allow the development of a mixed use development located on a ½ block from Maple to Orange Streets and north of 4th Street.

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

RZ2024-04 was approved with (9) affirmative votes, (0) no votes and (0) absent.

5 (b) CU2024-01 a Conditional Use to allow daycare center in C6 zone @ 201 W 4th St

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 conditional use to allow a daycare within the former classroom space of the church.

Ms. Emily Brunner addressed the Commission stating the daycare would utilize an area across the alley for the outdoor play area. She stated the details on accessing the playground area had not been resolved but she would work with the City and DHS on allowing safe passage of the children to the play area.

There was a general discussion of the Commissioners of the proposed request, the width of the alley and the need to slow vehicles utilizing the alley.

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

CU2024-01 was approved with (9) affirmative votes, (0) no votes and (0) absent.

5 (c) SU2024-02 a Special Use to allow event center in a C6 zone @ 201 W 4th St

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 special use to allow an events center within the former church building.

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

SU2024-02 was approved with (9) affirmative votes, (0) no votes and (0) absent.

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

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. 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:
 - 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. 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.
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 60' ROW dedication along Maple and 4th Streets.
 - d. 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. 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'.
 - 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.
 - 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. 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.
 - i. 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.

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

5 (e) SD2024-08 Clendennins Add Lot 1R SPR for parking lot located north of W 4th St and East of Orange St

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. 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:
- 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. 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.
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 60' ROW dedication along Maple and 4th Streets.
 - d. 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. 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'.
 - 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.
 - 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. 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.
 - i. 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.

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

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**

Items were postponed by the Commission at the applicant's request.

7. SD2024-10 Market Plaza Add Replat Lot A1-R, Blk 11, @ 120 N Poplar St

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 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.

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

7(a) CU2024-03 a Conditional Use to allow a Hotel in a C6 zone @ 118 E Washington Ave

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 conditional use to allow a hotel. He stated once the conditional use was approved the owner would then submit to the Commission for Site Plan Review for the hotel.

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

CU2024-03 was approved with (9) affirmative votes, (0) no votes and (0) absent.

8. SD2024-11 D & B Commercial Park Add Lot 18, SPR for construction of 2 warehouse bldgs. @ 810 Michaele 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. 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.
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.
 - 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.

1. 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)
 - 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.

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

8(a) CU2024-02 a Conditional Use to allow warehousing in a C4 zone @ 810 Michaele Dr

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 conditional use to allow a warehouse uses. He stated the conditional use was a companion item to a site plan review request currently being reviewed by the Commission.

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

CU2024-02 was approved with (9) affirmative votes, (0) no votes and (0) absent.

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

Mr. Phil Forrester 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. Forrester stated the request was to add additional independent office uses to his current business. He stated the office uses would be complimentary to the fitness center currently operating at the site.

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

CU2024-04 was approved with (9) affirmative votes, (0) no votes and (0) absent.

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

The applicant was not present. The Commission voted to postpone the item to the March 12, 2024 public hearing to allow the applicant to be present.

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 4:38 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, March 12, 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



**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: March 12, 2024

Public Hearing: PH2024-03 Summit Church Hillside Cut Variance @ 6600 Crystal Hill Rd

The applicant is seeking a variance to allow a hillside modification variance to allow the placement of a retaining wall 10-feet in height within the property owned by Summit Church. The wall will be a vertical wall. The wall is proposed to allow the church future expansion for buildings and parking. The applicant has provided a GeoTech report to the City Engineer. 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.

LEWIS
ARCHITECTS
ENGINEERS



ELLIOTT • MCMORRAN • VADEN
RAGSDALE • WOODWARD • INCORPORATED
501.223.8302 • FAX 501.223.8808 • WWW.LEWVIRVW.COM

January 30, 2024

Shawn Spencer – Planning Director
City Services Building
700 W 29th Street
North Little Rock, AR 72114

Re: Hillside Cut Permit
The Summit Church
6600 Crystal Hill Rd
North Little Rock, Arkansas

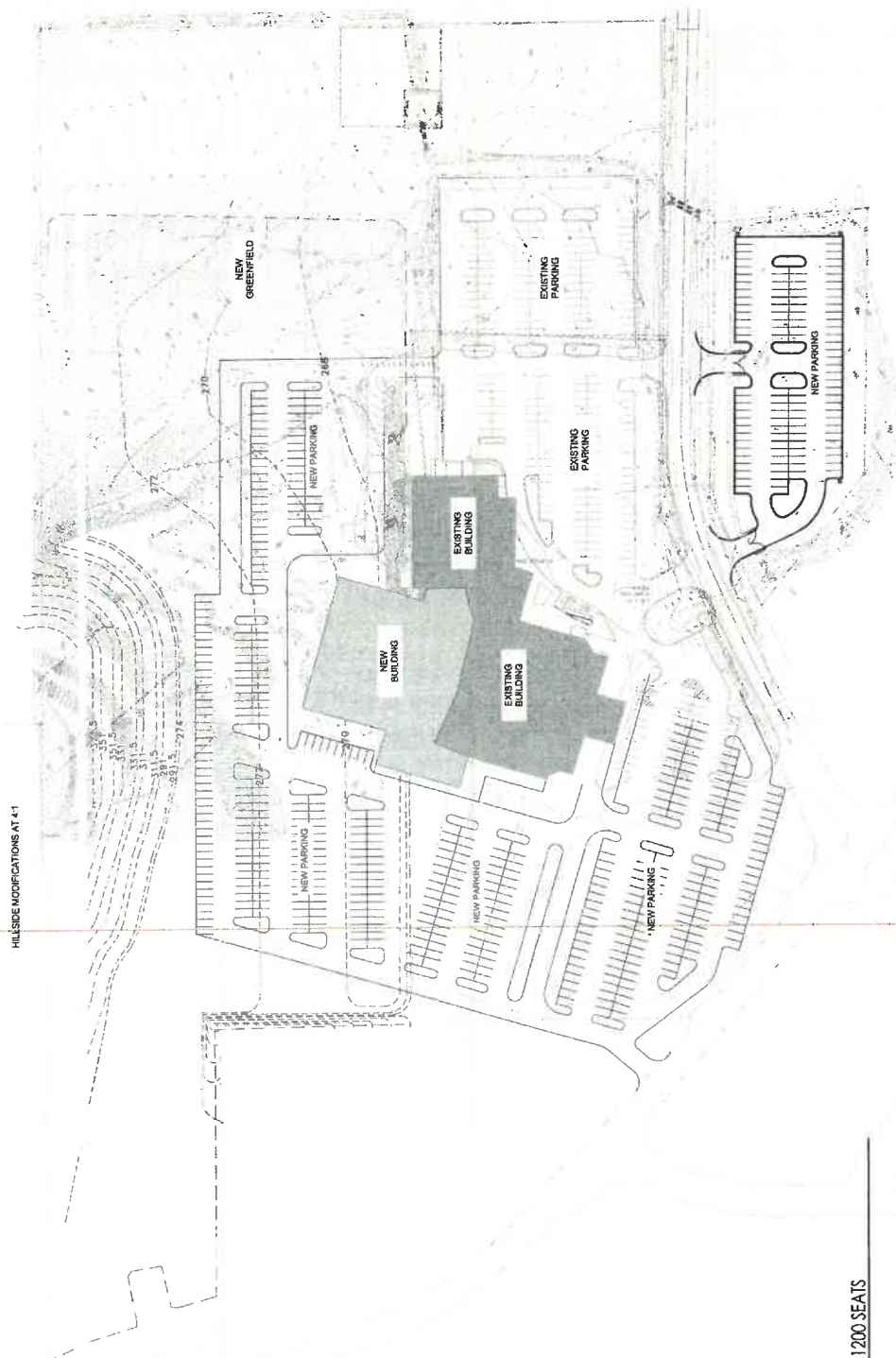
Mr. Spencer,

Please accept this submission for a Hillside Cut Permit. The Summit Church has begun designs to construct a building addition and new parking to the east side of the existing church building. Please see the attached Boundary Survey with Legal Description of the property along with a site plan showing the proposed addition. Also attached is a check for the review fee.

If you have any questions, please do not hesitate to contact me or this office.

Sincerely,

Justin Staley AIA



HILLSIDE MODIFICATIONS AT 4:1


SITE PLAN - 1200 SEATS
 SCALE: 1" = 1124'

Item # 2

SD2024-14 WNLR Commercial Add Lot 6, Pre Plat & SPR @ 12601 Maumelle Blvd

1. Per Section 12.5 Building Setback Lines of the City of NLR Regulations to Control Development and Subdivision of Land (Subdivision Ordinance) a minimum front setback of 70' from all arterial and expressway street is required. The side and rear building lines shall be a minimum of 30' from all property lines. Show the 70' bldg. setback on the plat and site plan.
2. The plat indicates a 5' side setback per the zoning ordinance. The property is zoned C3 which allows a 0' side yard setback. Remove the note.
3. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
4. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. 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. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - g. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
5. 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.

Item # 2

SD2024-14 WNLR Commercial Add Lot 6, Pre Plat & SPR @ 12601 Maumelle Blvd

Page 2 of 3

- 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:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide street trees or provide a bond.
 - c. Provide 10' utility drainage and utility easements around property perimeter.
7. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance approving the Conditional Use to allow auto repair minor.
8. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening on three sides with an opaque gate enclosure. Include a note regarding the dumpster screening.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
9. Meet the requirements of the Master Street Plan, including:
 - a. Meet the requirements of the Maumelle Blvd Access Management Plan.
10. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - b. 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 the Maumelle Blvd right-of-way.
 - c. Trees shall be planted at one (1) tree per six (6) parking spaces.
 - i. 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.
 - 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 4 parking area trees are required. Provide a minimum of 2 trees within the interior of the parking lot.
 - d. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.

Item # 2

SD2024-14 WNLR Commercial Add Lot 6, Pre Plat & SPR @ 12601 Maumelle Blvd

Page 3 of 3

- 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.
 - e. 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.
 - 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.
 - i. Landscape plans to be revised prior to the March 2024 Planning Commission Hearing.
11. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
 - b. Signage must comply with the Maumelle Blvd Sign Overlay District. Variance and/or Waivers require approval of the NLR City Council.
12. 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. Emergency lighting. (Volume 1 Section 1008)
 - ii. Approved exit signs. (Volume 1 Section 1013)
 - c. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
13. Meet the requirements of NLR Wastewater, including:
 - a. White Oak Connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
 - b. Material for service lines must be SDR 26 PVC or greater and push on gasketed joints (no glue pipe)
 - c. For service lines greater than 4" in diameter manholes are required at any horizontal or vertical change in alignment.
 - d. An oil/water separator is required including a sampling manhole on effluent side of the grease interceptor.
 - e. 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 CAW.
16. Meet the requirements of Rock Region Metro.

