

**North Little Rock Planning Commission
December 10, 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: ▪ November 12, 2024

Planning Commission Hearing Items:

1. SD2024-70 Lippincotts Lot B-RR Replat and SPR for building expansion @ 5401 MacArthur Dr
2. SD2024-77 Northshore Business Park Lot 4R, Blk 3, SPR @ 5120 Northshore Dr
3. SD2024-78 Rhodes Add Lot 1, SPR @ 308 Eureka Gardens Rd
4. SD2024-79 Eight Street Baptist Church Replat Lot 1, SPR @ 901 SA Jones Dr
5. SD2024-81 East McCain Business Park Add Lot 8A, Blk 2, SPR @ 4220 Richards Rd
6. SU2024-19 a Special Use to allow a processing facility in an I2 zoning district @ 1600 Gregory Street
7. SD2024-80 1600 Gregory Street SPR @ 1600 Gregory St
8. SU2024-22 a Special Use to allow an events center in a C6 zoning district @ 112 Smarthouse Way
9. SD2024-82 Weiss Anderson Lot 5R Replat and SPR @ 112 Smarthouse Way
10. SU2024-21 a Special Use to allow a pawn shop in a C3 zoning district @ 2301 E Broadway
11. RZ2024-24 a rezoning from R3 to C4 to allow future development of the property @ 4104 E Broadway St

NLR PLANNING COMMISSION MEETING PROCEDURES

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

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

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

**North Little Rock Planning Commission
Minute Summary
November 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
Steve White, Vice-Chair
Emanuel Banks
Don Chambers
Vandy Belasco
Charlie Foster
Junior Phillips (4:04 pm)
Edward Wallace

Members Absent:

Renee Pierce

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 October 8, 2024, minute summary as submitted. Commissioner Wallace provided a second to the motion. By voice vote, the Commission members voted unanimously in favor of the motion, (8/0/1).

Administrative:

Chairman Clifton informed those present the following item would not be considered by the Commission and would be postponed to a later hearing date by the request of the applicant:

SD2024-70 Lippincotts Lot B-RR Replat and SPR for building expansion @ 5401 MacArthur Dr

Planning Commission Hearing Items – Development Review Committee & Public Hearings:

SU2024-13 a Special Use to allow auto body repair and auto sales in a C3 zoning district @ 4701 E Broadway St

Mr. Frederick B Moore was present representing the request. Chairman Clifton questioned Mr. Moore if he was agreeable to the Conditions proposed by staff. Mr. Moore stated he was agreeable to the Conditions proposed by staff. Chairman Clifton requested Staff provide the Commission with the area proposed for display of vehicles.

Mr. Spencer stated the zoning would remain the same and the approval would be for a Special Use and the area indicated on the site plan for display would be the only area available for the outdoor display of vehicles. Mr. Moore stated he would not be parking vehicles in the rear portion of the lot. He stated he would only park vehicles on the area paved.

There was a general discussion concerning the area vehicles would be allowed to be displayed. Staff stated the ordinance would limit the display area to the first 210 feet on the eastern lot and not within the first 25-feet of the lots.

Mr. Moore stated the office building located on the eastern lot was the proposed office. He stated the intent was to use the building as the office. Chairman Clifton stated the area proposed for the office did not appear to be a part of the application request. Mr. Moore stated the office building was a part of the request. He stated the building was located within the first 210-feet of the site.

Commissioner Chambers requested staff verify the building placement and if the building was located within the area proposed for use as auto sales prior to City Council hearing the request. Chairman Clifton continued to question if the building proposed for auto sales was located in the area proposed for the Special Use. Staff stated they felt they were the party which drew the line incorrectly. The legal which was as the application was proposed and the same legal description which was used was the same legal description from the previous auto sales located on this parcel. Mr. Moore stated the area indicated would be right behind the building. He stated the building was located in the area proposed for the Special Use.

Vice-Chair White stated the Planning Commission was a recommending body. He stated he was not in favor or postponing the item. He stated the applicant had been put off 60-days without making money.

