

North Little Rock Planning Commission
April 9, 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: ▪ March 12, 2024

Planning Commission Hearing Items:

1. **SD2024-18** Indian Hills 3N Add Lot 2A Blk 1000 SPR for a new bank @ 7111 John F Kennedy Blvd
2. **SD2024-21** Military Heights Renewal Add Lots 3R & 4R Replat @ 700 W 29th St
3. **SD2024-22** Counts Massie Industrial Park Lot 15 SPR for a new warehouse building @ 8900 Commerce Cove
4. **SD2024-10** Mrs. MA Miller Subdivision Lots D & E Replat @ 5001 E Broadway St
5. **SU2024-03** a Special Use to allow an events center in a C6 zone @ 112 Smarthouse Way
6. **SD2024-09** Wiess Anderson Addition Lots 5 & 7R SPR @ 112 Smarthouse Way
7. **CU2024-05** a Conditional Use to allow a parking lot located on Lot 7R Wiess Anderson Addition
8. **CU2024-08** Broadway Street LLC Conditional Use for a Hotel @ 210 E Broadway
9. **SD2024-13** Original City of Argenta Lots 4A, 5A, 6A & 6B, Blk 19 Replat & SPR @ 210 E Broadway
10. **SU2024-06** a Special Use to allow overnight stay of clients in a C3 zone @ 3601 Richards Road
11. **SU2024-04** a Special Use to allow a Type 2 Short-term Rental @ 1323 Franklin St in an R4 zoning district
12. **SU2024-05** a Special Use to allow a Type 2 Short-term Rental @ 5008 Parker St in an R3 zoning district

**North Little Rock Planning Commission
Minute Summary
March 12, 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
Don Chambers
Emanuel Banks
Vandy Belasco
Junior Phillips
Charlie Foster
Renee Pierce

Members Absent:

Steve White, Vice-Chairman
Edward Wallace

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 February 13, 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, (7/0/2).

Planning Commission Hearing Items:

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

The applicant, Mr. Josh Minton, 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. Minton stated the request was a variance from the Land Alteration Ordinance to allow a hillside cut and retaining wall height to exceed the typical ordinance standards. He stated the Church was proposing an addition in the future and at the time of construction the Church would request the Commission review a site plan to allow the expansion.

Chairman Clifton questioned if anyone in the audience would like to speak for or against the item.

Ms. Karen Alford questioned the removal of the hill and the potential for drainage issues. She stated her family owned 4 ½ acres near the site and questioned the impact of the proposed cut on her property.

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Ms. Terri Ines stated flooding on Prospect Trail was an issue. She also stated traffic on Crystal Hill Road was very heavy and made it difficult for residents to leave the subdivision.

There was a question concerning the cut. Mr. Minton stated the cut would be 15-feet with a 15-foot bench and then another 15-foot cut. He stated the cut would tilt back into the ground.

Ms. Joyce Alford stated the flood of 2019 kept the residents in the neighborhood for a week. She stated residents could not get out of the neighborhood due to flooded streets. She questioned if the development would have an effect on the drainage in the area.

Mr. Minton stated all the drainage was to the south. He stated the existing detention pond would be expanded with the new construction. He stated the drainage calculations would be provided at the time of Site Plan Review for the new construction.

Mr. Travis Rutledge addressed the Commission stating his concern was noise and light pollution. He stated the proposed fun complex located at the old Wild River Country site was an eye sore. He stated they had cut down the hill allowing noise and light pollution in to the neighborhood. He questioned how much of the hill would be taken down.

Mr. Minton stated the horizontal cut would be approximately 200-feet.

Ms. Vinita Shaw stated her home was at 13 Prospect Trail. She stated there was a dry creek located behind her home. She stated her concern was flooding with the new construction.

Mr. Minton questioned the location of her home. After reviewing he stated no construction would be located in the area of her property.

Chairman Clifton questioned if there was anyone additional 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	Absent	White	Absent	Clifton	Yes

PH2024-03 was approved with (7) affirmative votes, (0) no votes and (2) absent.

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

The applicant, Mr. Thomas Pownall, 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. 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.
 - 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.
 - 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (7/0/2).

CU2024-07 Express Auto Care Conditional Use to allow Auto Repair Minor in a C3 zone @ 12601 Maumelle Blvd

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 auto repair.

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	Absent	White	Absent	Clifton	Yes

CU2024-07 was approved with (7) affirmative votes, (0) no votes and (2) absent.

RZ2024-05 a rezoning from PI to C6 to allow future development @ 1001 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 rezoning to allow future development of an office 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	Absent	White	Absent	Clifton	Yes

RZ2024-05 was approved with (7) affirmative votes, (0) no votes and (2) absent.

RZ2024-06 a rezoning from Rt-1 to R2 to allow development of single family homes @14501, 14503 & 14505 Baucum Dr

Mr. Jeff Aclin 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. Aclin stated the request was a rezoning to allow the construction of 3-new single family homes. He stated his company also owned the property abutting Faulkner Lake Road and was currently building homes on the lots fronting Faulkner Lake.

Chairman Clifton questioned if there was anyone in the audience wishing to speak for or against the request.

Mr. Darrell Gains addressed the Commission stating his concern was flooding. He stated once the land was built up to allow the construction there would be nowhere for the water to drain. He stated the property historically flooded. He provided the Commission with photos of the flood in 2010 and 2011. He stated in January of this year the property and area flooded as well.

Mr. Carroll Crouch addressed the Commission stating the area had always flooded. He stated the drainage ditches had not been cleared causing nowhere for the water to go. He stated there had been a number of request for the County to clear the ditches but the County had not done so. He stated the area was a swamp.

Mr. Brian Wright addressed the Commission stating he had lived in the area 19 ½ years and flooding had always been an issue. He stated there had been 4 ½-inches of water in his shop in recent past. He stated the water ran over the road on a number of occasion. He stated this was dangerous especially at night. He stated there was currently 2-inches of water on the footing of the home the applicant had under construction. He stated he was concerned with the sewer and the ability of the site to perk.

There was a general discussion of the Commission concerning the drainage and the responsible party for the drainage. Staff stated the property was located in the County and the City did not have jurisdiction for drainage in the area. Commissioner Chambers questioned the recent project on Faulkner Lake Road. Staff stated the project was a joint project with the City and County participating on the cost.

Mr. Aclin stated there were perk tests for all the lots and all indicated the ability to support the septic systems. He stated the goal with the new construction was to improve the drainage for his ownership as well as the area. He stated the new construction would not block drainage ditches and would not impede the flow of water.

Chairman Clifton questioned if there was anyone additional 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	No
Foster	Yes	Phillips	No	Pierce	No
Wallace	Absent	White	Absent	Clifton	No

RZ2024-06 was not approved with a vote of (3) affirmative votes, (4) no votes and (2) absent.

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

Ms. Iesha Green 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. Ms. Green stated the request was to allow a daycare center within the church. She stated the daycare was independent of the church. Chairman Clifton questioned Ms. Green if she was agreeable with the recommended conditions staff had provided.

Chairman Clifton questioned if there was anyone in the audience wishing to speak for or against the request.

Ms. Pat Brewer, representing the Glenview Neighbor, addressed the Commission stating the neighborhood was concerned with the rezoning and other businesses which could operate if the property were rezoned. She stated the fear was also the daycare would transition into a charter school. She stated Glenview elementary was a good school and did not want a charter school in the neighborhood competing for the children. She stated the neighborhood was not against the daycare if in fact the proposed use was a daycare center.

Ms. Green stated the request was for a daycare and after school care only. She stated according to records there were 800 students in the area in need of after school care as well as the need for daycare services for younger children. She stated there were programs in the area, such as House of Hope Church, but the number of children these programs could serve were limited. She stated there was a need for after school care in the Glenview Neighborhood. She stated during the day and during non-school times the center would operate as a daycare only but during school sessions the center would also offer after school care.

Mr. Jerry Dodson stated the neighborhood did not want a charter school. He stated Glenview School was a good school and an anchor for the neighborhood.

Commissioner Chambers stated the daycare would be licensed by DHS. He stated the center would have to comply with all state and city requirements. He stated if the applicant failed to operate as approved they would run the risk of loss of the approved Special Use and the loss of their business license.

Chairman Clifton questioned if there was anyone additional 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	Absent	White	Absent	Clifton	Yes

SU2024-01 was approved with (7) affirmative votes, (0) no votes and (2) absent.

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

The applicant, Mr. Tyler Feemster, P.E, 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. 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:
 - 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (7/0/2).

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

The applicant, Mr. Thomas Pownall, 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.
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.

Commissioner Blesco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (7/0/2).

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 (7/0/2), the meeting was adjourned at 4:49 pm. The next regularly scheduled Commission meeting is to be held on Tuesday, April 9, 2024, at 4:00 pm in the City Council Chambers of City Hall, 300 Main Street, NLR, AR.

Respectfully Submitted:
Donna James, AICP
Assistant Director of Planning

Item #1

SD2024-18 Indian Hills 3N Add Lot 2A Blk 1000 SPR for a new bank @ 7111 John F Kennedy Blvd

1. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - c. Provide copy of ARDOT driveway permit if State Highway.
2. Meet the requirements of the City Engineer, including:
 - a. Provide ½ street improvements (sidewalk) or a performance bond.
3. 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 on 3 sides along with a solid opaque gate opening.
 - c. No fence is to be in front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
4. 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.
5. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - c. 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.
 - a. A minimum of 5 trees are required adjacent to the JFK right-of-way. If smaller trees are desired due to overhead utilities trees are to be spaced an average of every 15 feet requiring a minimum of 10 trees.
 - d. Trees shall be planted at one (1) tree per six (6) parking spaces.
 - a. 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.
 - b. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - e. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - a. 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.
 - b. Provide the minimum shrub material height specification on plans.
 - f. 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.
 - g. Plant materials appear to be in conflict with the retaining wall on the east and south perimeters of the property. Verify allotted planting space is conducive for trees and shrubs.
 - h. Landscape plans to be revised prior to the April 2024 Planning Commission Hearing.
6. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.

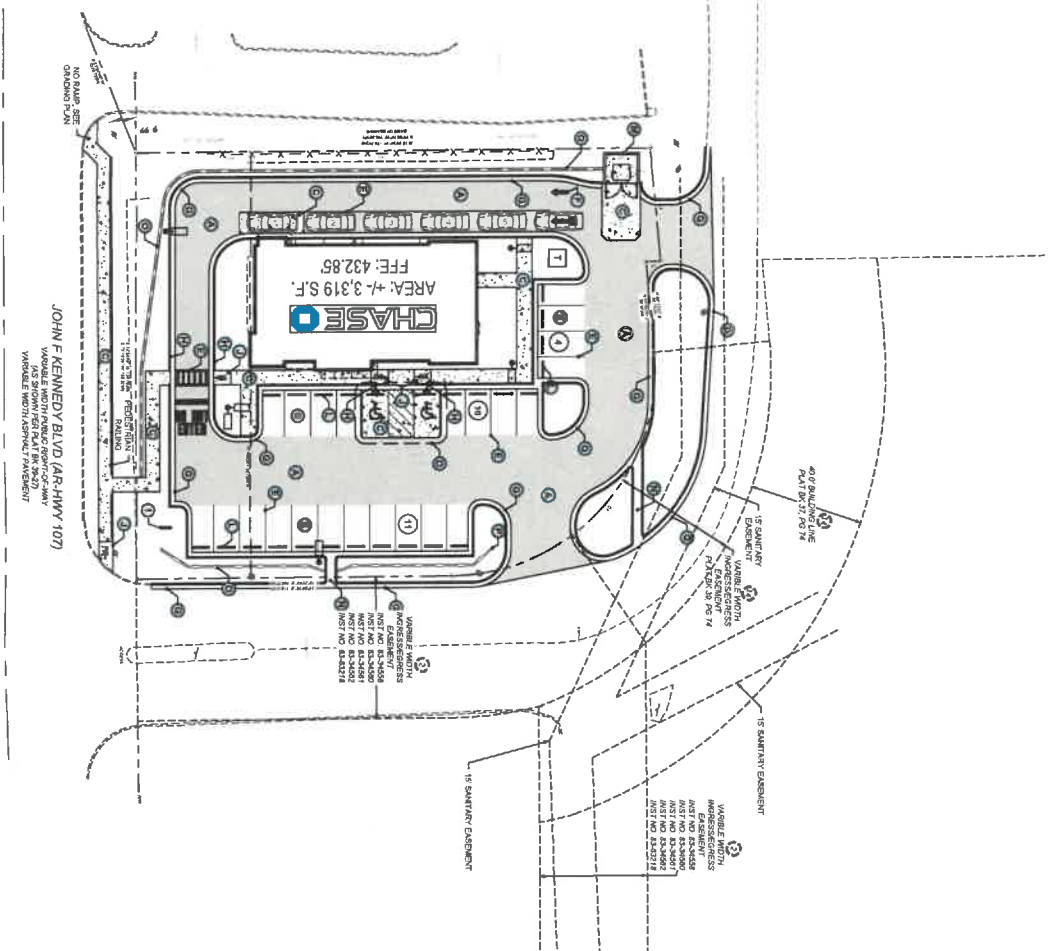
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- b. The site is located within the JFK Sign Overlay District. See Section 14.113 of the NLR Sign Code for details of allowable signage.
7. Meet the requirements of the Fire Marshal, including:
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (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)
 - iii. 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)
8. Meet the requirements of CAW.
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
 - c. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - d. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
9. Meet the requirements of NLR Wastewater, including:
 - a. Please add the existing 8" sanitary sewer main and a 15' sanitary sewer easement. See attached map.
 - a. The private sewer service line connection point for the new building will be on the existing 8" sanitary sewer main located north of the property.
 - b. NLRW will provide the location of the existing connection point.
 - b. Existing Grease Interceptor will have to be abandoned if facility does not have food service.
 - c. Please submit a full set of plans to NLRW for review and approval prior to construction.
10. Meet the requirements of Rock Region Metro.
11. Meet the requirements of NLR Electric.