Item #3

Conditional Use # 2024-07

Request: Express Auto Care Conditional Use to allow Auto Repair Minor

Location of the Request: @ 12601 Maumelle Blvd, NLR, AR

Applicant: John Pownall, Thomas Engineering

Owner: Express Oil Change LLC

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

Site Characteristics: The site is an undeveloped site located along Maumelle Boulevard near the Maumelle/North Little Rock city limits. To the north and east of the property are undeveloped commercially zoned parcels. To the west is a similar type automobile repair business. To the south are residential homes located within the Maumelle city limits.

Master Street Plan: Maumelle Blvd is classified as a principal arterial on the Master Street Plan. There are no dedicated bikeways located in the area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Undeveloped
South	NA	City of Maumelle
East	C3	Undeveloped
West	C3	Auto Repair - Minor

Background:

1. **Compatible with previous actions?** A Conditional Use was previously approved for the property to the west to allow auto repair, minor.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** Minimal.
4. **Legal Consideration/Reasonableness?** The request appears reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** Little impact is expected if the use remains auto repair minor.
6. **Is the site of adequate size for the development?** Yes.
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 in C3 is the correct avenue to allow the development as proposed.

Item #3

Conditional Use # 2024-07

Page 2 of 2

Summary:

The applicant is seeking approval of a Conditional Use to allow the development of a new oil change business, auto repair minor in a C3 zone. As a separate item on the agenda, the applicant is seeking Site Plan approval to allow the construction of the new quick-change oil business.

Design Review Committee and Design Review Committee Recommendation: As a part of the development plan, the applicant met with the Design Review Committee on February 21, 2024.

Conditions to Consider:

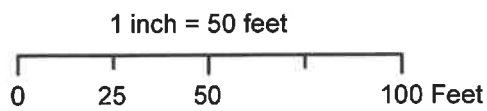
1. Meet the requirements of SD2024-14 WNLR Commercial Addition Lot 6 Final Plat and SPR to allow auto repair minor@ 12601 Maumelle Blvd
2. Permitted uses inside the structure may include oil changing, lubrication, tune-ups, brake repairs, flat tire repair, air conditioning service
3. All work to be done inside the building - No outdoor repairs shall be permitted
4. No outdoor displays of vehicles or merchandise
5. No outdoor storage of vehicles, merchandise or repaired parts
6. Major auto repair is not permitted (Wrecked vehicle repair shall not be permitted)
7. Customer vehicles are not allowed to be left outside overnight
8. No vehicle sales from the lot
9. Hours of operation will be 6:00 a.m. - 10:00 p.m. daily
10. Dumpster to have masonry screening on three sides with an opaque gate enclosure
11. All signs must comply with Article Fourteen - Sign Code
12. An oil/water separator is required. Please make submittal to NLR Wastewater for review and approval
13. Complete requirements of ADEQ
14. Applicant must meet all applicable Federal, State, County and City requirements
15. 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
16. Business license to be issued after Planning Staff confirmation of requirements.

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

Conditional Use # 2024-07



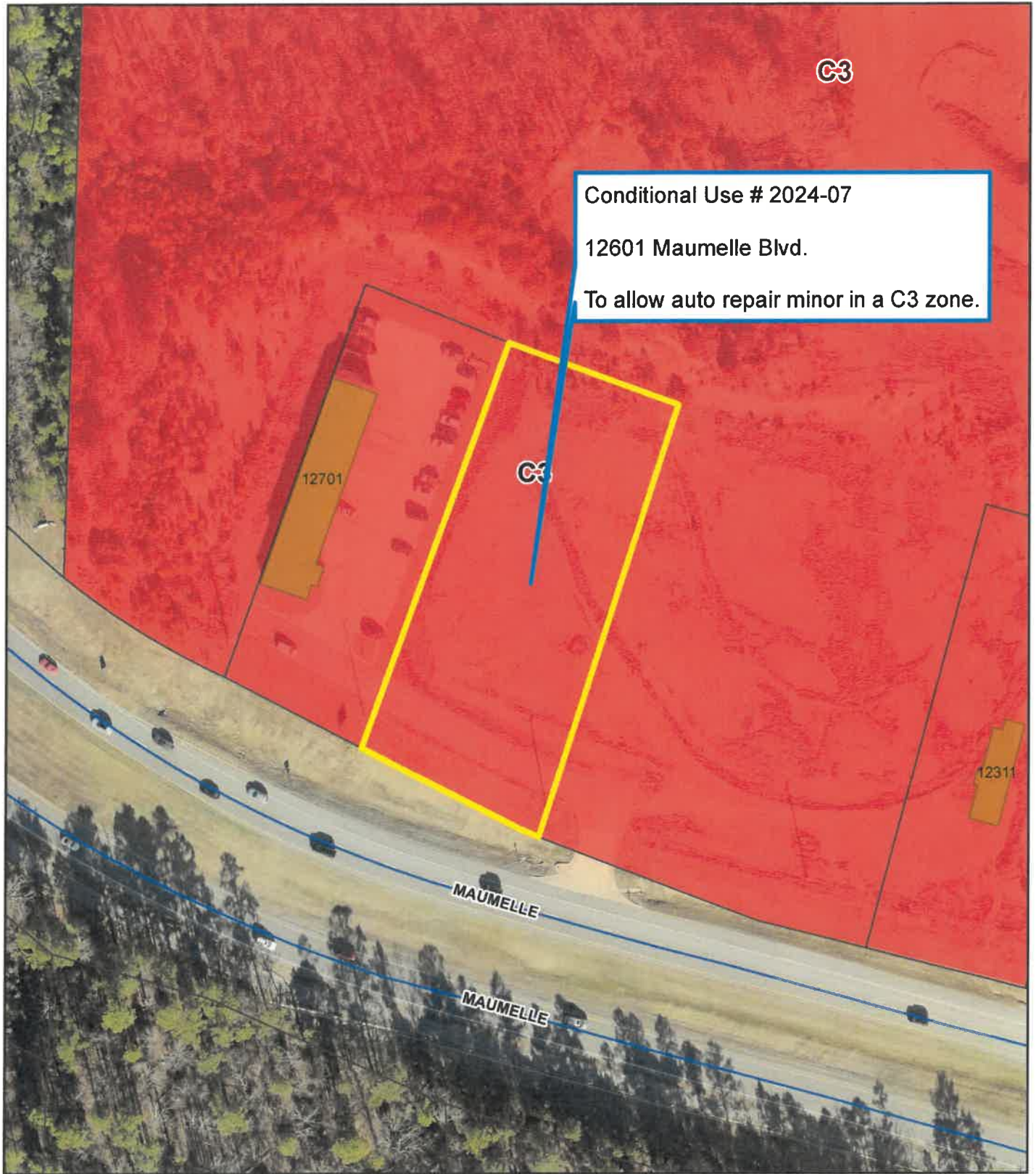
Ortho Map



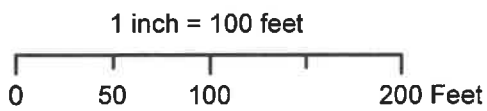
Date: 2/15/2024

Map is not to survey accuracy

Conditional Use # 2024-07



Zoning Map



Date: 2/15/2024

Map is not to survey accuracy

Item #4
Rezone 2024-05

Request: a rezoning from PI to C6 to allow future development office space

Location of the Request: @ 1001 W 4th St, NLR, AR

Applicant/Owner: Union Pacific Railroad Co

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

Site Characteristics: The site is a vacant lot with a scattering of trees. There are office uses located to the east and south of the site. Railroad property is located to the north of the site. To the west W Broadway and W 4th Street intersect creating a triangular shape to the western edge of the property.

Master Street Plan. W 4th Street is indicated on the Master Street Plan as a Local Street. W Broadway is indicated on the Master Street Plan as a Minor Arterial street classification. There are no dedicated bikeway located along the abutting streets.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I3	Railroad
South	I1	Office
East	C6	Office
West	I1 & I3	Office and Railroad

Background:

1. **Compatible with previous actions?** Yes, the primary zoning of the property to the east of the site is C6, the designation desired for the downtown area.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be no 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 no effect on the surrounding properties due to the request to rezone the property to allow future development of an office type use.
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 primary zoning of the area is currently C6.

8. **Should a different zoning classification be requested?** No, C6 is the desired zoning for the downtown area.

Summary:

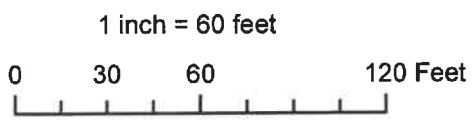
The applicant is seeking a rezoning from PI to C6 to allow future development of the property. The applicant has indicated the site will be developed with office uses. The site plan submitted indicates 10,400 square foot building along with 26 parking spaces. The site was previously identified as 4th Street Park which is likely the reasoning for the PI zoning designation. The owners, Union Pacific Railroad, desire to rezone the property to allow for development of an office use.

Staff recommends approval of the request.

Rezone Case #2024-05

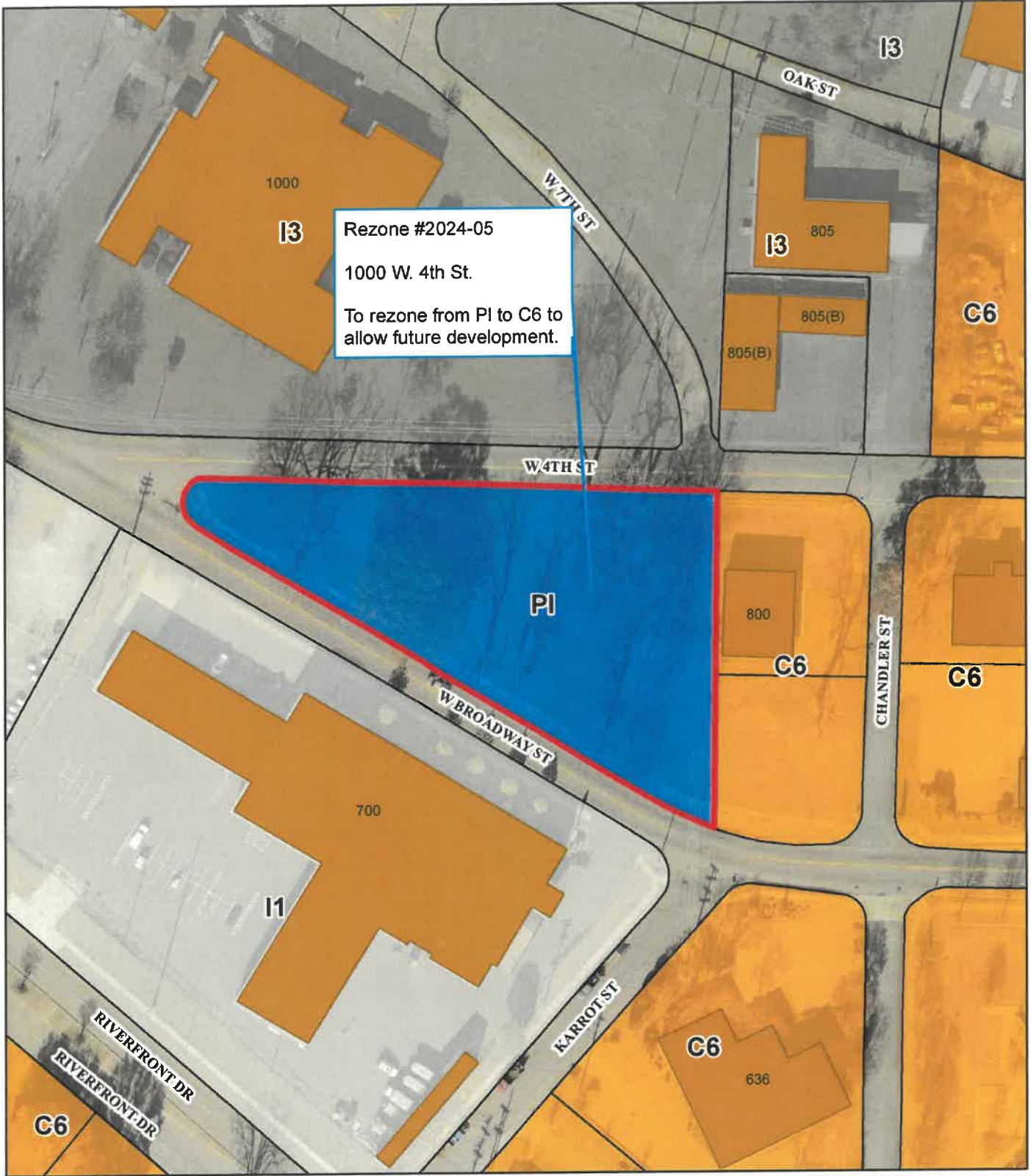


Ortho Map

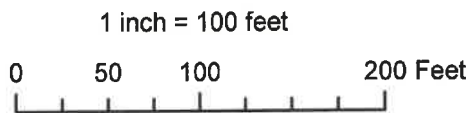


Date: 3/4/2024

Rezone Case #2024-05



Zoning Map

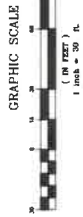
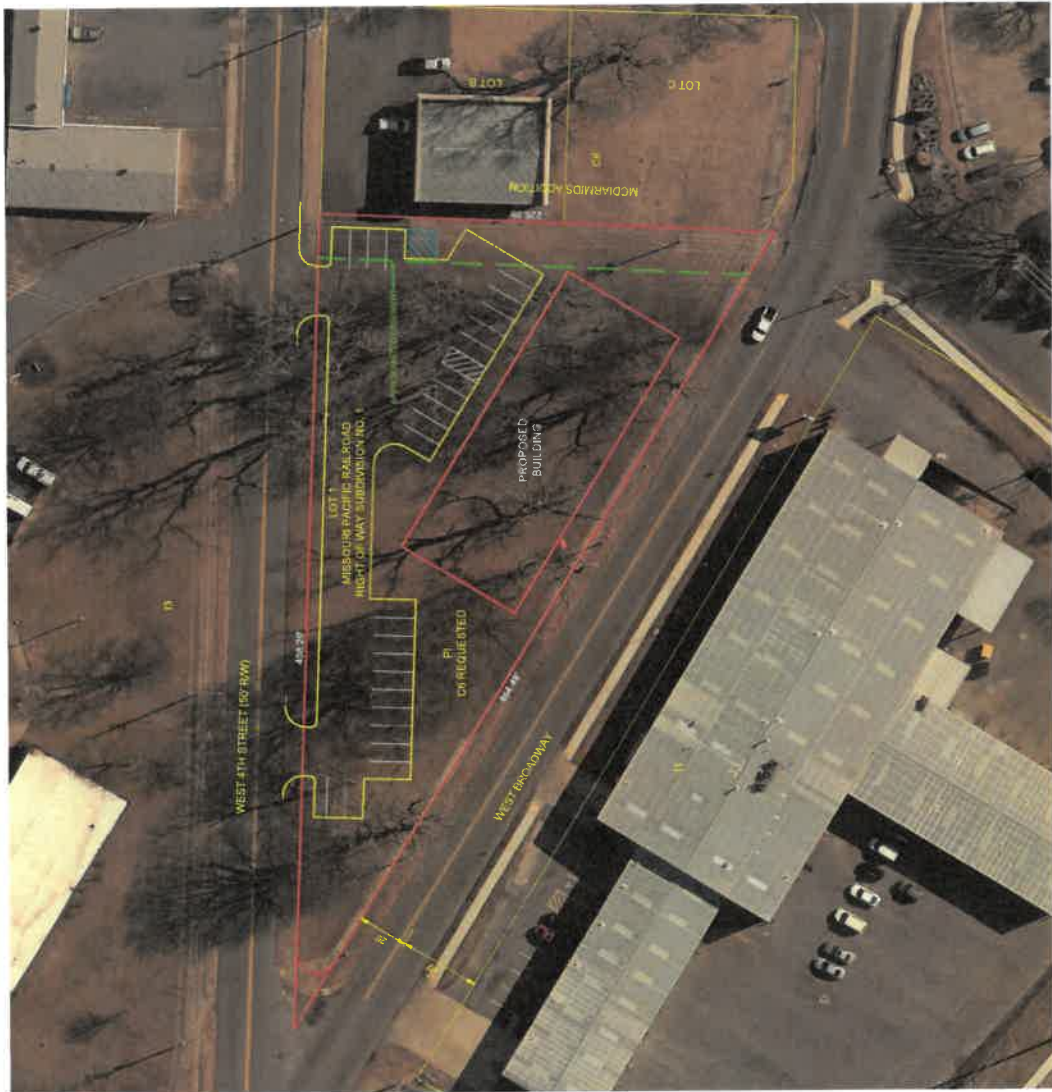


Date: 3/4/2024



VICINITY MAP

THIS SITE



CONCEPTUAL SITE PLAN
LOT 1
 MISSOURI PACIFIC RIGHT OF WAY
 SUBDIVISION NO. 1

THOMAS ENGINEERING COMPANY
 5810 LOOKOUT ROAD, N. LITTLE ROCK, AR 72118
 TEL. 501-763-4465 FAX. 501-763-8614

APPROVED	DATE	DATE	SHEET NO.
DESIGNED BY	FIELD	REVISED	1
SCALE	DATE	DATE	
1" = 30'			

Item #5
RZ2024-06

Request: a rezoning from Rt1 to R2 to allow development of single family homes

Location of the Request: @ 14501, 14503 & 14505 Baucum Dr

Applicant/Owner: Arkansas Homes and Rentals

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

Site Characteristics: The site is a wooded site located to the south of Faulkner Lake Road. Baucum Drive is a narrow paved roadway with open ditches for drainage. There are no sidewalks in place along the roadway.

Master Street Plan. Baucum Drive is classified as a Local Street on the Master Street Plan.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R2	Undeveloped – applicant intends to construct single family homes
South	Rt1	Manufactured Homes
East	R2	Farm Land
West	Rt1	Manufactured Home

Background:

1. **Compatible with previous actions?** Yes, there have been 2 similar rezoning's in the neighborhood to recognize and allow single family homes on lots.
2. **Neighborhood Position/Comment?** Staff has received a number of phone calls concerning the request. The stated primary concern is associated with drainage and where the water currently draining across this property will drain and be diverted to.
3. **Effect on public service and utilities?** There should be no 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 no effect on the surrounding properties due to the request is to rezone the property to correspond with the use of the property, single-family.
6. **Is the site of adequate size for the development?** The lots are currently platted and the lot sizes meet the minimum requirements of the zoning district.
7. **Will this set a precedent for future rezoning?** No, the zoning proposed is to allow construction of detached single family homes.

8. **Should a different zoning classification be requested?** No, R2 is the appropriate zoning to allow construction of single family detached homes.

Summary:

The applicant is seeking a rezoning from Rt1 to R2 to allow construction of new single family homes. The applicant has purchased six lots, three abutting Faulkner Lake Road currently zoned R2, and three abutting Baucum Drive currently zoned Rt1. The applicant indicates the desire is to construct new homes on these lots.

Staff is supportive of the applicant's request.