SITE INFORMATION					
ASSOCIATION	CITY OF NORTH LITTLE ROCK				
PARCEL IDENTIFICATION NO.	330.021.03.03.00				
LOT NUMBER	24				
BLOCK NUMBER	1000				
OWNER	19001115 S BERKSHIRE 2911 LAKESIDE BLVD, SUITE 100 NORTH LITTLE ROCK, AR 72116-5002				
DEVELOPER	JPM CHASE 170 CHASE NEW YORK, NY 10022				
ZONING	GENERAL COMMERCIAL DISTRICT (GC)				
ADJACENT ZONING	GEN. OFF. COMM. DISTRICT (GO)				
OVERLAY DISTRICT					
FLOOD ZONE CLASSIFICATION	X				
PROPOSED BUILDING					
BUILDING GROSS AREA	3,319				
SETBACKS & BUFFERS					
FRONT	5	FRONT	5	5	6
BACK	N	BACK	N	N	4
LEFT	W	LEFT	W	W	4
RIGHT	W	RIGHT	W	W	4
MIN. PARKING PER CODE	1 PER 250 SQUARE FEET AREA				
MIN. PARKING REQUIRED	14				
MAX. PARKING PER CODE	NONE SPECIFIED				
MAX. PARKING ALLOWED	PROPOSED				
MIN. REQUIRED	0				
PROPOSED	0				
MIN. DRIVE THRU STACK	5				
PARKING PROVIDED					
SPACE TYPE	SIZE	NO. PROVIDED			
INDIVIDUAL	7 X 11'6"	22			
ACCESSIBLE	8' X 11'	2			
TOTAL		24			
SITE AREA CALCULATIONS					
SITE	40,959 SQ. FT.	26,504 SQ. FT.			
DATE RECALCULATION					
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER FEMA MAP NO. DT-1902250A, DATED 04/19/2021 (SEE SHEET C03.0 & C02.1).					



CHASE
AREA: 4,319 S.F.
FF: 432.85

JOHN F. KENNEDY BLVD (AR HWY 107)

NO SHIP SEE GRADING PLAN

SITE LEGEND	
(1)	HEAVY DUTY ASPHALT PAVED DRIVEWAY SECTION
(2)	LIGHT DUTY ASPHALT PAVED DRIVEWAY SECTION
(3)	CONCRETE DRIVEWAY
(4)	ACCESSIBLE PARKING SPACES
(5)	STANDARD PARKING SPACES
(6)	TRUCK & TRAILER TYPED
(7)	TRUCK & TRAILER TYPED
(8)	TRUCK & TRAILER TYPED
(9)	TRUCK & TRAILER TYPED
(10)	TRUCK & TRAILER TYPED
(11)	TRUCK & TRAILER TYPED
(12)	TRUCK & TRAILER TYPED
(13)	TRUCK & TRAILER TYPED
(14)	TRUCK & TRAILER TYPED
(15)	TRUCK & TRAILER TYPED
(16)	TRUCK & TRAILER TYPED
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(21)	TRUCK & TRAILER TYPED
(22)	TRUCK & TRAILER TYPED
(23)	TRUCK & TRAILER TYPED
(24)	TRUCK & TRAILER TYPED

Abnascia 811
Know what's below. Call before you dig.
www.abnascia.com

24-HOUR CONTACT:
TYLER WILLIAMS
615-486-1871

PROJECT INFORMATION BLOCK	DATE	11/2023
DRAWN BY	DATE	01/15/2024
DESIGNED BY	DATE	12/20/23
CHECKED BY	DATE	12/20/23
DATE		

CHASE - Indian Hills Shopping Center
JPM Chase Retail Banking Center
7111 John F Kennedy Blvd.,
North Little Rock, AR 72116

CHASE

INGERSOLL INTERIORS, INC.
3901 PINE BLVD., SUITE B
CLARKSVILLE, GEORGIA 30009
PHONE: (770) 528-2299
www.ingersoll.com

Item #2

SD2024-21 Military Heights Renewal Add Lots 3R & 4R Replat @ 700 W 29th St

1. Relocate the western lot line (N02°01'47"E 125.55') 5-feet to the west to allow the existing parking lot light pole and fixture to remain on Lot 4R.
2. Relocate the building line along the northern portion of Lot 3R to the east to coincide with the 7' CL Sewer Easement.
At the time of development of Lot 3R, meet the requirements of the City Engineer.
3. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
5. Meet the requirements of the Master Street Plan.
6. At the time of development of Lot 3R, meet the requirements of the Screening and Landscaping ordinance.
7. At the time of development of Lot 3R, meet the requirements of the Fire Marshal.
8. Meet the requirements of CAW.
 - a. There is an existing 8" water main on the south side of Lot 4R. Provide an easement for those water utilities on the plat.
9. Meet the requirements of NLR Wastewater, including:
 - a. For the northern section of the existing sewer line on Lot 3R that is outside of the 40' building line please provide a sanitary sewer easement from the 7' offset back to building line. Please see attached drawing.
10. Meet the requirements of Rock Region.
11. Meet the requirements of NLR Electric.



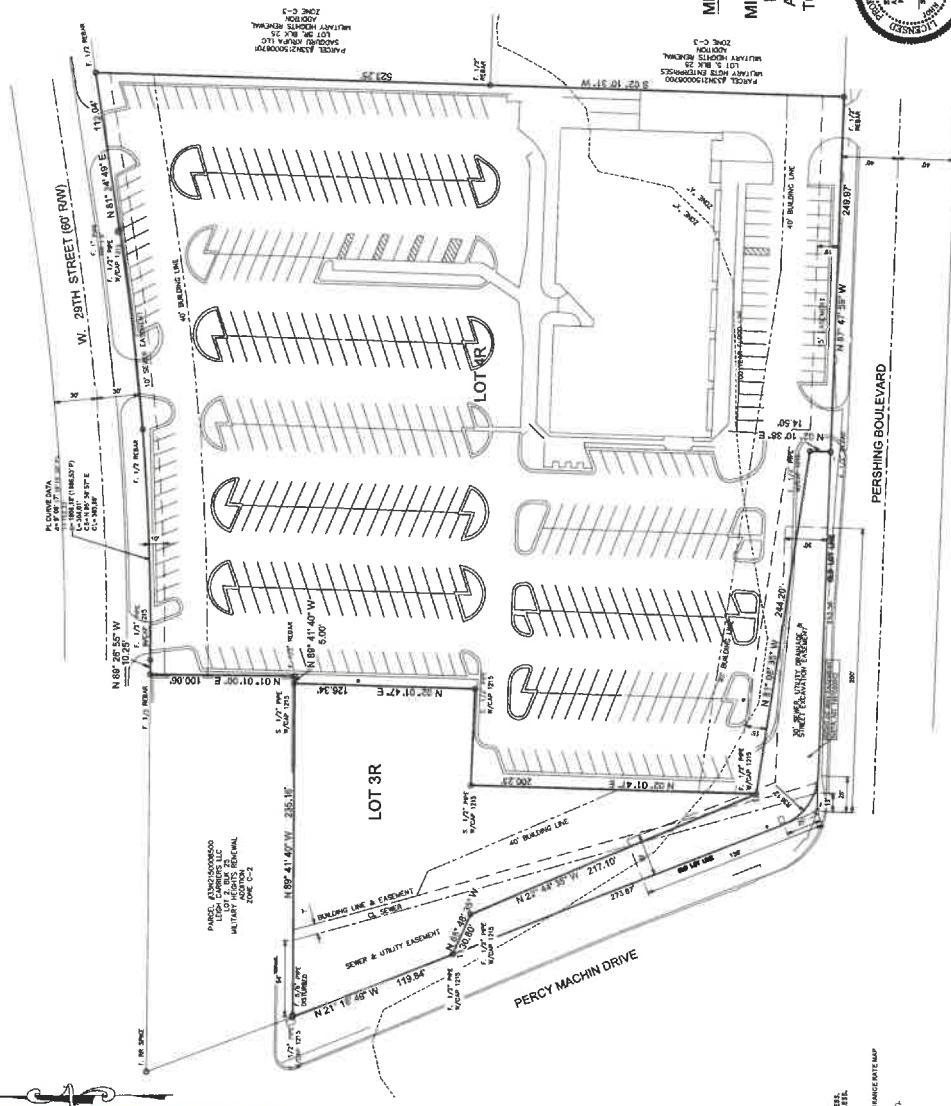
VICINITY MAP

THIS PLAT



LEGEND

- SHOW EXISTING STREETS
- SHOW SEWER UTILITY AND DRAINAGE EASEMENT
- SHOW 12" FIRE HYDRANT P.S. 1518
- SHOW POWER SURVEY MARKERS AS SHOWN



LEGAL DESCRIPTION
 LOT 3 AND 4, BLOCK 25, MILITARY HEIGHTS RENEWAL ADDITION
 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS
 SUBJECT TO ANY EASEMENTS TO WHICH AN INSTRUMENT HAS ATTACHED.

PRELIMINARY
PLAT OF
LOT 3R & 4R,
MILITARY HEIGHTS RENEWAL ADDITION
(BEING A REPLAT OF LOT 3 & 4,
MILITARY HEIGHTS RENEWAL ADDITION)
IN THE CITY OF NORTH LITTLE ROCK
AND IN THE SE 1/4 NE 1/4, SECTION 27,
TOWNSHIP 2 NORTH, RANGE 12 WEST,
PULASKI COUNTY, ARKANSAS



THOMAS ENGINEERING COMPANY
 3610 LOGGERS ROAD, N. LITTLE ROCK, AR 72118
 TEL. 501-753-4483 FAX. 501-753-8814

PLAT OF
 LOT 3R & 4R, BLOCK 25,
 MILITARY HEIGHTS RENEWAL ADDITION
 PULASKI COUNTY
 NORTH LITTLE ROCK, ARKANSAS
 ASSIGNED MAP NO. 11-25274
 SHEET NO. 1



Item #3**SD2024-22 Counts Massie Industrial Park Lot 15 SPR for a new warehouse building @ 8900 Commerce Cove**

1. Relocate the dumpster to the southwest corner of the site.
2. Engineering requirements on detention:
 - a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
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.
 - 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. 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 Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening on 3 sides and an opaque gate enclosure.
 - d. No fence is to be within the front of the building.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
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, if required.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.

Item #3

Counts Massie Industrial Park Lot 15 SPR for a new warehouse building @ 8900 Commerce Cove

Page 2 of 3

-
- b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. 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.
 - a. Trees shall be planted at one (1) tree per six (6) parking spaces.
 - b. 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.
 - c. 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.
 - d. A minimum of 1 tree is required to be located in a planting island located in the parking lot.
 - d. Provide a buffer/screening adjacent to the dissimilar land use to the east and south as defined by Section 7.2.4: Buffers between Dissimilar Uses.
 - a. The development of the I2 zoned property adjacent to the R4 zoned property to the east and I2 zoned property (being utilized as residential) to the south requires a full screen as defined by Section 7.3.1. Class Full Screens.
 - b. 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.
 - c. Trees from Section 7.5, Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
 - d. A minimum of 11 trees will be required adjacent to the east property line.
 - e. A minimum of 12 trees will be required adjacent to the south property line.
 - f. An eight (8) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. The opaque screen must be opaque in all seasons. Fabric screening is not allowable.
 - e. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - a. 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.
 - b. Provide additional shrubs adjacent to the south parking bays.
 - f. 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.
 - g. Plant material shall be irrigated by an automatic underground irrigation system.
 - 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. Landscape plans to be revised prior to the April 2024 Planning Commission Hearing.
7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
 - b. All signage must comply with the NLR Sign Code.
 - c. Provide sign location on site plan.
 8. Meet the requirements of the Fire Marshal, including:
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. 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)

Item #3

Counts Massie Industrial Park Lot 15 SPR for a new warehouse building @ 8900 Commerce Cove

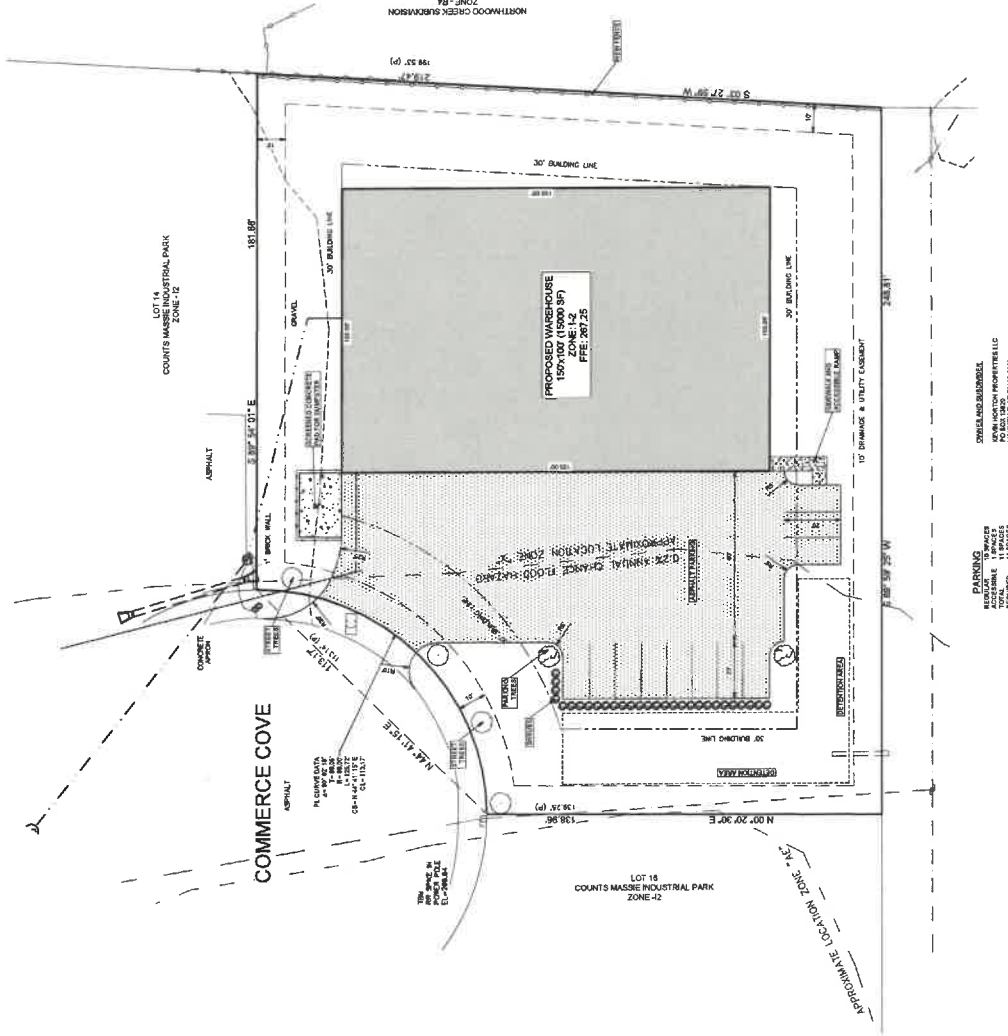
Page 3 of 3

- ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iii. 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)
9. Meet the requirements of CAW.
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
 - c. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - d. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
10. Meet the requirements of NLR Wastewater, including:
- a. Please submit a full set of plans to NLRW for review and approval prior to construction.
11. Meet the requirements of Rock Region.
12. Meet the requirements of NLR Electric.



VICINITY MAP

THIS PLAT



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	UTILITY SERVICE LINE
	OVERHEAD ELECTRIC LINE
	TELEPHONE LINE
	STORM DRAIN LINE
	SEWER LINE
	CHAIN LINE
	FENCE - RECREATIONAL IRON

	LIGHT POLE
	UTILITY POLE - E-UT
	SMART STREET MARKER
	FOUND SURVEY MARKER AS DESCRIBED
	CALCULATOR POINT
	MARKED POINT
	WATER VALVE
	FIRE HYDRANT
	ROOF DRAIN
	SILL LOAD
	ELECTRIC BOX AS DESCRIBED
	TELEPHONE MANHOLE
	WATER METER
	SIGN
	GAS METER
	TRAFFIC SIGNAL POLE

	SHOWS CONCRETE SIDEWALK
	SHOWS STANDARD DUTY CONCRETE PAVEMENT
	SHOWS STANDARD DUTY ASPHALT PAVEMENT

LEGEND

	STREET LIGHT POLE (15' HGT.)
	STREET LIGHT POLE (20' HGT.)
	STREET LIGHT POLE (25' HGT.)
	STREET LIGHT POLE (30' HGT.)
	STREET LIGHT POLE (35' HGT.)
	STREET LIGHT POLE (40' HGT.)
	STREET LIGHT POLE (45' HGT.)
	STREET LIGHT POLE (50' HGT.)

PARKING
 REQUIRED TO PARKER
 10 VEHICLES
 TOTAL
 REQUIRED 11 SPACES



GRAPHIC SCALE
 (IN FEET)
 1" = 40' L

THOMAS ENGINEERING COMPANY
 3810 LOGGOUT ROAD, N. LITTLE ROCK, AR 72118
 TEL: 501-763-4463 FAX: 501-752-0884

SITE PLAN REVIEW
 LOT 15,
 COUNTS MASSIE INDUSTRIAL PARK,
 NORTH LITTLE ROCK, CLASCO COUNTY,
 MISSISSIPPI

APPROVED	DATE	SCALE	SHEET NO.
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

1 OF 2

LOCAL ORDINANCE:
 THIS PLAT SHALL BE SUBJECT TO ALL ORDINANCES OF THE PLAT OF RECORD PLAT BOOK L.
 FOR THE RECORDS OF POLK COUNTY, MISSISSIPPI.

- LANDMARKS NOTE**
1. TIES AND SPOTS SHALL HAVE AUTOMATIC.
 2. SPOTS SHALL BE SPOTS WITHIN 10' OF SPOTS.
 3. ALL SPOTS SHALL BE SPOTS.
 4. SPOTS SHALL BE SPOTS.
 5. SPOTS SHALL BE SPOTS.
 6. SPOTS SHALL BE SPOTS.
 7. SPOTS SHALL BE SPOTS.

- ALL PLANS SUBMITTED**
1. SITE CONTAINS PROPOSED WAREHOUSE.
 2. BASIS OF MEASUREMENTS: PAGE
 3. THE PROPERTY IS SHOWN IN THE 10' YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY
 4. THE TRACT CONTAINS 117 ACRES MORE OR LESS
 5. THE PROPERTY IS ZONED Z-42
 6. SETBACKS SHOWN ARE FOR Z-42 ZONING.
 7. TIES AND SPOTS SHALL BE PROVIDED BY AN AUTOMATIC UNDERGROUND REMEDIATION SYSTEM.

Item #4

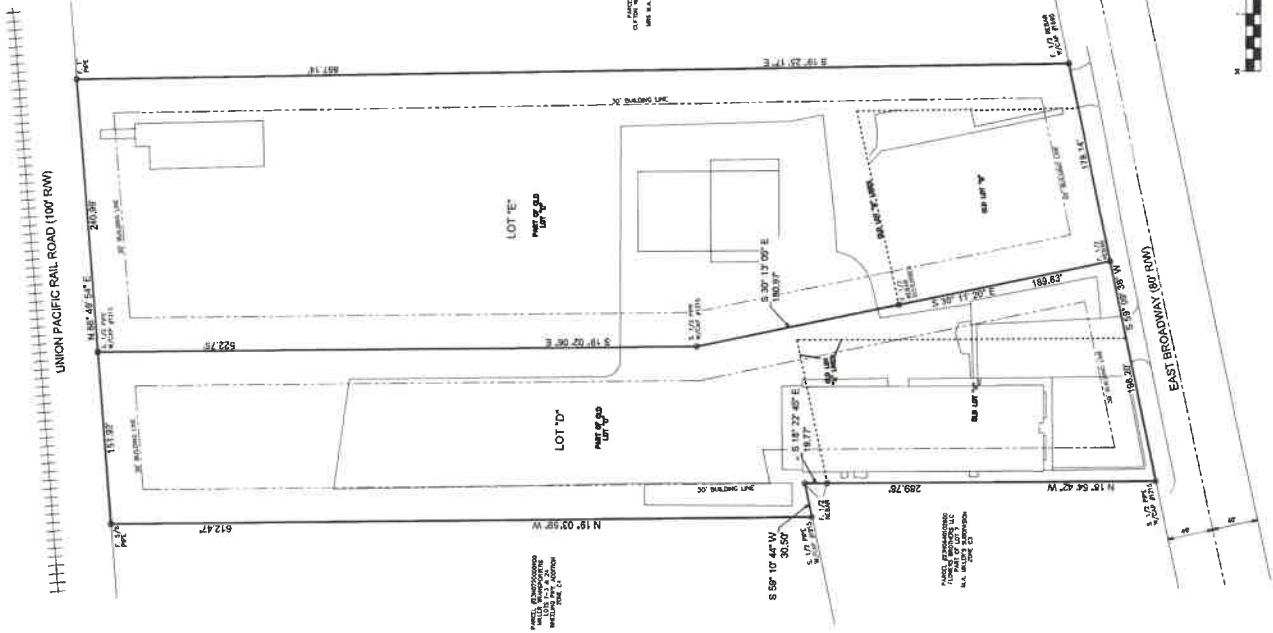
SD2024-23 Mrs. MA Miller Subdivision Lots D & E Replat @ 5001 E Broadway St

1. Allow existing encroachments into the side property line of Lot D and the rear property line of Lot E.
2. 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.
3. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
4. Meet the requirements of the Master Street Plan.
5. With any new development meet the requirements of the Fire Marshal.
6. Meet the requirements of NLR Wastewater, including:
 - a. Add Sanitary Sewer Easement for all public mains within the parcel boundaries. See Attached Map.
 - i. Add Sanitary Sewer Easement along southern portion of main, if not in ARDOT Right-of-Way.
 - ii. Add exclusive sanitary sewer easement over ± 181 feet of public sewer main on Lot D.
7. Meet the requirements of Rock Region.
8. Meet the requirements of NLR Electric.



VICINITY MAP

THIS SITE



LEGEND

- SHOWS EIGHTING STREETS
- SHOWS EASEMENT, UTILITY AND DRAINAGE EASEMENT
- SHOWS LOT WITH CAP OR LOTS
- SHOWS FOUND BURIED MANHOLE AS DESIGNED

LEGAL DESCRIPTION

LOT 'D' AND 'E', MRS. M.A. MILLER'S SUBDIVISION, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

GENERAL NOTES

1. LOT 'D' CONTAINS 60,000 SQ FT OF 200 ACRES, MORE OR LESS.
2. LOT 'E' CONTAINS 300,000 SQ FT OF 200 ACRES, MORE OR LESS.
3. BASE OF EASEMENT, ARKANSAS ESTATE PLATE, NORTH DOME ROAD, NORTH DOME ROAD.
4. THE PROPERTY IS NOT BOUND BY THE 100 YEAR FLOOD MAP ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF NORTH LITTLE ROCK.
5. THIS PROPERTY IS ZONED R-1.

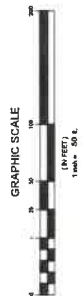
PLAT OF
 LOTS 'D' & 'E'
 MRS. M.A. MILLER'S SUBDIVISION
 (BEING A REPLAT OF LOTS 'A', 'B' & 'C',
 MRS. M.A. MILLER'S SUBDIVISION)
 IN THE CITY OF NORTH LITTLE ROCK,
 PULASKI COUNTY, ARKANSAS



THOMAS ENGINEERING COMPANY
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 115
 STATE OF ARKANSAS

LOT 'D' & 'E', MRS. M.A. MILLER'S SUBDIVISION
 NORTH LITTLE ROCK, PULASKI COUNTY,
 ARKANSAS

APPROVED: [Signature] DATE: 05/17/24
 DRAWN BY: [Signature] DATE: 05/17/24
 SHEET NO. 1



Item #5
Special Use # 2024-03

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

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

Applicant: Thomas Pownall, Thomas Engineering Co.

Owner: Chubby Little Groundhogs, LLC

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

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

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

Surrounding Zoning & Uses

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

Background:

1. **Compatible with previous actions?** Events Centers require review by the Commission via a Special Use.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal impact on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal effect on surrounding properties.
6. **Is the site of adequate size for the development?** The site is adequate in size for development.
7. **Will this set a precedent for future rezoning?** No, the zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No, a Special Use is the appropriate request for the allowance of an events center.

Summary:

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

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

Discussions during the March 20th DRC meeting addressed the previously raised Fire Marshal's concerns related to fire access. Code requires fire apparatus access roads to extend to within 150 feet of all portions of the exterior walls of the first story of a building. The Code also states dead end roads in excess of 150 feet shall be provided with width and turnaround provisions. The plan has been revised to allow the trucks entering the adjacent building's parking lot an area protected with bollards to allow the truck an area to turn-around as required by code. The applicant indicates bollards will be placed and the area will be striped to indicate the area as no-parking.

Design Review Committee and Design Review Committee Recommendation: As a part of the development plan the applicant met with the Design Review Committee on January 22, 2023 and on March 20, 2024.

Conditions to Consider:

1. Meet the requirements of the SPR (SD2024-09).
2. Meet the requirements of the Fire Marshal, including:
 - a. Provide an approved fire protection plan.
 - b. The area indicated on the site plan as emergency vehicle turn-around must be striped and bollards placed to indicate the area for no parking.
 - c. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Provide a fire safety and evacuation plan (Volume 1 Section 403, 404)
 - ii. Type A-2 occupancies with an occupant load of 100 or more require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - iii. Type A-2 occupancies exceeding 5000 square feet require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - iv. There shall be a fire hydrant within 400' of any portion the building if un sprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - v. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - vi. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)

- vii. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
- d. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 3. Contact the Fire Marshal to determine the occupancy load for the events center.
- 4. The days and hours of operation for the events center are from 6 am to midnight daily
- 5. Provide licensed security for events serving alcohol
- 6. All signs must comply with the Sign Code
- 7. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes
- 8. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
- 9. Business license to be issued after Planning Staff confirmation of requirements

Staff recommendation:

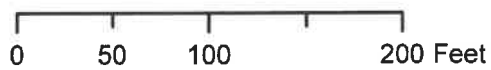
Staff is supportive of the applicant's request.

Special Use #2024-03



Ortho Map

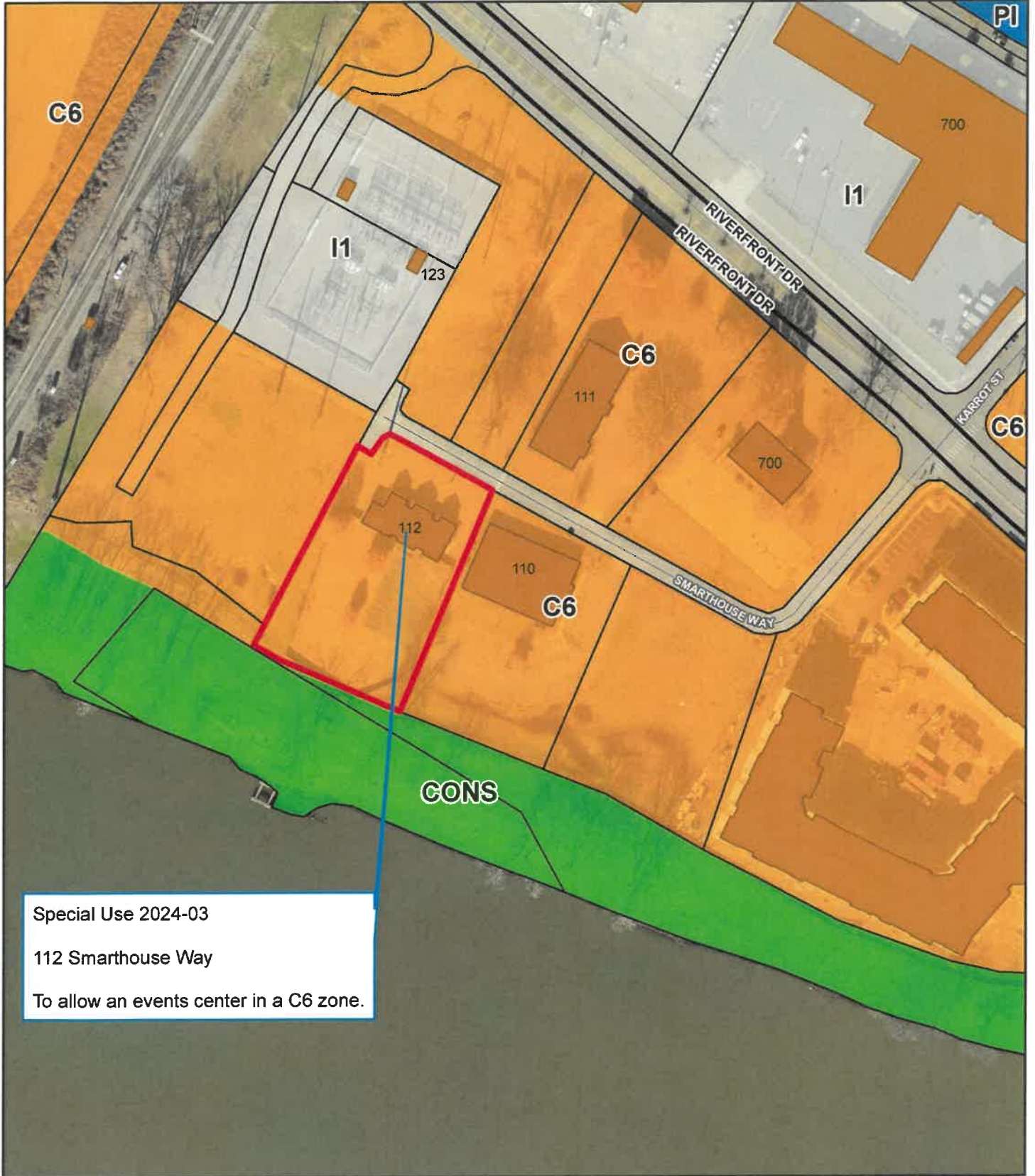
1 inch = 100 feet



Date: 2/1/2024

Not an actual survey

Special Use #2024-03



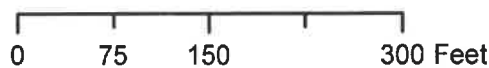
Special Use 2024-03
112 Smarthouse Way
To allow an events center in a C6 zone.