Rezone Case #2024-06



BAUCUM DR



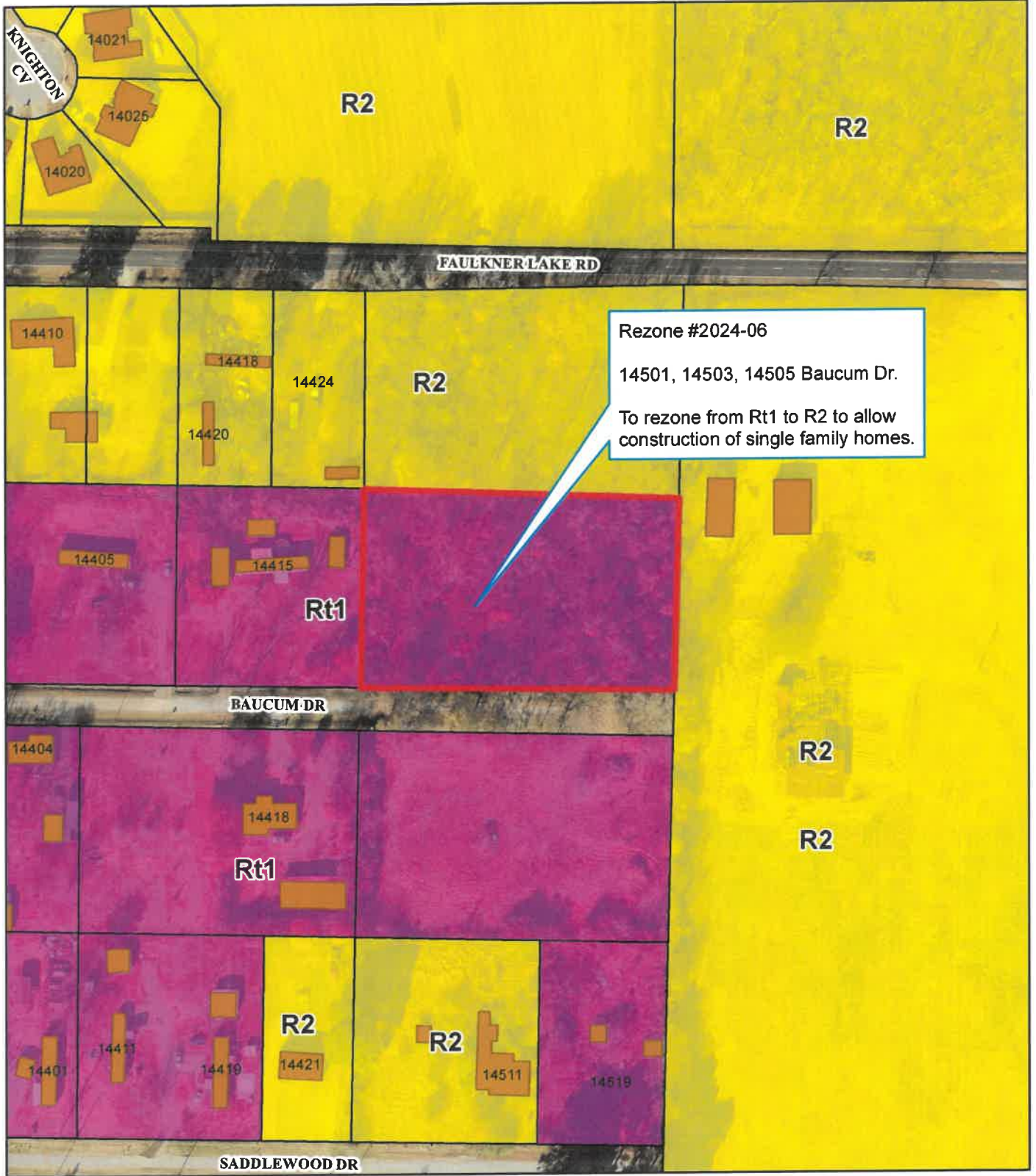
Ortho Map

1 inch = 60 feet

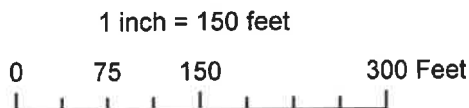


Date: 3/4/2024

Rezone Case #2024-06



Zoning Map



Date: 3/4/2024

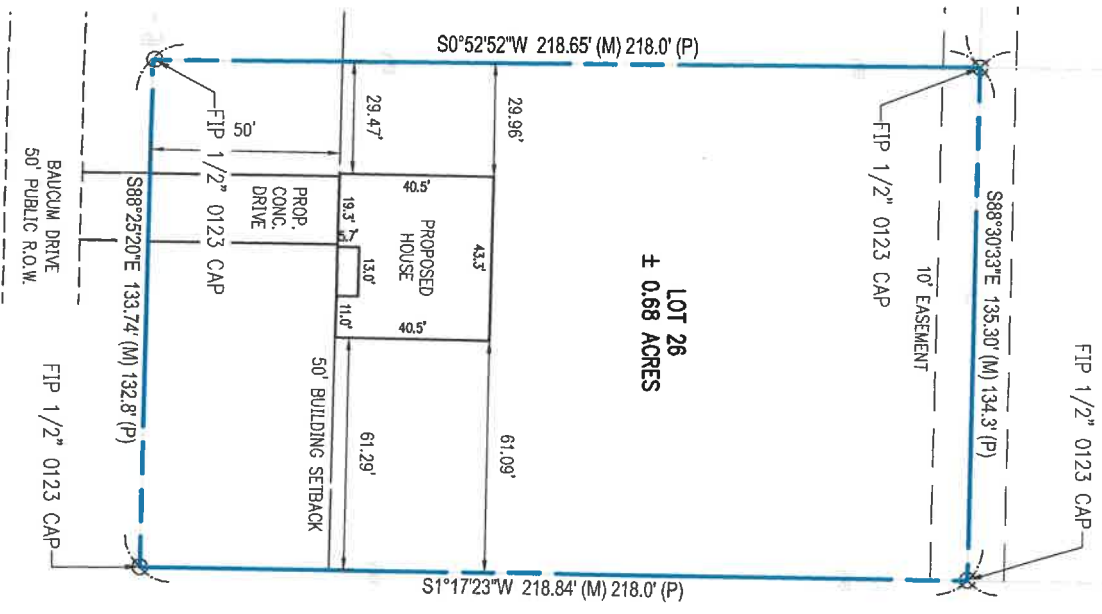


FIG 1/2" 0123 CAP

S88°30'33"E 135.30' (M) 134.3' (P)

10' EASEMENT

FIG 1/2" 0123 CAP

± 0.68 ACRES
 LOT 26

S1°17'23"W 218.84' (M) 218.0' (P)

50' BUILDING SETBACK

PROP. CONC. DRIVE

S88°25'20"E 133.74' (M) 132.8' (P)

BAUCUM DRIVE
 50' PUBLIC R.O.W.

FIG 1/2" 0123 CAP

LEGAL DESCRIPTION

LOT 26 OF SADDLEWOOD ACRES SUBDIVISION, AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, RECORDS OF THE CIRCUIT CLERK'S OFFICE, PULASKI COUNTY, ARKANSAS.

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05119C0505G, DATED JULY 6, 2015, BASED UPON SURVEYORS' INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

DRAWING LEGEND

- PROPERTY LINE
- ASPHALT/CONCRETE/GRAVEL
- BUILDING SETBACK LINES
- EASEMENT LINES
- EXISTING FENCE LINE
- PROPOSED IMPROVEMENTS
- SET 1/2" REBAR WITH CAP, LS #1755
- CALCULATED POINT
- FOUND IRON PIN (AS NOTED)

BASIS OF BEARING

STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE, NAD 83
 U.S. SURVEY FOOT
 BEARINGS: GRID
 DISTANCES: GROUND
 SCALE FACTOR: 1.000042544700
 CONVERGENCE ANGLE: -0° 03' 42.92990089"
 *VALUES TAKEN AT NW/4 LOT 23**

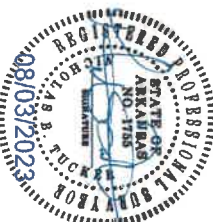
SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF CENTRAL ARKANSAS HOME BUILDERS:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 08/02/2023
 DATE OF PLAT OR MAP: 08/03/2023

Nicholas Tucker
 NICHOLAS TUCKER, LS #1755



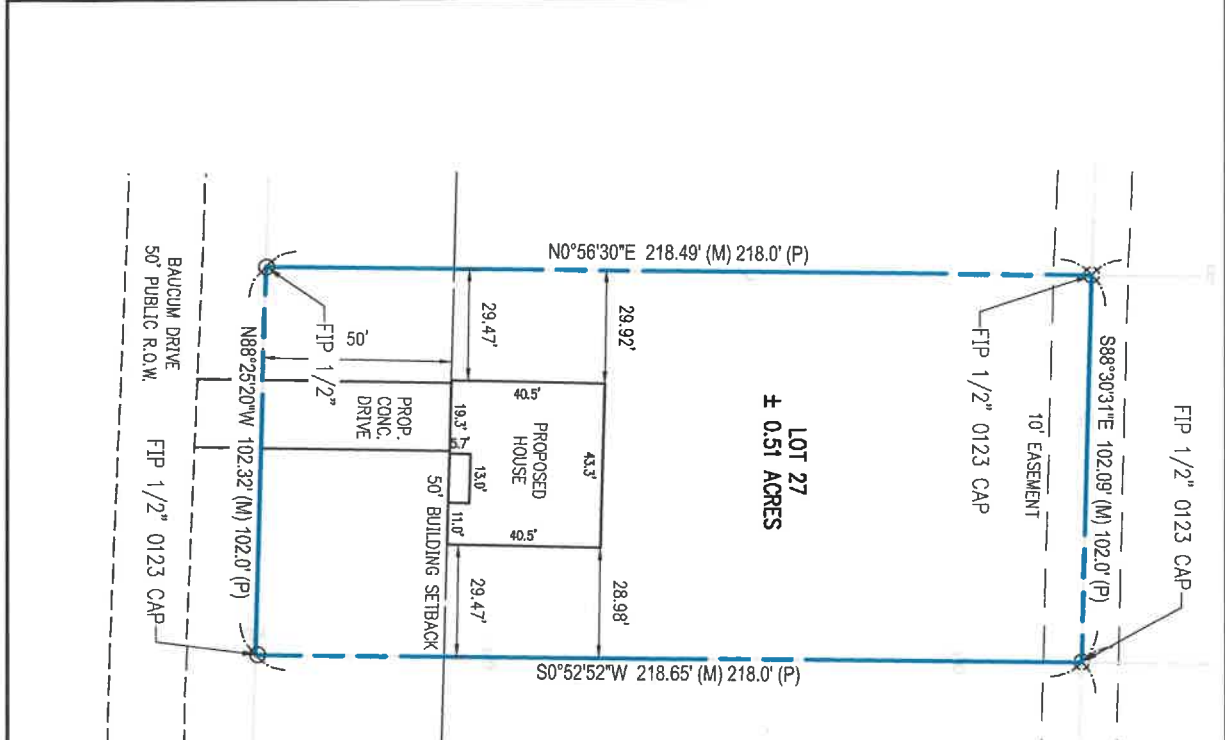
STATE PLAT CODE: PLATTED SUBDIVISION



DELTA	DESCRIPTION	DATE



PRELIMINARY PLOT PLAN
 LOT 26
 SADDLEWOOD ACRES
 BAUCUM DRIVE
 PREPARED FOR:
 CENTRAL ARKANSAS HOME BUILDERS
 NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS



LEGAL DESCRIPTION
 LOT 27 OF SADDLEWOOD ACRES SUBDIVISION, AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, RECORDS OF THE CIRCUIT CLERKS OFFICE, PULASKI COUNTY, ARKANSAS.

FLOOD ZONE NOTE
 BY GRAPHIC PLOTTING ONLY: THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05119C0505G, DATED JULY 6, 2015, BASED UPON SURVEYORS' INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

BASIS OF BEARING
 STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE, NAD 83
 U.S. SURVEY FOOT
 DISTANCES: GRID
 BEARINGS: GRID
 SCALE FACTOR: 1.000042544700
 CONVERGENCE ANGLE: -0°03'42.92990689"
 VALUES TAKEN AT NNWC LOT 23

DRAWING LEGEND

- PROPERTY LINE
- ASPHALT/CONCRETE/GRAVEL
- BUILDING SETBACK LINES
- EASEMENT LINES
- EXISTING FENCE LINE
- PROPOSED IMPROVEMENTS
- SET 1/2" REBAR WITH CAP, LS #1755
- CALCULATED POINT
- FOUND IRON PIN (AS NOTED)

SURVEY CERTIFICATION
 FOR THE USE AND BENEFIT OF CENTRAL ARKANSAS HOME BUILDERS:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 08/02/2023
 DATE OF PLAT OR MAP: 08/03/2023

STATE PLAT CODE: PLATTED SUBDIVISION

NICHOLAS TUCKER, LS #1755

TUCKER LAND SURVEYING

P.O. Box 1021
 Cabot, Arkansas 72023
 phone: 501.269.7138
 www.tuckersurveying.com

PRELIMINARY PLOT PLAN
 LOT 27
 SADDLEWOOD ACRES
 BAUCUM DRIVE

PREPARED FOR:
 CENTRAL ARKANSAS HOME BUILDERS
 NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS

DELTA	DESCRIPTION	DATE

PROJECT NO: 23-00484

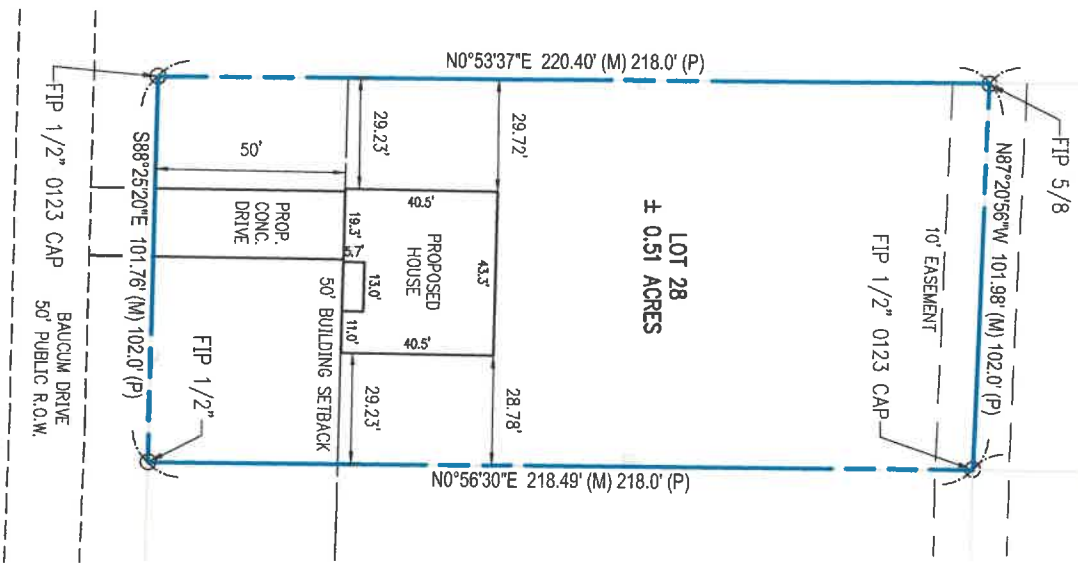
ISSUE DATE: 08/03/2023

DRAWN BY: B. FERNELL

APPROVE BY: N. TUCKER

SHEET NO: 1 OF 1

© 2022 TUCKER LAND SURVEYING, INC.



LEGAL DESCRIPTION

LOT 28 OF SADDLEWOOD ACRES SUBDIVISION, AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, RECORDS OF THE CIRCUIT CLERK'S OFFICE, PULASKI COUNTY, ARKANSAS.

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05119C0505G, DATED JULY 6, 2015, BASED UPON SURVEYORS INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

BASIS OF BEARING

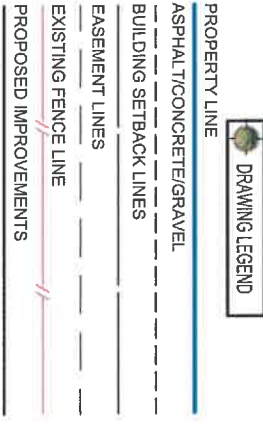
STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE, NAD 83
 U.S. SURVEY FOOT
 BEARINGS: GRID
 DISTANCES: GROUND
 SCALE FACTOR: 1.000042544700
 CONVERGENCE ANGLE: -0° 03' 42.32390669\"/>

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF CENTRAL ARKANSAS HOME BUILDERS:

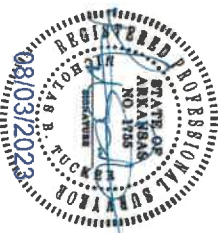
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 08/02/2023

DATE OF PLAT OR MAP: 08/03/2023



STATE PLAT CODE: PLATTED SUBDIVISION

Nicholas Tucker
 NICHOLAS TUCKER, LS #1755



DELTA	DESCRIPTION	DATE

PROJECT NO: 23-00484
 ISSUE DATE: 08/03/2023
 DRAWN BY: B. FERRELL
 APPROVE BY: N. TUCKER
 SHEET NO.: 1 OF 1

TUCKER
 LAND SURVEYING

P.O. Box 1021
 Cabot, Arkansas 72023
 phone: 501.269.7138
 www.tuckersurveying.com

PRELIMINARY PLOT PLAN
 LOT 28
 SADDLEWOOD ACRES
 BAUCUM DRIVE

PREPARED FOR:
 CENTRAL ARKANSAS HOME BUILDERS
 NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS

Item # 6
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:

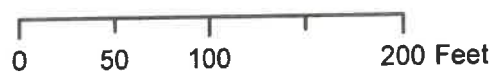
1. Hours of operation are from 6 am to 7 pm Monday through Friday.
2. Meet the minimum requirements of DHS for the number of children to be served and provide the required child to staff ratio as required by DHS.
3. Meet DHS requirement for recreational activities.
4. Playground area shall have direct 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

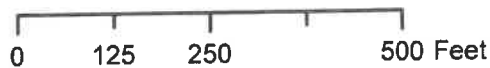


Special Use 2024-01
1821 Edmonds St.
To allow a daycare and after school program in R5.



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

Wheeled

Parking

Parking

Parking

E 12th St

E 14th St



Item #7
Special Use 2024-04

Request: a Special Use to allow a Type 2 Short-term Rental in an R4 zoning district

Location of the Request: @ 1323 Franklin St, NLR, AR

Applicant/Owner: Helen A Brents

P.C. Background: The City adopted an ordinance regulating STR's in April 2023. The initial time for non-owner occupied STR's operating without a City of North Little Rock Business License has lapsed and all new requested STR's must comply with the originally adopted ordinance as well as amendments (9/25/2023). The amendment dated September 25th limits the placement of one STR unit on properties with multiple units. There is also a separation requirement limiting the placement of STR's to one, Type 1 (Owner Occupied) or Type 2 (Non-owner Occupied), unit within a 1,500-foot radius.

The property is zoned R4. The property is located outside a 1,500-foot radius of other STR's allowing the placement of a new STR.

Site Characteristics: The site contains a single story frame house constructed in the mid-1920's. The total living area of the home is 980 square feet according to the Pulaski County Assessor's office. A single car graveled drive extends from Franklin Street to the front of the home. The rear yard is fenced. There are sidewalks located along Franklin Street.

Master Street Plan: Franklin Street is a local residential street classification. There are no dedicated bikeways located in the area.

Surrounding Zoning and Uses

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

Background:

- Compatible with previous actions?** A Special Use is the process established by City Council for consideration of STR's located in the R4 Zoning Districts.
- Neighborhood Position/Comment?** Staff has not received any comment from area residents at the time of printing.
- Effect on public service and utilities?** There should be minimal impact on public services and utilities.
- Legal Consideration/Reasonableness?** The request is reasonable.

5. **Will the approval have a stabilizing effect on surrounding properties?** Short-term rental units are similar to hotel/motels with a transient population, which could potentially have a negative impact on the neighborhood.
6. **Is the site of adequate size for the development?** The site is developed with a single family home. There is an existing graveled driveway located within the front yard extending from Franklin Street with one apparent parking space. Parking for the STR use requires the placement of two parking spaces.
7. **Will this set a precedent for future rezoning?** A Special Use is required for Short-term Rentals in the R4, residentially zoned areas.
8. **Should a different zoning classification be requested?** No, a Special Use is the appropriate request.

Summary:

The applicant is seeking a Special Use to allow a Short-term Rental unit in a R4 zoning district. The City Council adopted an ordinance establishing the criteria for applying for a Short-term Rental limiting the placement to certain zoning districts, requiring a separation distance and limiting the number of units allowed on a property. The ordinance also requires the placement of on-site parking to serve the STR.

This request is for a Type 2 STR. The applicant has previously listed the unit on Airbnb (see documentation from Airbnb and reviews). The site has a single drive for parking for the home allowing one car to park in the drive. The distance from the back of the sidewalk to the front of the unit appears to be 30-feet±. The ordinance requires the placement of parking as per Single Family requirement of the zoning ordinance. The minimum parking required for the unit is two parking spaces.

The zoning ordinance limits the placement of impervious or paved surfaces to no more than 50 percent of the front yard. Front yard driveways surfaces are to be concrete, asphalt or other solid masonry materials. Gravel is not permitted as a front yard driveway surface.

The dwelling is a two bedroom one bath unit. The listing limits the occupancy to four overnight guests.

Staff Recommendation:

1. Staff recommends the site provide parking as required by ordinance for the STR, a minimum of 2 on-site parking spaces.
2. Staff recommends the parking surface be brought up to current code requirements constructed of concrete, asphalt or other solid masonry material.

Conditions to Consider:

1. Approval of the Special Use does not ensure approval of a Business License. The applicant must comply with all other applicable requirements within the Comprehensive Code to Regulate

Issuance of, and Conditions Associated with, Short-Term Residential Rental Business Licenses (Ordinance #9559 Adopted by the NLR City Council on April 10, 2023)

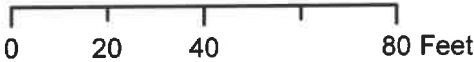
2. Per §8.2.3(d), Revocation and Limitations, Time Limitations, a Business License must be obtained within (1) year of Special Use approval.
3. The owner or owner representative for all short-term residential rentals shall post in a prominent common area or near the front door within the short-term rental:
 - a. the physical street address assigned by the City;
 - b. owner or owner representative name and telephone number;
 - c. local contact person name and telephone number;
 - d. telephone numbers for the North Little Rock Police Department, the North Little Rock FireDepartment, and North Little Rock Code Enforcement;
 - e. the phone number to report a safety complaint;
 - f. solid waste (trash) pick-up day;
 - g. the maximum occupancy limits as approved by the business license;
 - h. the maximum number of parking spaces available on-site;
 - i. a copy of the Good Neighbor Brochure; and,
 - j. notification that a guest, local contact person, responsible person, or owner may be cited and/or fined by the City in accordance with this Ordinance.
4. The number of occupants is limited to a maximum of (2) people per bedroom, plus (2), for the entire unit when the property is operated as a Short-Term Rental.
5. Commercial functions and other similar events are prohibited at the transient use site.
6. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars are prohibited from occurring at the transient use site.
7. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a Short-Term Rental.
8. The minimum number of off-street parking spaces required for motor vehicles of overnight guests at the transient use site shall comply with the applicable residential requirements set forth in the NLR Zoning Ordinance.
9. Signage advertising the unit as a Short-Term Rental is not permitted
10. The addition of any outdoor recreational activities must be reviewed by staff prior to installing.
11. Applicant shall meet all applicable Federal, State, County, and City requirements
12. 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 #2024-04



Ortho Map

1 inch = 40 feet



Date: 3/4/2024

Not an actual survey

Special Use #2024-04

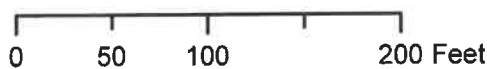


Special Use 2024-04
1323 Franklin St.
To allow a Type 2 STR.