Zoning Map

Date: 2/1/2024

1 inch = 150 feet



Not an actual survey

Item# 6**SD2024-09 Wiess Anderson Lots 5 & 7R SPR@ 112 Smarthouse Way**

1. Engineering requirements on detention:
 - a. Stormwater detention plan previously approved by City Engineer.
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. 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,

Item# 6

S02024-09 Wiess Anderson Lots 5 & 7R SPR@ 112 Smarthouse Way

Page 2 of 5

- 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.
 - b. Provide street trees or provide a bond.
 6. Meet the requirements of Planning & Permits, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening on 3 sides with a solid opaque gate enclosure.
 - c. No fence is to be located in front of the building or around the perimeter of the parking lot.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 7. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between the sidewalks and curb to ADA standards and City standards.
 8. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
 - c. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - d. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning

Item# 6

S02024-09 Wiess Anderson Lots 5 & 7R SPR@ 112 Smarthouse Way

Page 3 of 5

- code Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
- i. A minimum of 6 trees are required adjacent to Lot 7R the Smarthouse Way right-of- way.
 - ii. A minimum of 5 trees are required adjacent to Lot 5 and the Smarthouse Way right-of- way.
- e. Trees shall be planted at (1) tree per (6) parking spaces. Trees 10' from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than (50%) percent of the overall requirement for the parking lot or area.
- i. 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.
 - ii. A minimum of 15 trees are required. Provide a minimum of 8 trees within the interior of the parking lot. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
9. 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.
10. 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.
 - ii. Plant material shall be irrigated by an automatic underground irrigation system.
 - iii. 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.
 - iv. Provide plant material legend graphically indicating the different plant materials. Provide plant material list and specifications indicating minimum plant material size at installation.
11. Meet the City of North Little Rock requirements concerning signage:
- a. All signs require a permit and separate review.
 - b. Provide the location of any existing or proposed signage on the site plan. Also, note the height and area of the proposed sign.
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. Provide a fire safety and evacuation plan (Volume 1 Section 403,404)
 - ii. Type A-2 occupancies with an occupant load of 100 or more require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - iii. Type A-2 occupancies exceeding 5000 square feet require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - iv. There shall be a fire hydrant within 400' of any portion the

Item# 6

S02024-09 Wiess Anderson Lots 5 & 7R SPR@ 112 Smarthouse Way

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- building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - v. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - vi. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - vii. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
 - c. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
13. Meet the requirements of CAW.

Item# 6

S02024-09 Wiess Anderson Lots 5 & 7R SPR@ 112 Smarthouse Way

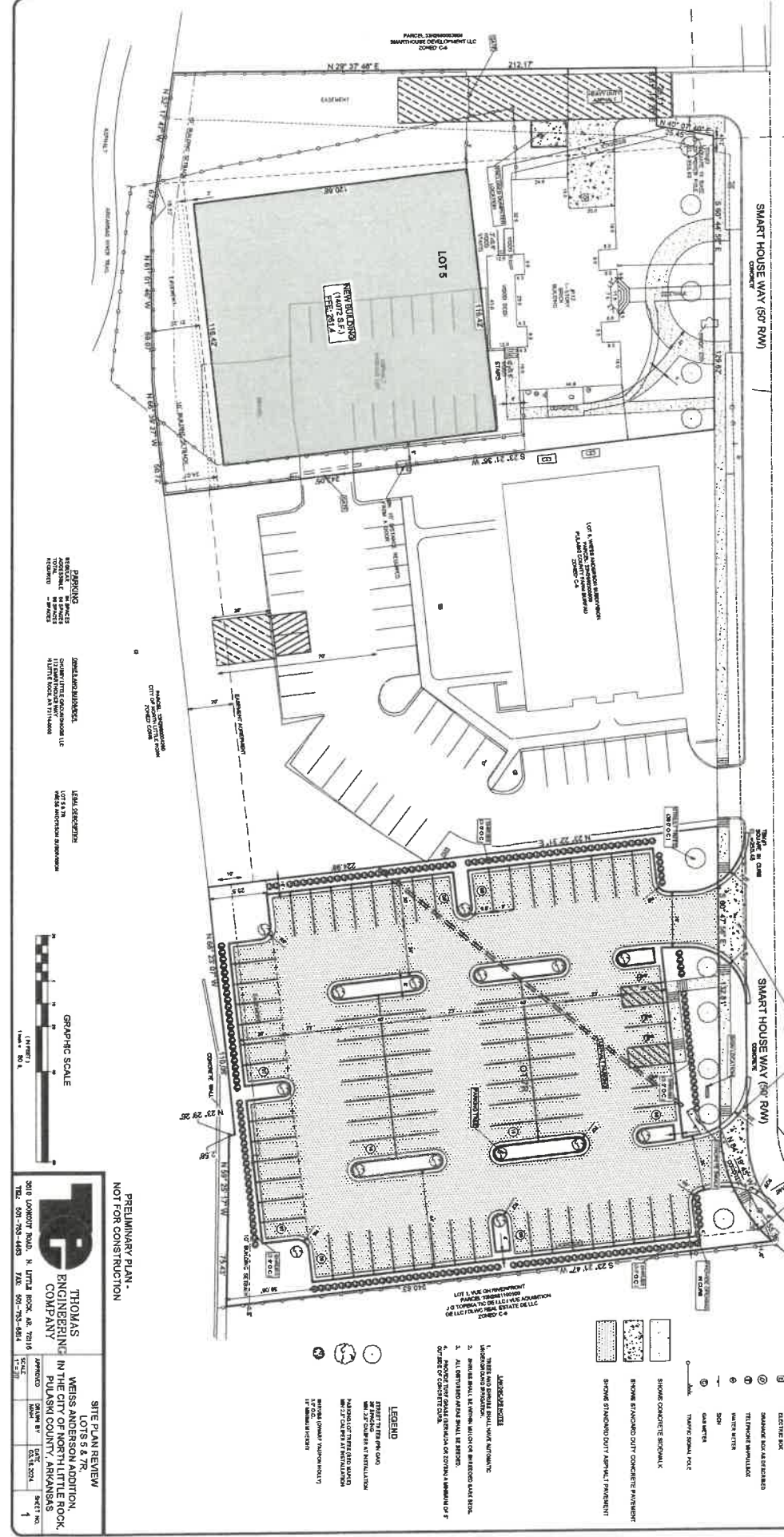
Page 5 of 5

14. Meet the requirements of NLR Wastewater, including:
 - a. The proposed development must locate and connect to the existing sewer service line within the parcel.
 - b. Grease interceptor with sampling manhole is required if food will be prepared and sold.
 - c. Please submit a full set of plans to NLRW for review and approval prior to construction.
15. Meet the requirements of NLR Electric.
16. Meet the requirements of Rock Region Metro.



THIS SITE

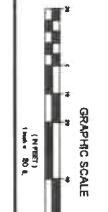
- ### DETAILS/REVISIONS
- 1. SITE CONSTRUCTION COST CENTER AND MATERIAL QUANT.
 - 2. NAME OF MAILING NAME
 - 3. THE PROPERTY MAP NUMBER IN THE 100 YEAR FLOOD PLAIN FOR THE FOOD SERVICE BLDG AND COMMUNITY HALL W/ MARKET AND SHED SHED ONLY 150'.1.
 - 4. LOT CORNER 171 ACRES AND 10774 CHITRAHA 126 ACRES W/050 ON L55E
 - 5. THE PROPERTY IS ZONED C-4
 - 6. THE PROPERTY IS ZONED C-4
 - 7. THE PROPERTY IS ZONED C-4
 - 8. THE PROPERTY IS ZONED C-4
 - 9. THE PROPERTY IS ZONED C-4
 - 10. THE PROPERTY IS ZONED C-4
 - 11. THE PROPERTY IS ZONED C-4



PERKINS
 ENGINEERING
 1401 N. WASHINGTON
 SUITE 1000
 WASHINGTON, DC 20004
 PHONE: (202) 331-4000
 FAX: (202) 331-4001
 WWW: PERKINS.COM

PARCELS TRONCO
 NORTH CAROLINA DEVELOPMENT LLC
 ZONED C-4

LEGAL DESCRIPTION
 LOT 5 IN N. WASHINGTON
 1401 N. WASHINGTON
 SUITE 1000
 WASHINGTON, DC 20004



THOMAS ENGINEERING COMPANY
 ENGINEERING
 3017 LOMBARD ROAD, N. LITTLE ROCK, AR 72114
 TEL: 501-783-4630 FAX: 501-783-6514

SITE PLAN REVIEW
 LOT 5 & 7R
 IN THE CITY OF NORTH LITTLE ROCK
 PULASKI COUNTY, ARKANSAS

MEISS ANDERSON ADDITION
 SHEET NO. 1

APPROVED	SCALE	DATE	SHEET NO.
			1

LEGEND

PROPERTY LINE
 EXISTING LOT
 EXISTING LOT
 EXISTING LOT
 EXISTING LOT
 EXISTING LOT

LEGEND

UTILITY POLE & BOY
 UTILITY POLE & BOY
 SANDWICH/STEEL W/ALUMINUM
 SANDWICH/STEEL W/ALUMINUM
 SANDWICH/STEEL W/ALUMINUM
 SANDWICH/STEEL W/ALUMINUM
 SANDWICH/STEEL W/ALUMINUM

Item #7
Conditional Use # 2024-05

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

Location of the Request: located in the 100 Smarthouse Way

Applicant: Thomas Pownall, Thomas Engineering Co.

Owner: Chubby Little Groundhogs, LLC

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

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

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

Surrounding Zoning & Uses

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

Background:

1. **Compatible with previous actions?** The Commission has reviewed Conditional Use requests for the placement of surface parking lots in the area, most recently at the intersection of Riverfront/Rockwater and Pike Avenue. The parking lot was to serve a proposed apartment complex which was to be constructed across Pike Avenue from the proposed parking area. The request was amended to a PUD at City Council.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal impact on public services and utilities with the approval of the Conditional Use.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be minimal effect on the surrounding properties with approval of the Conditional Use for the parking lot.
6. **Is the site of adequate size for the development?** The site is adequate in size for development of the parking lot as proposed.

Item #7

Conditional Use # 2024-05

Page 2 of 2

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

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

Design Review Committee and Design Review Committee Recommendation: As a part of the development plan the applicant met with the Design Review Committee on January 22, 2023 and on March 20, 2024.

Conditions to Consider:

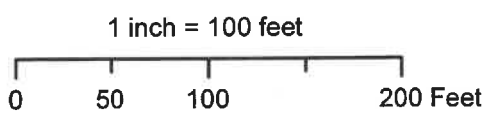
1. Meet the requirements of the SPR (SD2024-09).
2. All structures and improvements located on the lot shall meet all applicable Federal, State, County and City requirements and codes.

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

Conditional Use # 2024-05



Ortho Map



Date: 2/1/2024

Map is not to survey accuracy

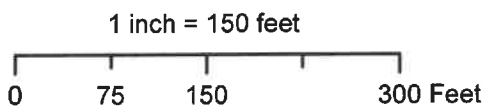
Conditional Use # 2024-05



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



Zoning Map



Item #8
Conditional Use 2024-08

Request: Broadway Street LLC Conditional Use for a Hotel

Location of the Request: @ 210 E Broadway, NLR, AR

Applicant: Thomas Pownall, Thomas Engineering Co.

Owner: Broadway Street, LLC

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

Site Characteristics: The site is located at the intersection of E Broadway Street and Poplar Street. The site is currently a vacant lot used as parking for the adjacent Simmons Bank Arena. To the west is the former City Services Building for the City of North Little Rock and a branch bank for Bank of America. To the northwest is North Little Rock City Hall.

Master Street Plan: Poplar Street is classified on the Master Street Plan as a local commercial street. E Broadway Street is indicated as a principal arterial. There are no dedicated bikeways located in the area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C6	Innovation Hub and Parking
South	C6	Surface Parking
East	C6	Simmons Bank Arena
West	C6	Bank of America and former City Services

Background:

1. **Compatible with previous actions?** A Conditional Use is required for hotel development within the C6 zoning district.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal impact on public services and utilities with the proposed development.
4. **Legal Consideration/Reasonableness?** The site is not adequate to provide parking for a proposed hotel.
5. **Will the approval have a stabilizing effect on surrounding properties?** Without proper parking there is the potential for patrons parking on private lots and causing congestion on the nearby streets.
6. **Is the site of adequate size for the development?** No, the site is not providing the proper parking necessary to serve the hotel.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.

Item #8

Conditional Use 2024-08

Page 2 of 3

8. **Should a different zoning classification be requested?** No, a Conditional Use is appropriate to allow the development of a hotel in a C6 zone while maintaining the downtown zoning pattern.

Summary: The request is for approval of a conditional use to allow the construction of a new 5-story hotel. The site plan also includes the placement of a 2-story multi-use building with the first floor containing 5,250 square feet and a 2-3 story multi-use building with the first floor containing 6,300 square feet. The plan also includes the placement of a single story building located at the intersection of Broadway and Poplar Streets containing 1,767 square feet.

The applicant indicates the hotel will have 90 guest rooms. Parking for a hotel with 20 or more rooms typically requires the placement of 5 parking spaces plus 1.2 parking spaces per guest room. Based on 90 rooms the development would typically require the placement of 113 parking spaces. The site plan as presented indicates a total of 45 parking spaces.

The property is located in the Main Street Overlay District. The purpose of the Downtown Overlay District is to promote quality redevelopment with a strong sense of place and walkability. The District is intended to foster a mix of office, retail, cultural, residential, and entertainment functions that encourage economic expansion, promote increased property values, and reinforce the historic significance of the district. Within the District, parking lots are to not surround the building and are to be clustered or located behind or to the side of buildings. The plan as presented indicates the parking highly visible from E Broadway and Poplar Streets.

The plan indicates the placement of a public art feature on the roof of the building. A note on the plan also indicates signage on the roof or on the top edge of the exterior edges of the building. Roof signage is prohibited within the City's sign ordinance.

The landscape strip located along Poplar Street is indicated within the public right of way. The plan does not include a landscape strip along E Broadway. The plan also does not include a landscape strip along the southern perimeter of the proposed surface parking lot located on Lot 4A. Street trees are not included on the plan as typically required. A minimum of 9 trees are required along Poplar Street on Lot 4A and a minimum of 3 trees are required along Poplar Street on Lot 6A. A total of 8 parking lot trees are required on Lot 4A.

The plan indicates a Porte-cochère constructed over the property line between Lots 4A and 5A. Typically buildings are not permitted to encroach onto adjacent lots. Within the C6 zoning district setbacks are allowed at 0-feet on the front and side yards. The rear yard setback is to be 10-feet. For the hotel, with the front being E Broadway, the front yard is indicated at 0-feet, the eastern side 10-feet and the rear yard setback at 4-feet. Lots 6A and 6B are indicated along E 2nd Street, the front yard, is indicated ranging from 0.18-feet to 0.02-feet. The northern property line, adjacent to the hotel and proposed surface parking lot, the rear yard are indicated at 5.23-feet.

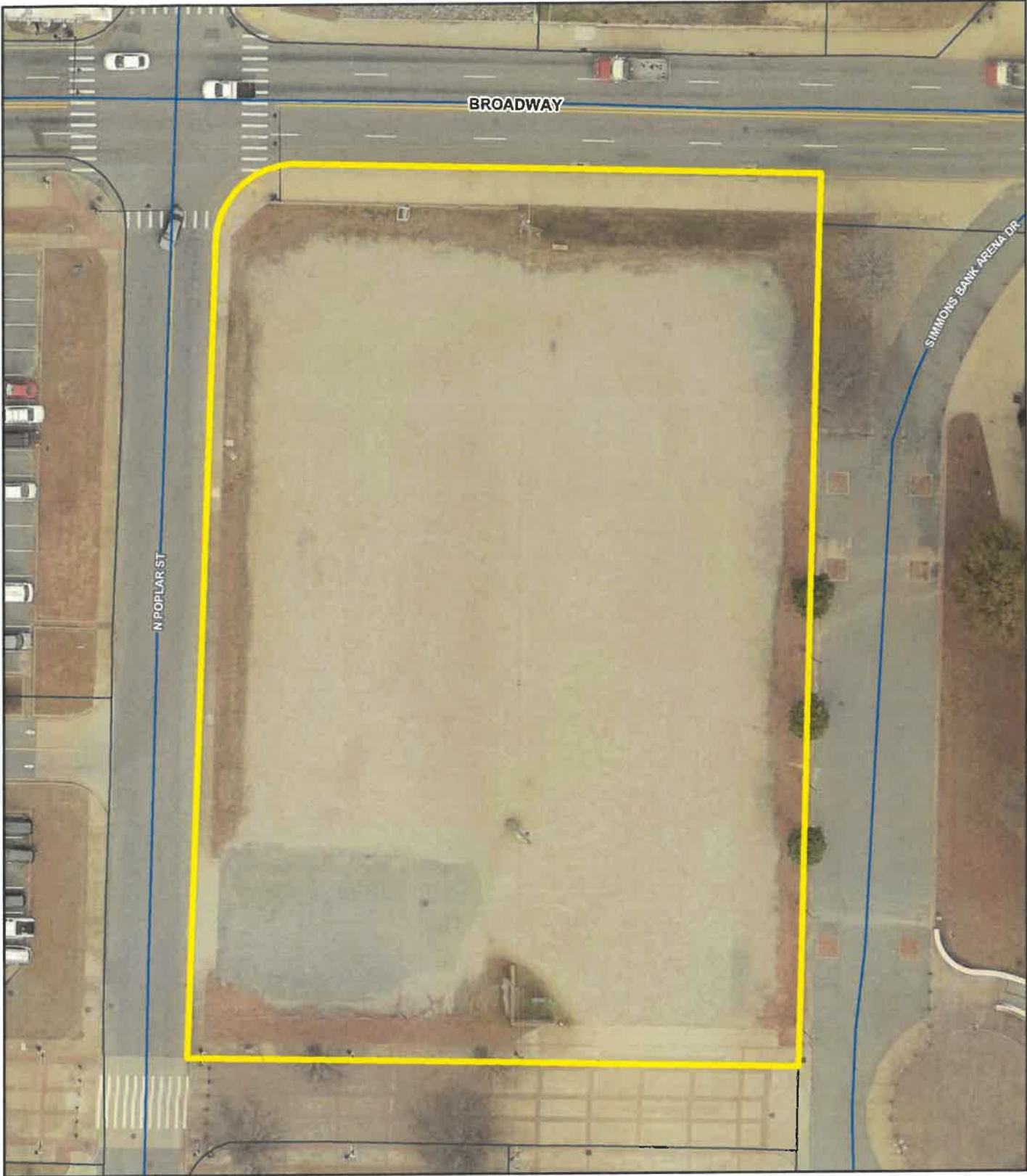
Staff has a number of concerns related to the proposed development. Staff is not supportive of the applicant's request.

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, 2023 and on March 20, 2024.

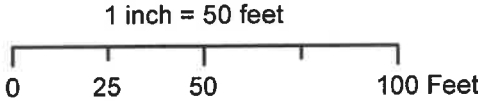
Conditions to Consider:

1. Meet the requirements of SD2024-13.
2. Meet the requirements of the Downtown Overlay District.
3. Provide the required parking, on-site, as typically required by ordinance.
4. Dumpster to have masonry screening on (3) sides and an opaque gate enclosure.
5. Fences are to be ornamental iron fences. No chain link fences and/or razor or barbed wire is permitted.
6. No fence is to be located in front of the building.
7. Any parking areas proposed with fencing will require approval from the Board of Zoning Adjustment prior to placement.
8. HVAC units and other mechanical systems are to be located where they are not visible from the street.
9. All exterior lighting shall be shielded and not encroach onto neighboring properties.
10. The Planning Department shall perform an inspection that confirms that all requirements have been met.
11. Applicant must meet all applicable Federal, State, County and City requirements
12. All structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes
13. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter
14. Business license to be issued after Planning Staff confirmation of requirements.

Conditional Use # 2024-08



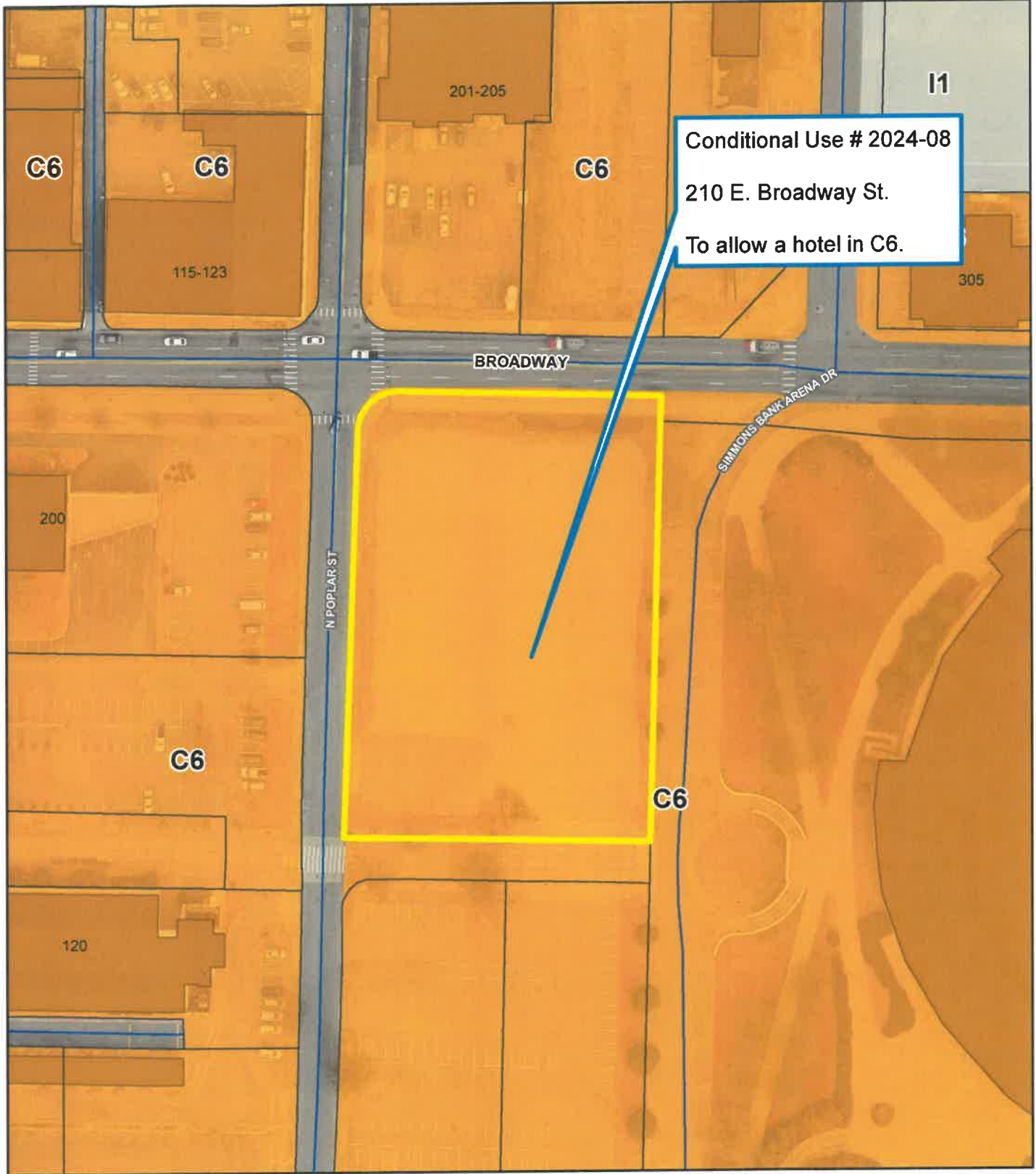
Ortho Map



Date: 2/15/2024

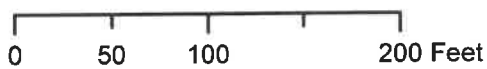
Map is not to survey accuracy

Conditional Use # 2024-08



Zoning Map

1 inch = 100 feet



Date: 2/15/2024

Map is not to survey accuracy

Item #9

SD2024-13 Original City of Argenta Lots 4A, 5A, 6A & 6B, Blk 19 Replat & SPR @ 210 E Broadway

1. Meet the requirements of the Main Street Overlay District.
 - a. Design Standards and Regulations: Buildings, street furnishings, and landscaping shall be designed to be oriented to the pedestrian rather than the automobile.
 1. Buildings: Since this overlay district includes the Argenta Historic District, it is the intent to preserve and enhance the area with improvements to existing buildings of significant character and to construct new buildings and additions that are compatible with adjacent buildings and design.
 - a. New Buildings.
 - 1) New construction of primary buildings shall maintain, not disrupt, the existing pattern of surrounding buildings along the street by being similar.
 - 2) Buildings shall maintain the distinction between the ground level and all upper floors.
 - 3) The primary facade of a building shall be oriented parallel with the street.
 - 4) New construction shall be designed to preserve consistency of front building setback.
 - b. Balconies.
 - 1) Objects shall not project from the building facade over the public right-of-way except for awnings and balconies.
 - 2) Balconies shall not project more than seven (7) feet from the building facade and maintain a distance of four (4) feet from the edge of curb.
 - 3) Balconies over the public rights-of-way shall have a minimum clearance of ten (10) feet above the sidewalk.
 - c. Awnings.
 - 1) Awnings shall have a vertical distance of eight (8) feet from the sidewalk of any part of the awning.
 - 2) Awnings shall not project more than seven (7) feet from the building facade and maintain a distance of four (4) feet from the edge of curb.
 - 3) Awnings shall be composed of canvas, vinyl coated canvas, acrylic fabrics or other architectural materials compatible with the building and shall be located on the ground level.
 - 4) Awnings shall cover only the store front display windows, balconies or transom above the main entrance; upper facade details shall not be obscured.
 - d. Mechanical Systems and Site Utilities.
 - 1) HVAC units and other mechanical systems shall be located where they are not visible from the street.
 - 2) Screening material/type for mechanical systems and site utilities shall be

Item #9

**SD2024-13 Original City of Argenta Lots 4A, 5A, 6A & 6B, Blk 19 Replat & SPR @ 210 E
Broadway**

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determined by the Design Review Committee.