Zoning Map

1 inch = 100 feet



Date: 3/4/2024

Not an actual survey

1323 Franklin St



1323 Franklin St

North Little Rock, Arkansas

Google Street View

Oct 2023 See more dates



Image capture: Oct 2023 © 2024 Google





Anywhere

Any week

Add guests



Airbnb your home



Dogtown Pride Cottage Themed After NLR History

Share

Save



Entire home in North Little Rock, Arkansas
4 guests · 2 bedrooms · 3 beds · 1 bath

\$96 night



★ 4.44

18 reviews

Most recent ▾

Overall rating



🔍 Search reviews



Darren
Folsom, California

★★★★★ 1 week ago · Stayed a few nights

Great little cottage
 Bathroom has direct access from each bedroom and the back of the kitchen
 Decorated nicely
 Could use some more amenities but host is super responsive and helpful so I'm sure you'll enjoy your stay
 Area has some loudish neighbors but nothing too bothersome.



Response from Kalpana
6 days ago

Thank you so much Darren for choosing our Dogtown Price Cottage for your stay and for this valuable feedback. I assure you these things you mentioned will be fixed ASAP and definitely before your next stay :)



George
10 months on Airbnb

★★★★★ 3 weeks ago · Stayed over a week

Kapiana was very helpful from check in to check out and the house was very clean and cozy definitely my go to next time I am in town.



Response from Kalpana
2 weeks ago

Thank you George for choosing us and we are looking forward to have you again.



Shakema
1 year on Airbnb

Value 4.3

Location 3.7

Communication 4.7

Check-in 4.6

Accuracy 4.6

Cleanliness 4.6

Item #8
Special Use 2024-05

Request: a Special Use to allow a Type 2 Short-term Rental in an R3 zoning district

Location of the Request: @ 5008 Parker St, NLR, AR

Applicant/Owner: Sharma Kalpana

P.C. Background: The City adopted an ordinance regulating STR's in April 2023. The initial time for non-owner occupied STR's operating without a City of North Little Rock Business License has lapsed and all new requested STR's must comply with the originally adopted ordinance as well as amendments (9/25/2023). The amendment dated September 25th limits the placement of one STR unit on properties with multiple units. There is also a separation requirement limiting the placement of STR's to one, Type 1 (Owner Occupied) or Type 2 (Non-owner Occupied), unit within a 1,500-foot radius.

The property is zoned R3. The property is located outside a 1,500-foot radius of other STR's allowing the placement of the STR.

Site Characteristics: The site contains a single story frame house constructed in the mid-1950's. The total living area of the home is 720 square feet according to the Pulaski County Assessor's office. A single car drive extends from Parker Street to the front corner of the home. There are no sidewalks located along Parker Street.

Master Street Plan: Parker Street is a local residential street classification. There are no dedicated bikeways located in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R3	Single Family
South	R3	Single Family
East	R3	Single Family
West	R3	Single Family

Background:

1. **Compatible with previous actions?** A Special Use is the process established by City Council for consideration of STR's located in the R3 Zoning Districts.
2. **Neighborhood Position/Comment?** Staff has not received any comment from area residents 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?** Short-term rental units are similar to hotel/motels with a transient population, which could potentially have a negative impact on the neighborhood.
6. **Is the site of adequate size for the development?** The site is developed with a single family home. There is an existing concrete driveway located within the front yard extending from Parker Street which appears to allow parking for one vehicle on the site without blocking the right of way. Parking for the STR use requires the placement of two parking spaces.
7. **Will this set a precedent for future rezoning?** A Special Use is required for Short-term Rentals in the R4, residentially zoned areas.
8. **Should a different zoning classification be requested?** No, a Special Use is the appropriate request.

Summary:

The applicant is seeking a Special Use to allow a Short-term Rental unit in a R3 zoning district. The City Council adopted an ordinance establishing the criteria for applying for a Short-term Rental limiting the placement to certain zoning districts, requiring a separation distance and limiting the number of units allowed on a property. The ordinance also requires the placement of on-site parking to serve the STR.

This request is for a Type 2 STR. The applicant has previously listed the unit on Airbnb (see documentation from Airbnb and reviews). The site has a single drive for parking for the home allowing one car to park in the drive. A portion of the second car would be located within the public right of way if parked by stacking one behind the other. The ordinance requires the placement of parking as per Single Family requirement of the zoning ordinance. Two parking spaces are required to serve the unit.

The dwelling is a two bedroom one bath unit. The listing limits the occupancy to four overnight guests.

Staff Recommendation:

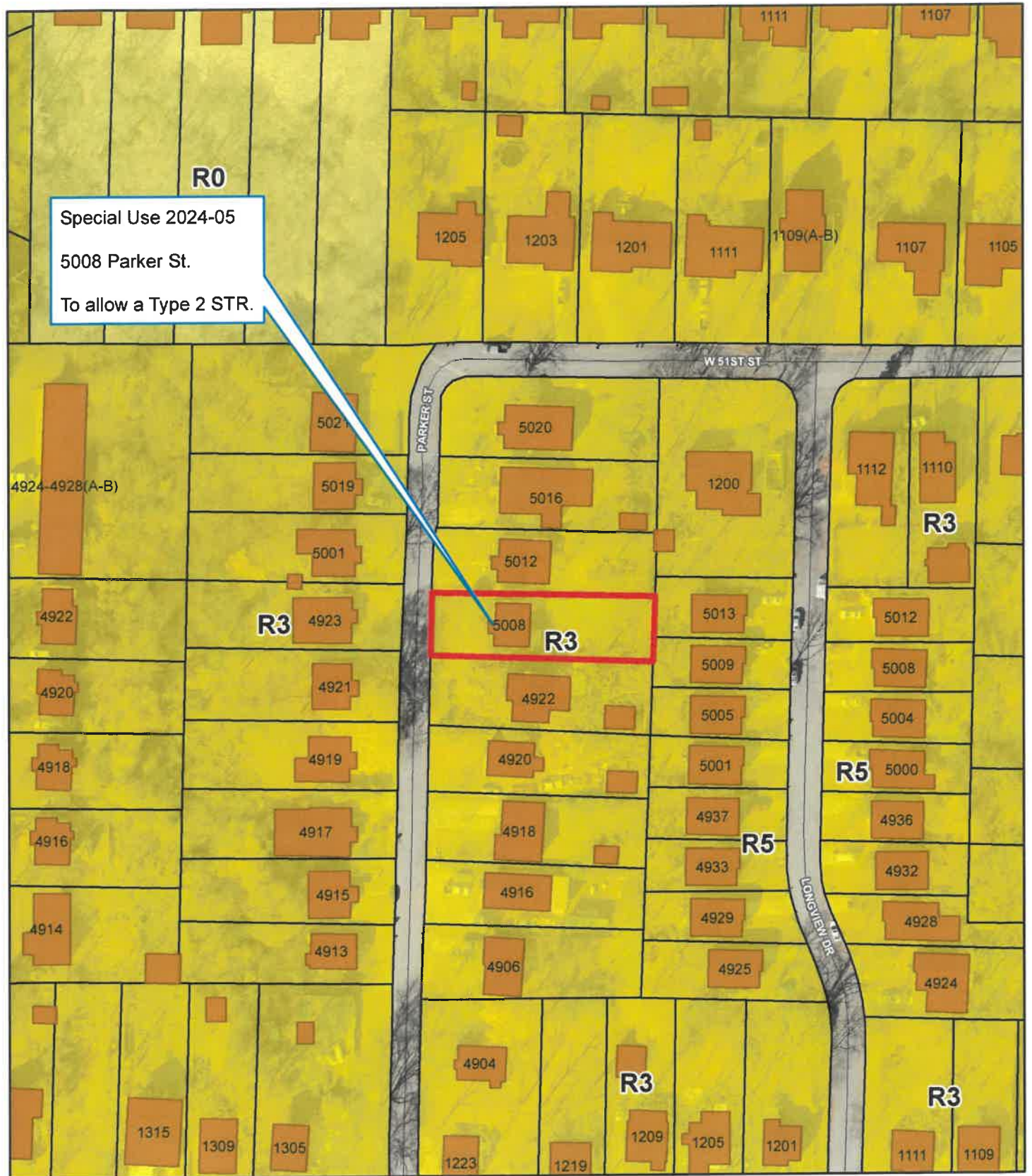
Staff recommends the site provide parking as required by ordinance for the STR, a minimum of 2 on-site parking spaces.

Conditions to Consider:

1. Approval of the Special Use does not ensure approval of a Business License. The applicant must comply with all other applicable requirements within the Comprehensive Code to Regulate Issuance of, and Conditions Associated with, Short-Term Residential Rental Business Licenses (Ordinance #9559 Adopted by the NLR City Council on April 10, 2023)
2. Per §8.2.3(d), Revocation and Limitations, Time Limitations, a Business License must be obtained within (1) year of Special Use approval.
3. The owner or owner representative for all short-term residential rentals shall post in a prominent common area or near the front door within the short-term rental:

- a. the physical street address assigned by the City;
 - b. owner or owner representative name and telephone number;
 - c. local contact person name and telephone number;
 - d. telephone numbers for the North Little Rock Police Department, the North Little Rock FireDepartment, and North Little Rock Code Enforcement;
 - e. the phone number to report a safety complaint;
 - f. solid waste (trash) pick-up day;
 - g. the maximum occupancy limits as approved by the business license;
 - h. the maximum number of parking spaces available on-site;
 - i. a copy of the Good Neighbor Brochure; and,
 - j. notification that a guest, local contact person, responsible person, or owner may be cited and/or fined by the City in accordance with this Ordinance.
4. The number of occupants is limited to a maximum of (2) people per bedroom, plus (2), for the entire unit when the property is operated as a Short-Term Rental.
 5. Commercial functions and other similar events are prohibited at the transient use site.
 6. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars are prohibited from occurring at the transient use site.
 7. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a Short-Term Rental.
 8. The minimum number of off-street parking spaces required for motor vehicles of overnight guests at the transient use site shall comply with the applicable residential requirements set forth in the NLR Zoning Ordinance.
 9. Signage advertising the unit as a Short-Term Rental is not permitted
 10. The addition of any outdoor recreational activities must be reviewed by staff prior to installing.
 11. Applicant shall meet all applicable Federal, State, County, and City requirements
 12. 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 #2024-05