2. Sidewalk Improvements:
 - a. Sidewalks shall be reviewed by the City Engineer for compliance with this Ordinance, any other applicable ordinance and/or with the design standards of the 300 and 400 blocks of Main Street. The City Engineer shall provide a compliance letter to Design Review Committee.
 - b. Sidewalks shall be located along both sides of all streets and sidewalk connectivity is encouraged throughout the area to promote a pedestrian friendly district.
 - c. Sidewalks having a width of eleven (11) feet, are to be established on Main Street and Broadway within the District. Other streets shall have sidewalks of minimum five (5) feet in width.
 - d. The design of sidewalks along Main Street and Broadway shall follow the design standards of the 300 and 400 blocks of Main Street. At a minimum these standards include: sidewalk pavement pattern, sidewalk pavers, curbs, gutters, curb ramps, crosswalks and streetlights.
3. Landscaping:
 - a. Landscaping shall be reviewed by the Design Review Committee for compliance with this Ordinance, any other applicable ordinance and/or with the design standards of the 300 and 400 blocks of Main Street.
4. Other Street Furnishings and Elements:

Street furnishings are defined as benches, planters, clocks, trash receptacles, and other street fixtures. Placement of all street furnishings shall be approved by the Historic District Commission for compliance with historic guidelines and the DRC within the Historic District. The street furnishings shall be clustered for patron use, ease of maintenance, shopkeeper convenience, and vandal resistance. Locations facing the street, or in shady areas are preferred. Locations are negotiable with property and/or shop owners.
5. Automobile Parking:
 - a. Location. The following are design guidelines to regulate parking within the District.
 - 1) Parking lots shall not surround a building on more than two (2) sides.
 - 2) Buildings shall not be removed to provide surface parking unless no other economically viable alternative is available.
 - 3) Parking shall be clustered or located behind or to the side of buildings.
 - b. Parking lot lighting and design.
 - 1) Parking lot lighting shall match the style used on the adjacent streetscape.
 - 2) Parking lot design shall be sensitive to the purpose and intent of the district.
 - 3) Handicapped accessible parking and passenger loading zones shall be provided pursuant to ADAAG standards.
6. Alleys: Alleys shall serve as efficient service access for vehicles and have adequate lighting compatible with the Main Street Streetscape.
7. Fences:

Item #9

SD2024-13 Original City of Argenta Lots 4A, 5A, 6A & 6B, Blk 19 Replat & SPR @ 210 E Broadway

Page 3 of 6

- a. Chain-link fences and razor or barbed wire are prohibited within the district.
 - b. Ornamental iron fences may be appropriate where compatible with the style of adjoining buildings.
8. Environmental Controls: The Main Street Overlay District was established to create a quality, pedestrian friendly setting conducive to supporting regional entertainment objectives. Environmental control measures are needed to achieve this objective.
 - a. Hours of operation: Commercial business hours for businesses shall be from 5 a.m. to 2 a.m. Use exceptions to this regulation include hotels, motels and bed and breakfast businesses. Legal, existing uses operating later than the 2 a.m. closure restriction at the time of adoption of this overlay district (Ord. #7175 on October 26, 1998) are recognized as nonconforming uses. Nonconforming status is not permitted for any activity that may be injurious to the public health or welfare.
 - b. Businesses within the district are prohibited from using outdoor speaker systems or amplified sound.
 - c. The ground floor businesses on Main Street shall be retail, entertainment, residential, professional, and/or personal services to promote a pedestrian friendly environment. For this reason, new parking decks on Main Street shall establish retail operations on the ground floor fronting Main Street.
2. Engineering requirements on detention:
 - a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
3. Engineering requirements before the plat will be signed:
 - a. 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.
4. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units

Item #9

SD2024-13 Original City of Argenta Lots 4A, 5A, 6A & 6B, Blk 19 Replat & SPR @ 210 E Broadway

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as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

5. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. 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.
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. With the site development, provide street trees or provide a bond.
 - c. Provide cross access easement on plat with abutting property.
 - d. Provide 10' utility easements around property perimeter.
7. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance on waiver of landscape and screening requirements.
 - b. Provide approved City Council ordinance for the Conditional Use request to allow a hotel.
8. 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.
9. Meet the requirements of the Master Street Plan, including:
 - a. Provide 11' sidewalk directly behind curb and gutter along E Broadway.
 - b. Provide 5' sidewalk along Poplar Street.
 - c. Provide ½ street improvements.
 - d. Provide ROW dedication to meet the Master Street Plan as shown on the plat. (40')
10. 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. 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 9 trees are required adjacent to Lot 4A and the Poplar St right-of-way.

Item #9

SD2024-13 Original City of Argenta Lots 4A, 5A, 6A & 6B, Blk 19 Replat & SPR @ 210 E Broadway

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- ii. A minimum of 3 trees are required adjacent to Lot 6A and the Poplar St right-of-way.
 - iii. A minimum of 3 trees are required adjacent to Lot 6A and the East Broadway 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 8 trees are required for Lot 4.
 - d. Front and side yard landscape strips are required to be a minimum of 6-feet in width when adjacent to a street.
 - i. The landscape strip adjacent to Poplar St is deficient.
 - e. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - f. 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.
 - g. Plant material shall be irrigated by an automatic underground irrigation system.
 - 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.
 - j. 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. Provide sign location on site plan.
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. A fire safety and evacuation plan shall be provided and maintained (Volume 1 Section 403, 404)
 - ii. Meet the fire-resistance rating requirements for exterior walls based on the fire separation distance. (Volume 2 Table 705.5)
 - iii. An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. (Volume 2 Section 903.2.8)
 - iv. Class 1 standpipes shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the fire department vehicle access. (Volume 1 Section 905.3.1)
 - v. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - vi. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - c. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)

Item #9

SD2024-13 Original City of Argenta Lots 4A, 5A, 6A & 6B, Blk 19 Replat & SPR @ 210 E Broadway

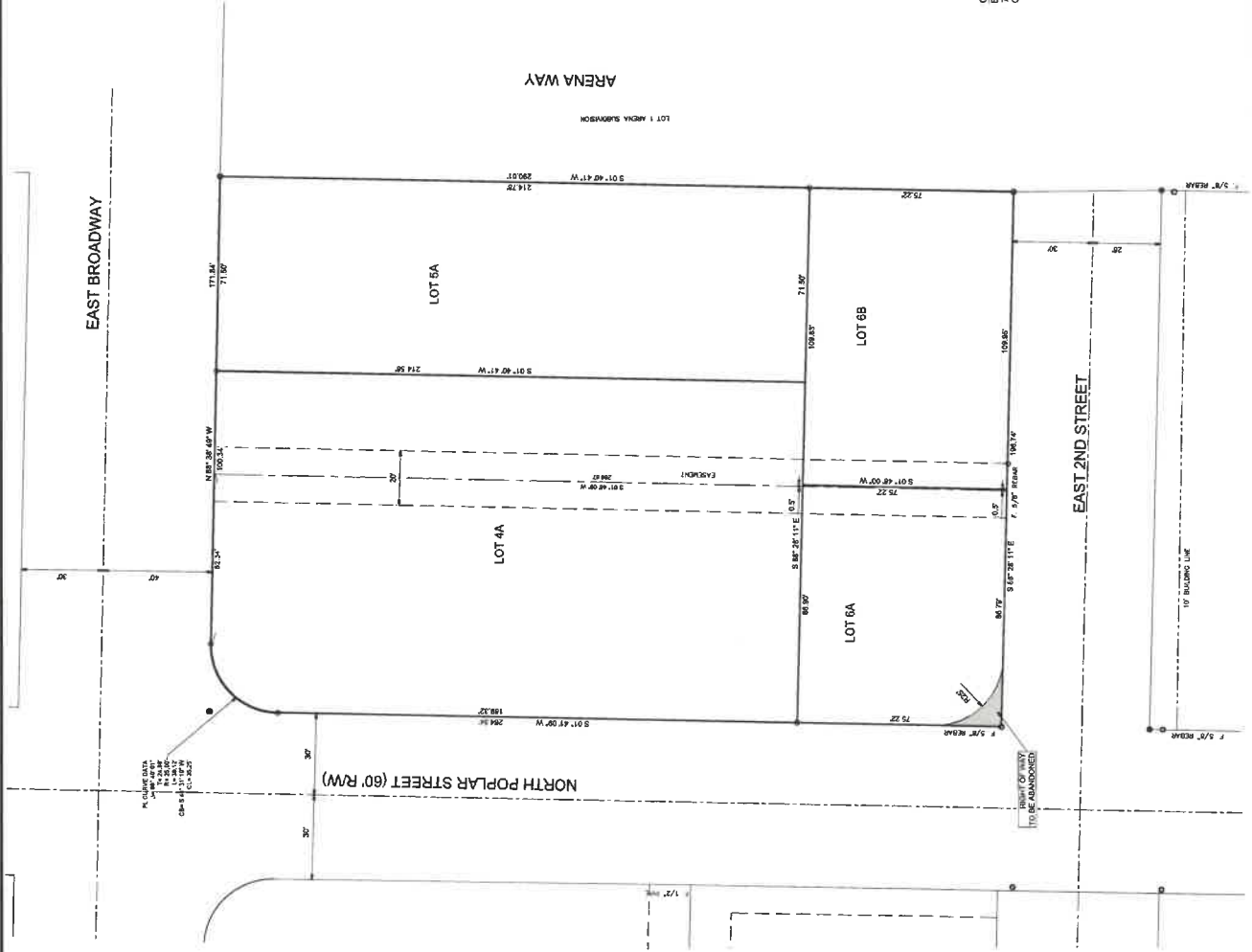
Page 6 of 6

13. Meet the requirements of CAW.
14. Meet the requirements of NLR Wastewater, including:
 - a. Due to the proposed plat a sewer main extension will be required for Lot 5A to have access to the Public Sanitary Sewer. Please make formal submittal of plan to provide service to the development.
 - i. Option to replat Lots 4A & 5A as one to maintain access to Public Sanitary Sewer without a public main extension.
 - b. Please provide flow projections for the proposed development. NLRW will analyze projected flow and determine whether sewer improvements will be needed to the receiving sewer system.
 - c. Please submit a full set of plans to NLRW for review and approval prior to construction.
15. Meet the requirements of Rock Region Metro (CATA).



VICINITY MAP

THIS SITE



GENERAL NOTES

- THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION AS PER LOCAL ORDINANCES.
- THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
- THIS PLAN CONTAINS ALL NECESSARY INFORMATION FOR THE CITY OF ARGENTA AND OTHER LANDS IN THE CITY OF NORTH LITTLE ROCK AND IN SW 1/4 SECTION 35 TOWNSHIP 2 NORTH, RANGE 12 WEST PULASKI COUNTY, ARKANSAS.
- OWNER'S RECORDS SHOULD BE MAINTAINED AND KEPT UP TO DATE.

PLAT OF
LOTS 4A, 5A, 6A & 6B BLOCK 19
ORIGINAL CITY OF ARGENTA
(BEING A REPLAT OF LOT A ORIGINAL CITY OF
ARGENTA AND OTHER LANDS)
IN THE CITY OF NORTH LITTLE ROCK
AND IN SW 1/4 SECTION 35
TOWNSHIP 2 NORTH, RANGE 12 WEST
PULASKI COUNTY, ARKANSAS

OWNER & DEVELOPER:
 BROADWAY STREET LLC
 700 FRONT STREET, SUITE 100
 CONWAY, AR, 72032



THOMAS ENGINEERING COMPANY

PLAT OF
 LOTS 4A, 5A, 6A & 6B, BLOCK 19
 ORIGINAL CITY OF ARGENTA
 NORTH LITTLE ROCK, ARKANSAS

APPROVED BY: [Signature]
 DATE: 1/20/24
 SHEET NO: 1

3810 LINDSEY ROAD, N. LITTLE ROCK, AR 72118
 TEL: 501-793-4440 FAX: 501-793-4614

LEGAL DESCRIPTION

LOT A, BLOCK 19 ORIGINAL CITY OF ARGENTA, NORTH LITTLE ROCK, ARKANSAS AND ALL INTERESTS THEREIN, BEING A REPLAT OF LOT A ORIGINAL CITY OF ARGENTA AND OTHER LANDS IN THE CITY OF NORTH LITTLE ROCK AND IN SW 1/4 SECTION 35 TOWNSHIP 2 NORTH, RANGE 12 WEST PULASKI COUNTY, ARKANSAS, AS SHOWN ON THE PLAT OF LOT A ORIGINAL CITY OF ARGENTA AND OTHER LANDS IN THE CITY OF NORTH LITTLE ROCK AND IN SW 1/4 SECTION 35 TOWNSHIP 2 NORTH, RANGE 12 WEST PULASKI COUNTY, ARKANSAS, DATED AND RECORDED IN THE PUBLIC RECORDS OF PULASKI COUNTY, ARKANSAS, AT THE OFFICE OF THE CLERK OF PULASKI COUNTY, ARKANSAS, ON 01/20/24, BOOK 104, PAGE 0158.

CERTIFICATE OF SURVEYING ACCURACY

This plat represents a boundary survey made by me and that the location, type and material are correctly shown.

Date: _____ John R. Powell, RLS 015

CERTIFICATE OF SURVEYING ACCURACY

This plat represents a boundary survey made by me and that the location, type and material are correctly shown.

Date: _____ John R. Powell, PE 4465

CERTIFICATE OF OWNER

I, the undersigned, as the owner of the land shown and described herein, hereby certify that this plat and the information contained hereon are true and correct and that the same is in accordance with the plat.

Date: _____ BROADWAY STREET LLC

CERTIFICATE OF THE SURVEYOR

I, the undersigned, as the Surveyor, hereby certify that this plat and the information contained hereon are true and correct and that the same is in accordance with the plat and the authority of the State of Arkansas.

Date: _____ North Little Rock Planning Commission

Item #10
Special Use 2024-06

Request: a Special Use to allow overnight stay of clients in a C3 zone

Location of the Request: @ 3601 Richards Road, NLR, AR

Applicant: Arisa Health, Robbie Cline

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

Site Characteristics: The site is a medical office located

Master Street Plan: Richards Road and ABF Road are local commercial streets on the Master Street Plan. There are no dedicated bike ways located in the area.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	R4	Assisted Living
South	C3	Undeveloped
East	C3	Undeveloped
West	I2	Auto Parts Sales and Distribution

Background:

1. **Compatible with previous actions?** Yes, the Commission has approved Special Use cases to allow uses within a zoning district which are not typically permitted as a by-right use.
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 effect on the surrounding properties to allow the addition of overnight care for the existing medical office facility.
6. **Is the site of adequate size for the development?** The site is developed. There are no exterior modifications proposed for the development.
7. **Will this set a precedent for future rezoning?** No, the zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No, a Special Use is the appropriate request to allow overnight stay for a medical office facility

Summary:

Arisa Health and Professional Counseling Associates offer healthcare services via outpatient clinics in the State. Services include outpatient services, community support programs, child and adolescent services, school based services, substance abuse treatment services, first episode psychosis services

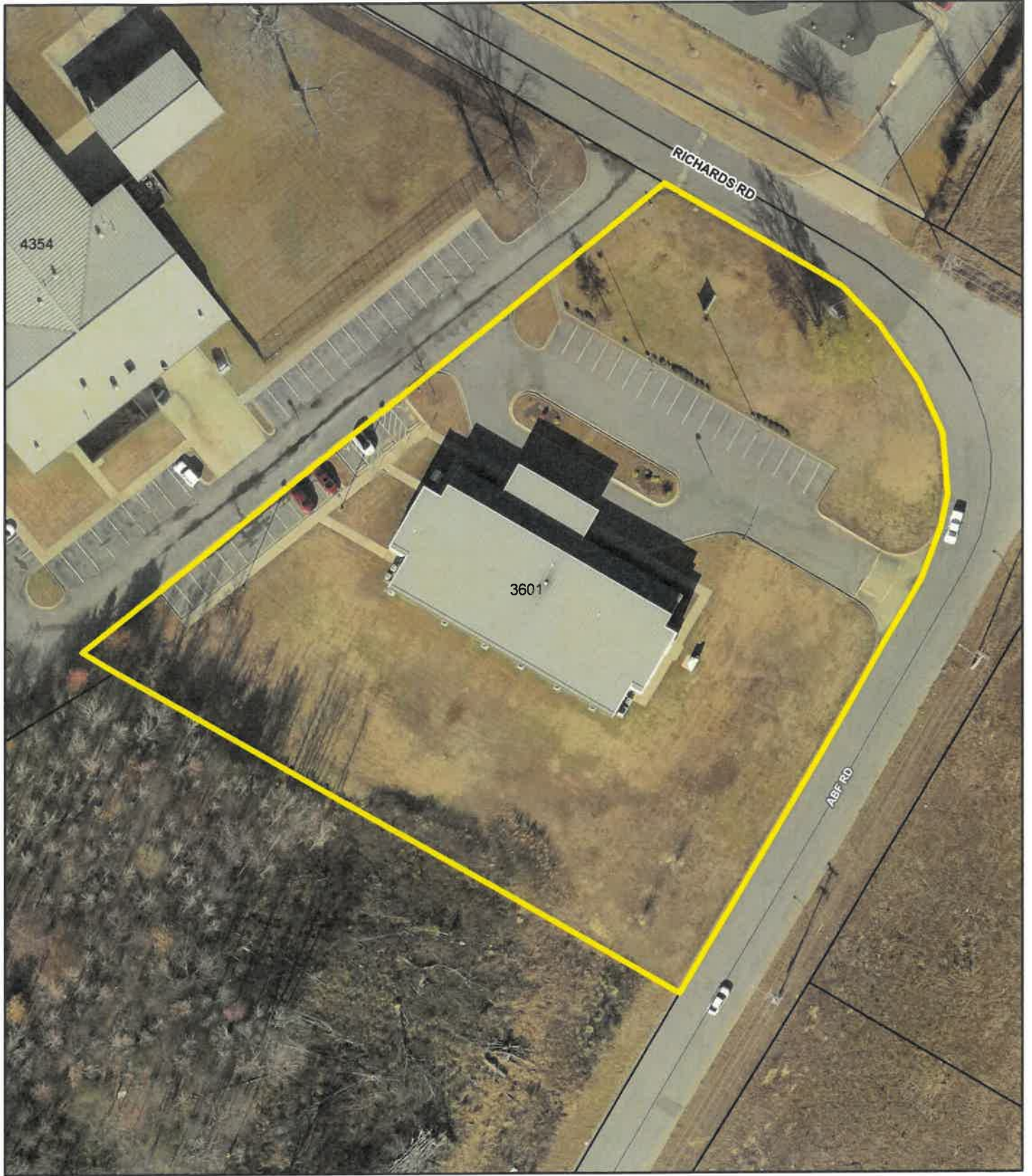
along with a 24/7 Emergency Services through their crisis line and emergency services team. A clinic and the administrative offices are located at this location. There are clinics located in Cabot, Hazen, Lonoke, Conway, Russellville and Searcy.

The applicant is proposing to expand with inpatient care at this North Little Rock location. The facility will be renovated to provide long-term care for individuals with a serious mental illness who have been released from the state hospital and need supervision.

Arisa Health currently has programs called Therapeutic Communities, located in Corning, Jonesboro, and Forrest City, which offer a solution by integrating individuals with mental health challenges into a comprehensive program. Individuals receive medical, behavioral, and daily living skills development through trained professionals. This approach has proven effective in enhancing public safety and giving hope to a vulnerable group in the community. The program is designed to transition residents from a highly structured program that is secured and supervised 24/7 to a less structured model that supervises their reintegration into the community through social engagement activities that promote independence.

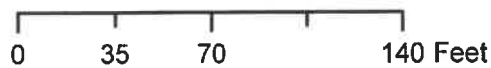
The applicant is seeking approval of a Special Use to allow overnight patients at their existing facility. Within the definition section of the Zoning Ordinance - *Office - Health or Medical Related*: A building or portion of a building in which a group of associated physicians, optometrists, ophthalmologists, dentists, mental health professionals or professional assistants carry out their profession, ***provided no overnight patients are kept on the premises***. The avenue to allow the overnight care is via the Special Use process.

Special Use #2024-06



Ortho Map

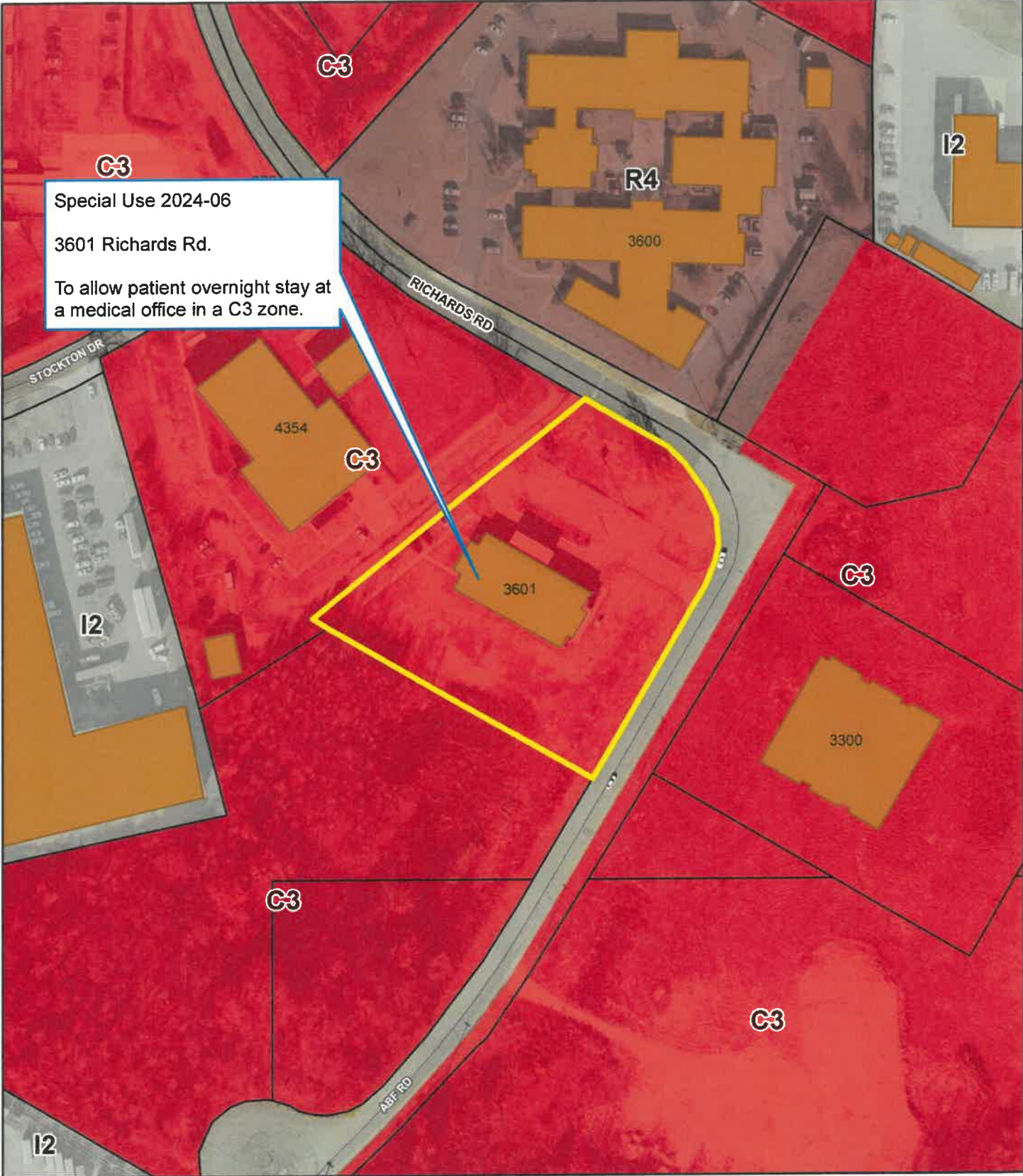
1 inch = 70 feet



Date: 3/14/2024

Not an actual survey

Special Use #2024-06

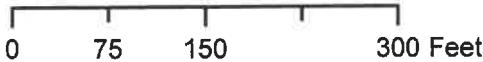


Special Use 2024-06
3601 Richards Rd.
To allow patient overnight stay at
a medical office in a C3 zone.



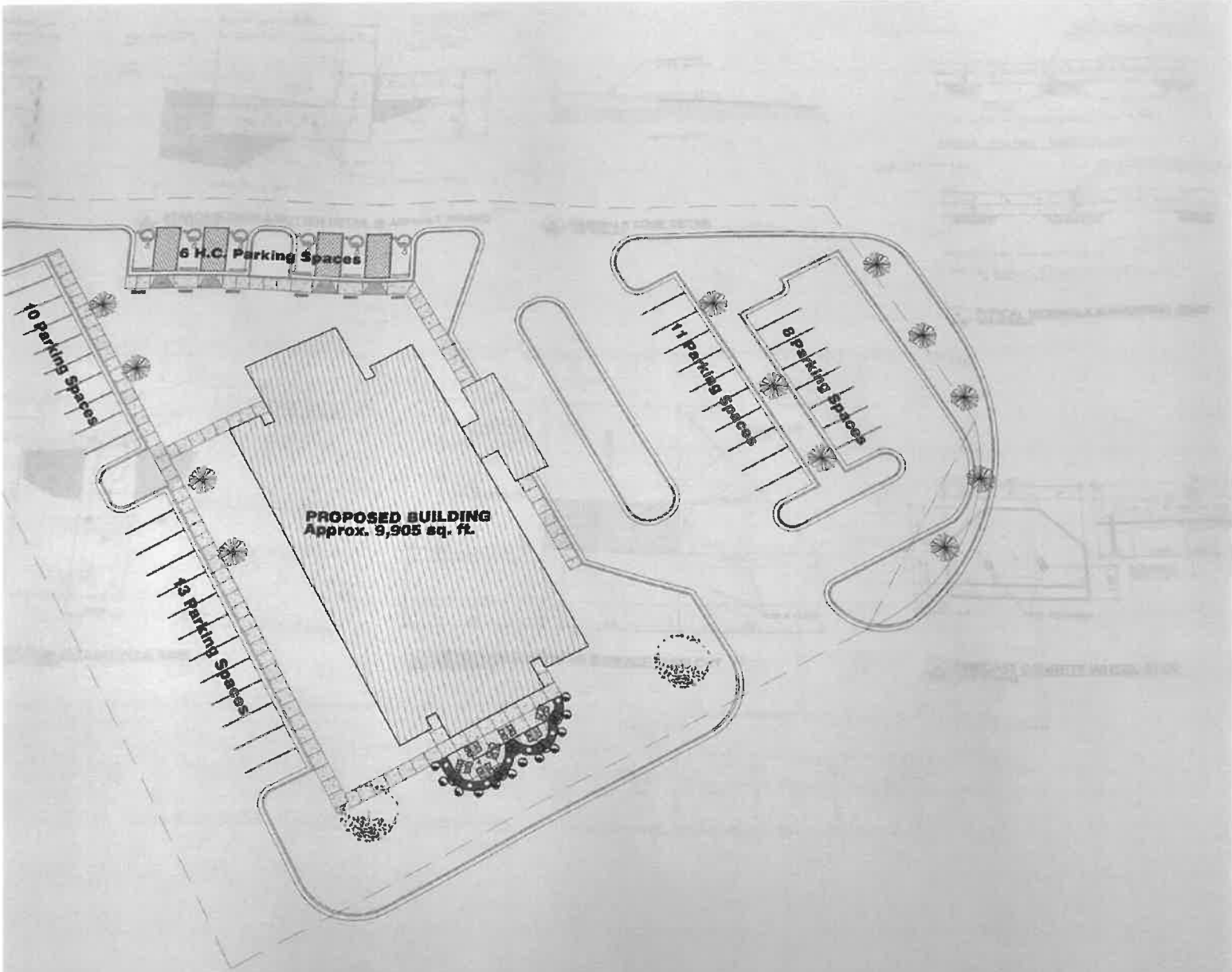
Zoning Map

1 inch = 150 feet



Date: 3/14/2024

Not an actual survey



PROPOSED BUILDING
Approx. 9,905 sq. ft.

6 H.C. Parking Spaces

10 Parking Spaces

13 Parking Spaces

11 Parking Spaces

5 Parking Spaces

1 SITE PLAN
C1.1 SCALE 1" = 20'-0"

Dear North Little Rock Planning Department:

I am writing to provide information about Arisa Health's request for special use for the property located at 3601 Richards Road in North Little Rock. The facility will be renovated to provide long-term care for individuals with a serious mental illness who have been released from the state hospital and need supervision.

In North Little Rock there are individuals meeting this criteria who are not supervised due to the lack of a program in the community. Arisa Health currently has programs called Therapeutic Communities, located in Corning, Jonesboro, and Forrest City, which offer a solution by integrating individuals with mental health challenges into a comprehensive program. Individuals receive medical, behavioral, and daily living skills development through trained professionals. This approach has proven effective in enhancing public safety and giving hope to a vulnerable group in our community. The program is designed to transition residents from a highly structured program that is secured and supervised 24/7 to a less structured model that supervises their reintegration into the community through social engagement activities that promote independence.