Zoning Map

1 inch = 100 feet



Date: 3/4/2024

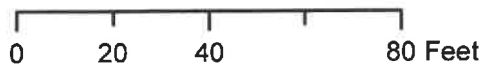
Not an actual survey

Special Use #2024-05



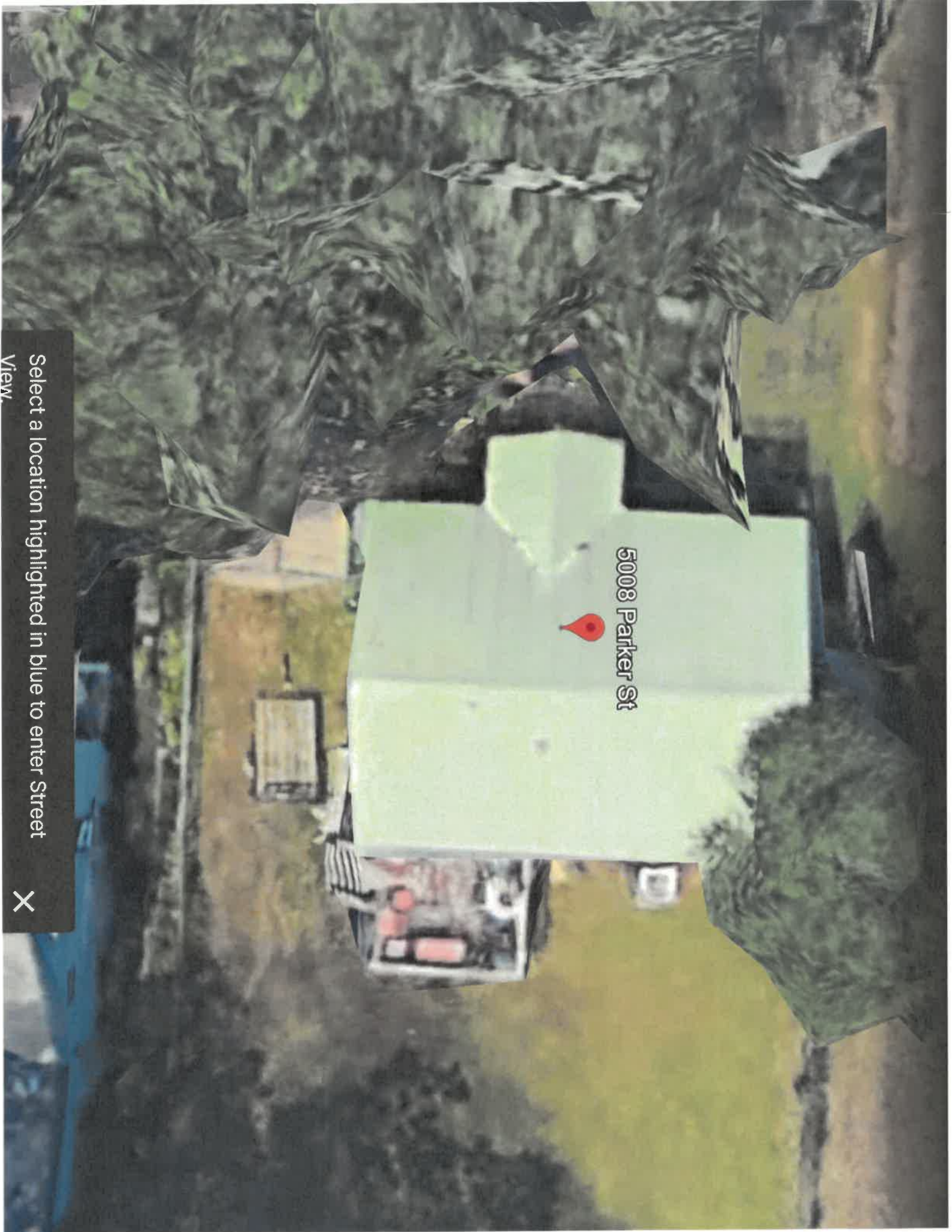
Ortho Map

1 inch = 40 feet



Date: 3/4/2024

Not an actual survey



5008 Parker St



Select a location highlighted in blue to enter Street View



Google Maps 4923 Parker St

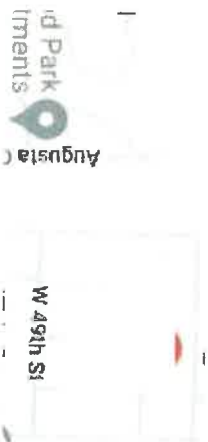
North Little Rock, Arkansas

Google Street View

Jul 2014 See more dates



Image capture: Jul 2014 © 2024 Google



Mid Park
Augusta
Implements

W 49th St

Country Quilt Cottage Themed Home In Historic Area

[Share](#)

[Save](#)



Entire cottage in North Little Rock, Arkansas

4 guests · 2 bedrooms · 2 beds · 1 bath

\$95 night

Guest

One of the most loved homes on Airbnb

4.72

32

CHECK-IN
2/28/2024

CHECKOUT
2/29/2024

4.72

Guest favorite

One of the most loved homes on Airbnb
Based on ratings, reviews, and reliability

32 reviews

Most recent

Search reviews



Kevin

North Little Rock, Arkansas

★★★★★ October 2023 Stayed a few nights

The host was very responsive and professional. The home was nice and the area was quiet. There are several places to enjoy a meal within a 4 mile radius. I would definitely recommend to my friends and family. Thank you for hosting me!



Tahlia

1 year on Airbnb

★★★★★ October 2023 Stayed a few nights

The cottage was very beautiful, me and my roommates didn't want to leave! So we definitely had a great time. We enjoyed the home and the deck was amazing to sit on with the weather we had this past weekend. It felt very homey and I can't wait to stay in the cottage again.



Suzanne

Atlanta, Georgia

★★★★★ September 2023 Stayed a few nights

Cottage was cozy and clean. We appreciated the washer and dryer. The sofas in the living room were a bit too soft for our old bones to get up easily, but not a major problem. We were glad to be so close to the Burns Park Tennis Center.

	Cleanliness	4.8
	Accuracy	4.7
	Check-in	5.0
	Communication	5.0
	Location	4.5
	Value	4.7

Overall rating



Item #9

SD2024-12 McCain Mall Add Lot 4C-R, Blk 1, Replat and SPR @ 4215 Warden Rd

1. Meet the requirements of the BOA approval for the parking variance.
2. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and
 - 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. If applicable, Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
4. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. With site development, provide street trees or provide a bond.
 - c. Provide cross access easement on plat with abutting property.
5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
6. Meet the requirements of the Master Street Plan.
7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - b. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Provide additional shrubs adjacent to the southwest parking bays adjacent to the Warden Rd right-of-way.
 - c. 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.
8. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
 - b. Provide sign location on site plan.
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:

Item #9

SD2024-12 McCain Mall Add Lot 4C-R, Blk 1, Replat and SPR @ 4215 Warden Rd

- i. 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)
- 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)
- iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
- 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. Please provide our office with a revised site plan showing a minimum distance of 7.5' between the proposed building foundation and the sanitary sewer main. If the main is to be relocated, please have the owner's engineer provide our office with a plan for this relocation for review.
- b. Please provide our office with plan for reroute of Waldo's service line to main along Warden Road.

12. Meet the requirements of Rock Region Metro.

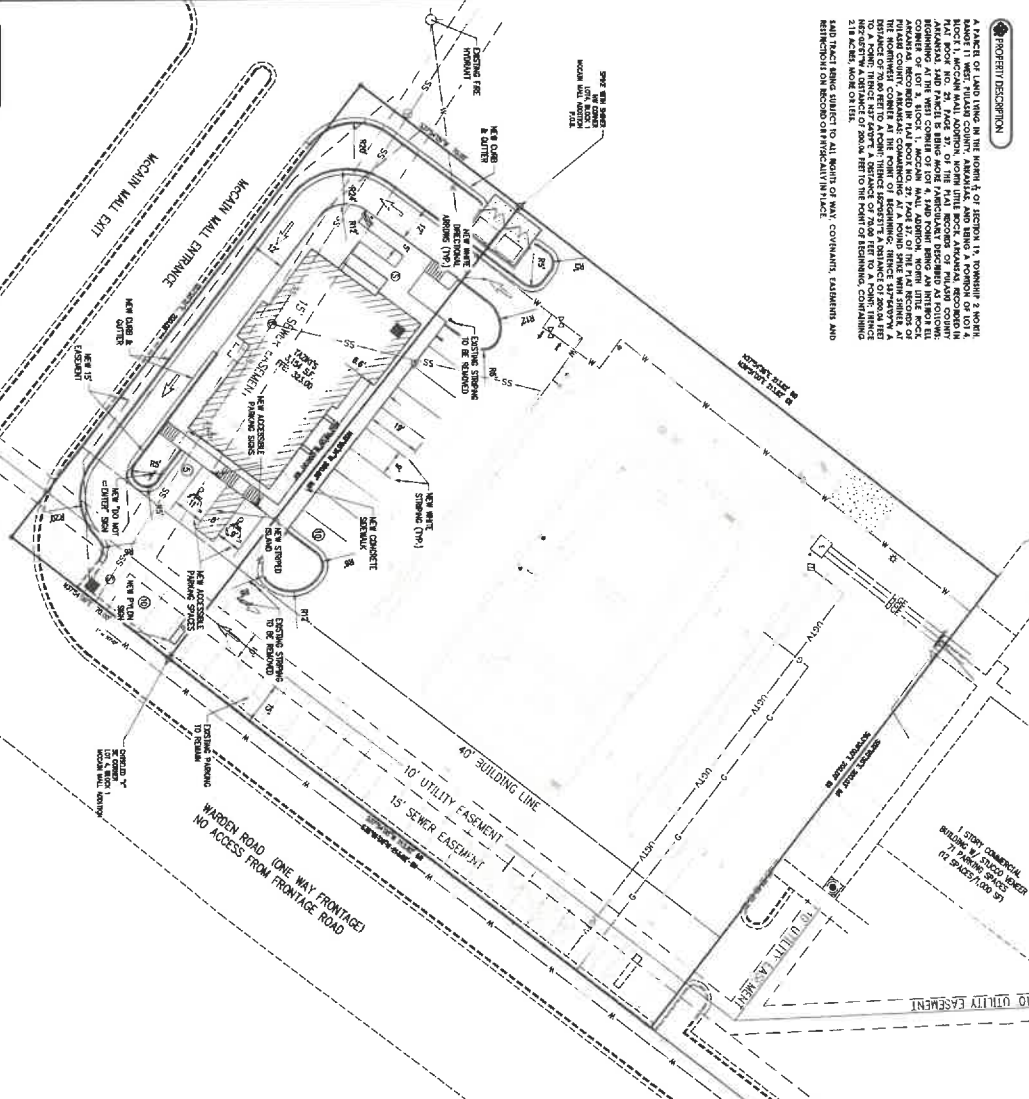
PROPERTY DESCRIPTION

A PARCEL OF LAND LINGING IN THE NORTH 1/2 OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 14 EAST, COCKERMAN HILL, NORTH LITTLE ROCK, ARKANSAS, RECORDING PLAT BOOK NO. 24, PAGE 37, OF THE PUBLIC RECORDS OF MILWAUKEE COUNTY, WISCONSIN, AND THE WEST CORNER OF LOT 4, 3RD CORNER TRACED AND INTERESTS THEREIN AS RECORDED IN PLAT BOOK NO. 27, PAGE 21, OF THE PUBLIC RECORDS OF MILWAUKEE COUNTY, WISCONSIN, COMMENCING AT A POINT SHOWN THEREIN AS THE POINT OF BEGINNING OF SAID PARCEL, THENCE S00°10'00" E 118.00 FEET TO A POINT, THENCE S89°55'00" E 218.00 FEET TO A POINT, THENCE S00°10'00" E 118.00 FEET TO THE POINT OF BEGINNING, CONTAINING 218.00 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ALL MORTGAGE CONVENIENTS, EASEMENTS AND ENCUMBRANCES ON RECORD OF PUBLIC RECORDS.