This program is crucial for Arkansas Act 911 of 1989 clients transitioning from the Arkansas State Hospital to community living as part of their conditional release. These individuals, acquitted of crimes due to mental disease or defect, receive court-ordered medical and psychological care, emphasizing the program's specialized and compassionate approach.

Arisa Health has a history of providing this service in other communities with very minimal impact on surrounding properties. The programs are valued in the community due to the benefit they offer the residents for rehabilitation and the safety they create for the community by serving the Act 911 population in a stable setting instead of being unsupervised in the community. Often these individuals are experiencing food insecurity and unstable housing situations living unsupervised in the community. We have found that creating a structured, stable living environment, that addresses these issues, increases their motivation to develop positive skills resulting in acceptable community behavior.

We are requesting that the City of North Little Rock approve Arisa Health's special use request of our property at this address. This support will enable Arisa Health to continue and expand our work to help the citizens of Arkansas.

For any further details or discussion, please feel free to contact me, Robbie Cline, at 870-974-3260, or you can email me at robbie.cline@arisahealth.org

Sincerely,

Robbie Cline, Ph.D.
Vice President of Facilities and Transportation
Arisa Health

Item #11
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:

1. **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.
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 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.

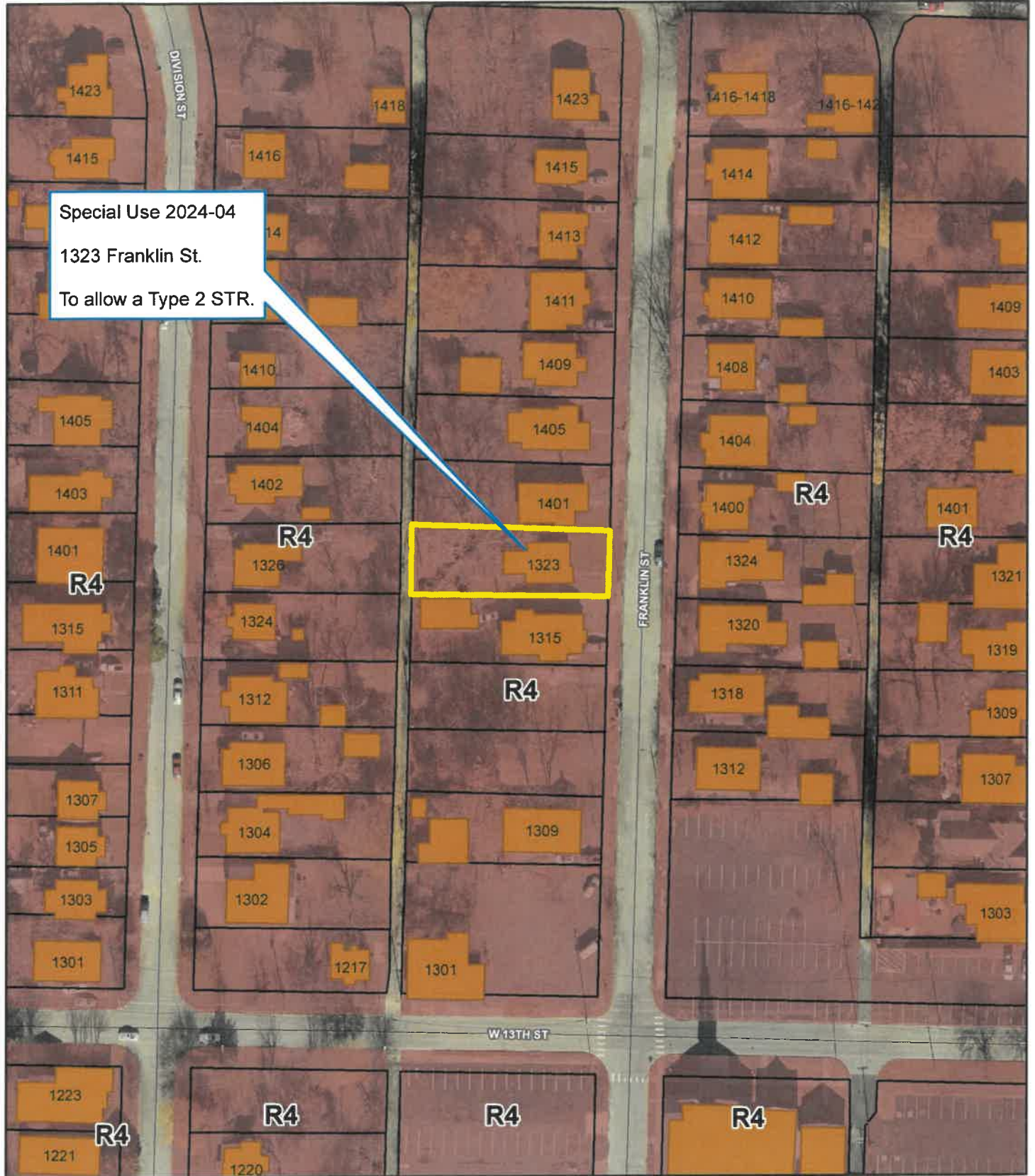
Conditions to Consider:

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 Fire Department, 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

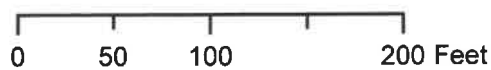


Special Use 2024-04
1323 Franklin St.
To allow a Type 2 STR.



Zoning Map

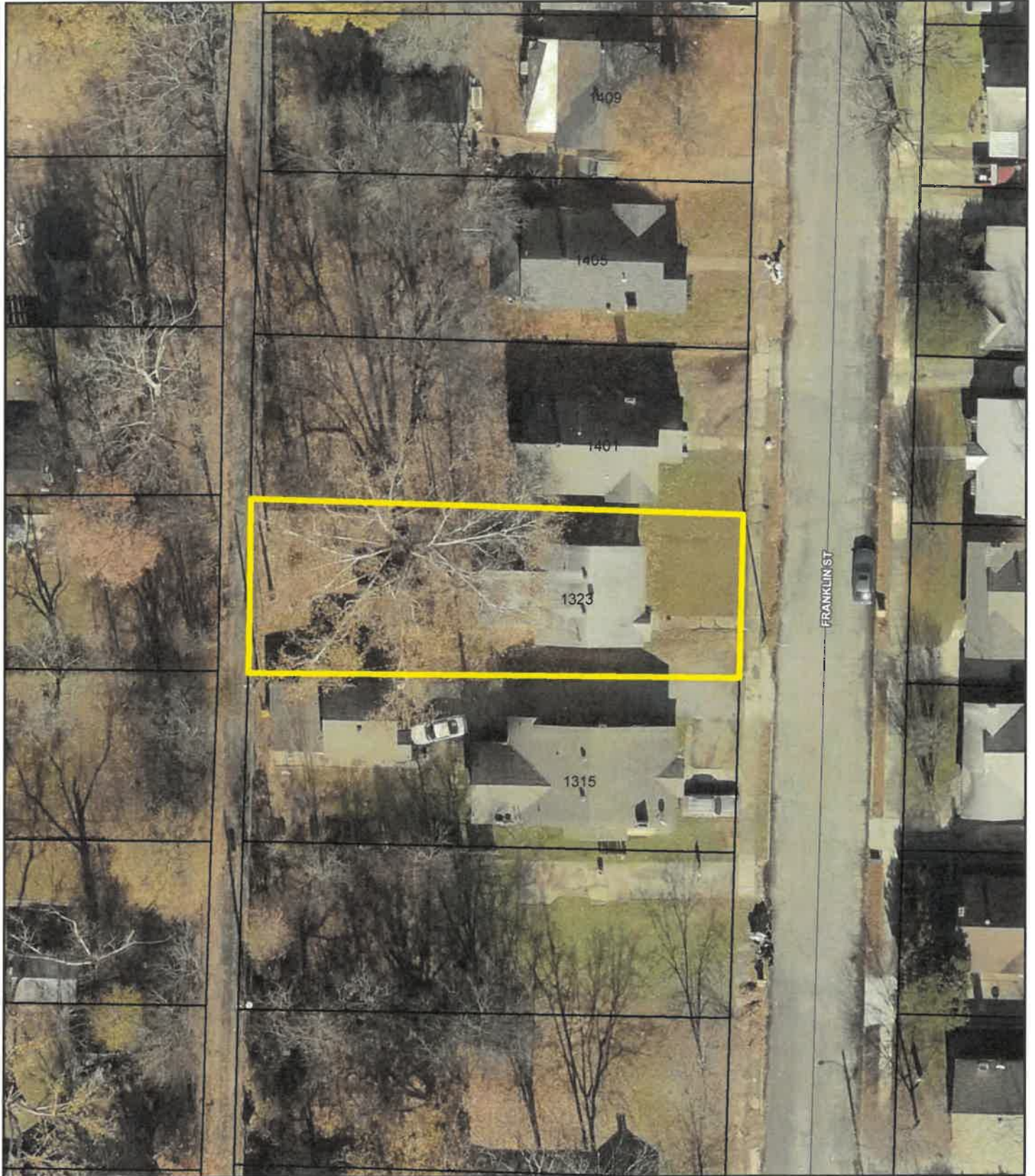
1 inch = 100 feet



Date: 3/4/2024

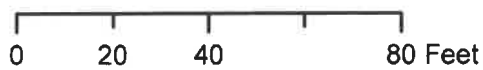
Not an actual survey

Special Use #2024-04



Ortho Map

1 inch = 40 feet



Date: 3/4/2024

Not an actual survey

1323 Franklin St



Item #12
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:

- 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.
- 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 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:

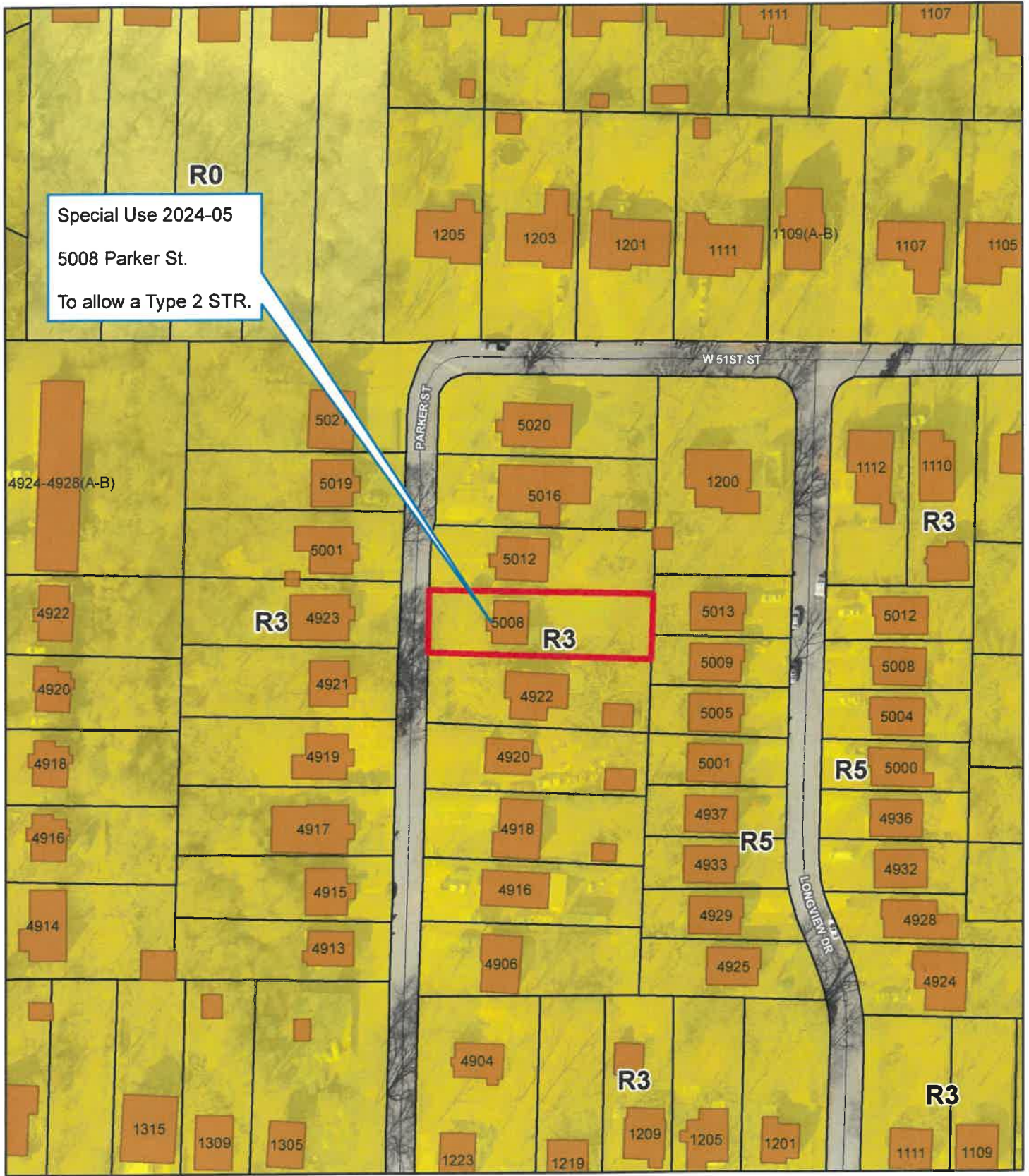
Staff recommends the site provide parking as required by ordinance for the STR, a minimum of 2 on-site parking spaces.

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 Fire Department, 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. Applicant shall meet all applicable Federal, State, County, and City 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 #2024-05

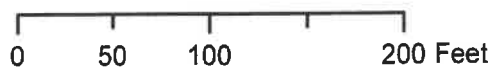


Special Use 2024-05
5008 Parker St.
To allow a Type 2 STR.



Zoning Map

1 inch = 100 feet



Date: 3/4/2024

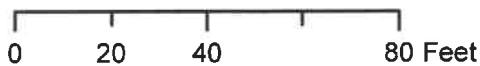
Not an actual survey

Special Use #2024-05



Ortho Map

1 inch = 40 feet



Date: 3/4/2024

Not an actual survey