SITE NOTES

1. THE EXISTING UTILITIES AND CONSTRUCTION OF NEW UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 140, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 141, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 142, AS AMENDED.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/STATE/FEDERAL REGULATIONS AND CODES AND ALL CITY ORDINANCES AND RULES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 140, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 141, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 142, AS AMENDED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 140, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 141, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 142, AS AMENDED.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 140, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 141, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 142, AS AMENDED.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 140, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 141, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 142, AS AMENDED.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 140, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 141, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 142, AS AMENDED.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 140, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 141, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 142, AS AMENDED.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 140, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 141, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 142, AS AMENDED.
10. CONSTRUCTION SHALL MAINTAIN ALL EXISTING UTILITIES, STRUCTURES, TREES, ETC. CLEAR AND FREE FROM ANY AND ALL ENCUMBRANCES AND OBSTRUCTIONS TO BE MAINTAINED AS PER THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 140, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 141, AS AMENDED, AND THE CITY OF NORTH LITTLE ROCK, ARKANSAS, ORDINANCE NO. 142, AS AMENDED.



EXISTING PARKING SPACES	10
STANDARD PARKING SPACES	13
ACCESSIBLE PARKING SPACES	2
TOTAL PARKING SPACES	25

LEGEND

EXISTING UTILITIES
 NEW UTILITIES
 EXISTING STRUCTURES
 NEW STRUCTURES
 EXISTING DRIVEWAYS
 NEW DRIVEWAYS
 EXISTING SIDEWALKS
 NEW SIDEWALKS
 EXISTING CURBS
 NEW CURBS
 EXISTING FENCES
 NEW FENCES
 EXISTING TREES
 NEW TREES
 EXISTING LANDSCAPE
 NEW LANDSCAPE



- PROPERTY INFORMATION**
1. OWNER INFORMATION: TAZIKI'S MEDITERRANEAN CAFE, 1100 N. WARDEN ROAD, NORTH LITTLE ROCK, AR 72114
 2. OWNER CONTACT: TAZIKI'S MEDITERRANEAN CAFE, 1100 N. WARDEN ROAD, NORTH LITTLE ROCK, AR 72114
 3. SITE NO. - 2024-001
 4. SHEET NO. - 01

- SYMBOLS**
- EXISTING CURB
 - EXISTING SIDEWALK
 - EXISTING DRIVEWAY
 - EXISTING UTILITY
 - EXISTING TREE
 - EXISTING FENCE
 - EXISTING LANDSCAPE
 - EXISTING STRUCTURE
 - EXISTING DRIVEWAY
 - EXISTING SIDEWALK
 - EXISTING CURB
 - EXISTING UTILITY
 - EXISTING TREE
 - EXISTING FENCE
 - EXISTING LANDSCAPE
 - EXISTING STRUCTURE

- LEGEND (CONSTRUCT)**
- NEW CURB
 - NEW SIDEWALK
 - NEW DRIVEWAY
 - NEW UTILITY
 - NEW TREE
 - NEW FENCE
 - NEW LANDSCAPE
 - NEW STRUCTURE
 - NEW DRIVEWAY
 - NEW SIDEWALK
 - NEW CURB
 - NEW UTILITY
 - NEW TREE
 - NEW FENCE
 - NEW LANDSCAPE
 - NEW STRUCTURE

Arkansas One Call

Crafton Tull

1-800-455-4663

Know what's below. Call before you dig.

1/30/24

DATE

C1.1

JOB NO.

1

SHEET

OF

TAZIKI'S MEDITERRANEAN CAFE

NORTH LITTLE ROCK, AR

ROARK PERKINS PERRY YELVINGTON

ARCHITECTURE - INTERIOR DESIGN

1111 N. WARDEN ROAD - LITTLE ROCK, AR 72114

PH: 501-784-1111 FAX: 501-784-1112

WWW.RPP-ARCHITECTS.COM

Item #10

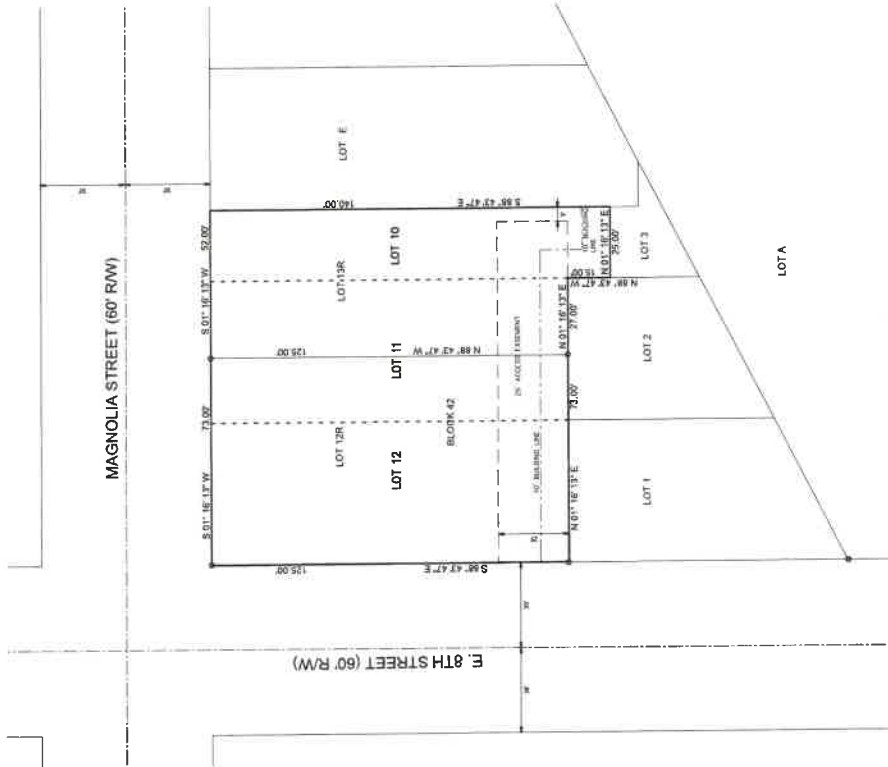
SD2021-15 Original City of Argenta Lots 11R & 12R, Blk 42, Replat @ 723 N Magnolia

1. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Provide 15' property line corner radius.
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, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
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.
9. Meet the requirements of CAW.
10. Meet the requirements of NLR Wastewater, including:
 - a. Due to the proposed plat a sewer main extension will be required for Lots 12R and 13R and to have access to the Public Sanitary Sewer. Please make formal submittal of plan to provide service to the development.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.
11. Meet the requirements of Rock Region Metro.

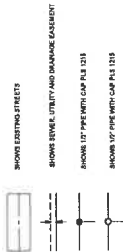


THIS PLAT

VICINITY MAP



LEGEND



LEGAL DESCRIPTION

THIS INSTRUMENT IS PART OF THE RECORDS OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS, AS FILED IN THE OFFICE OF THE CLERK OF THE CLERK OF THE COUNTY OF PULASKI, ARKANSAS, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

GENERAL NOTES

1. LOT 11R CONTAINS 510 SQUARE FEET OF 3.5M ACRES MORE OR LESS.
2. THE PROPERTY OF PULASKI COUNTY IS LOCATED AT THE EAST END OF THE EAST 1/4 SECTION 11, T3N, R25W, S12E, P110, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
3. NAME OF BENCHMARK ARKANSAS STATE PLANE, NORTH-CENTRAL ZONE.

PRELIMINARY PLAT OF

LOT 11R & 12R, BLOCK 42 ORIGINAL CITY OF ARGENTA (BEING A REPLAT OF THE EAST 125 FEET OF LOT 12 & THE EAST 125 FEET OF THE NORTH 23 FEET OF LOT 11 & THE NORTH HALF OF THE EAST 140 FEET OF LOT 10 & SOUTH 27 FEET OF THE EAST 125 FEET OF LOT 11, BLOCK 42, ORIGINAL CITY OF ARGENTA, NOW IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS)



THOMAS ENGINEERING COMPANY

3416 LORNGUT ROAD, N. LITTLE ROCK, AR. 72118
TEL: 501-755-4465 FAX: 501-755-6014

PRELIMINARY PLAT OF
LOT 12R & 11R, BLOCK 42,
ORIGINAL CITY OF ARGENTA,
NOW IN THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY,
APPROVED: [Signature] DATE: 5/12/24
DRAWN BY: JMC SCALE: AS SHOWN SHEET NO. 1

GRAPHIC SCALE



OWNER & SUBMITTER:
REVELIN AND WOLFF FAMILY TRUST
16 ERM MAIZE CIR. #PT 1224
NORTH LITTLE ROCK, AR 72114

DATE: [Signature] NORTH LITTLE ROCK PLANNING COMMISSION

SHEET NO. 1

DATE: 5/12/24

SCALE: AS SHOWN

DRAWN BY: JMC

APPROVED: [Signature]

DATE: 5/12/24

GRAPHIC SCALE

0 25 50 75 100 FEET

1 inch = 30 feet

THOMAS ENGINEERING COMPANY

3416 LORNGUT ROAD, N. LITTLE ROCK, AR. 72118

TEL: 501-755-4465 FAX: 501-755-6014

APPROVED: [Signature]

DATE: 5/12/24

DRAWN BY: JMC

SCALE: AS SHOWN

SHEET NO. 1