Chairman Clifton questioned Mr. Moore if he wanted to proceed. Mr. Moore stated his request was to proceed with the vote. Chairman Clifton requested a roll call vote on the item.

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

SU2024-13 was approved with (7) affirmative votes, (1) no votes and (1) absent

SU2024-15 a Special Use to allow auto detailing in a C5 zoning district @ 815 E Broadway

Mr. Kevin Watkins was present representing the request. Chairman Clifton called the item requesting the applicant come forward and provide information regarding the request. Chairman Clifton questioned if he had received the Conditions to Consider. Mr. Watkins stated he had reviewed the Conditions and was agreeable to the Conditions.

Ms. Lee stated she had provided the applicant with a copy of the letter of opposition which had been received regarding the request.

Chairman Clifton questioned Mr. Watkins if the area was being used as a hang-out spot and if they were riding 4-wheelers on the parking lot and the streets. Mr. Watkins stated 4-wheelers were being repaired on the site and they were test driving the 4-wheelers to ensure they are being repaired. He stated the site was not a hang-out site. He stated there was not loud music. He stated any trash would be removed from the site.

Vice-Chair White questioned what activities were allowed at the site currently. Staff stated auto repair was a permitted use but the auto detailing would require approval of a Special Use by City Council. Mr. Watkins stated the detailing was not taking place currently but the repair was being operated and he had a business license for auto repair.

Chairman Clifton questioned if anyone in the audience wanted to speak for or against the item. There being none, he questioned if any of the Commissioners had any additional comments. There being none he called for a roll call vote.

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

SU2024-15 was approved with (7) affirmative votes, (1) no votes and (1) absent

CU2024-11 a Conditional Use to allow auto repair, minor in a C3 Zoning District @ 3820 Lookout Rd

Mr. Aaron Robinson of Bond Consulting Engineers was present representing the request. Chairman Clifton called the item requesting the applicant come forward and provide information regarding the request. Chairman Clifton questioned if he had received the Conditions to Consider. Mr. Robinson stated he had reviewed the Conditions and was agreeable to the Conditions.

There was a general discussion concerning the proposed application request. Mr. Robinson stated the owner was requesting to relocate from an existing building located on JFK to this location.

There was a discussion concerning the retaining wall. Staff stated the City Engineer had reviewed the recommendations provided by the Structural Engineer regarding the wall and was agreeable to the Conditions provided by the Structural Engineer. Staff stated there was more information regarding the wall in the packet for the item dealing with the variance request for the retaining wall.

Staff stated Alderperson Ross had called and was unable to attend but did want to place on the

record she had received a number of phone calls in opposition to the request.

Mr. Jim Nettles addressed the Commission stating he owned the property adjacent to the site in question. He stated the back of the property sloped to the back of the property. He stated the front of the property was higher than the street. Chairman Clifton stated this concern would be addressed with the item regarding the variance request.

Chairman Clifton questioned if anyone in the audience wished to speak on the item. There being none, he questioned if any of the Commissioners had anything additional to add. There being none, he called for a roll call vote.

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

CU2024-11 was approved with (6) affirmative votes, (2) no votes and (1) absent

SD2024-32 Hackett Place Add Lot 15R Replat and SPR @ 3820 Lookout Rd for a new auto repair business

Mr. Aaron Robinson 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. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient by showing post-construction storm water runoff is less than or equal to pre-construction storm water runoff. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
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. Provide half of the required 50 foot right-of-way.
 - c. 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. Provide CNLR Grading Permit application to City Engineer with half size grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer.
 - e. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.

- f. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - g. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
4. Meet the requirements of the City Engineer, including:
- a. If applicable, 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. If applicable, repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. If applicable, contractor shall notify City Engineer at least 1 day prior to the construction of any 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 proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Provide stamped drawing(s) by a licensed professional engineer for the existing retaining wall.
5. Planning requirements before the plat will be signed:
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
6. Other Boards approvals required before applying for a building permit.
- a. Provide approved City Council ordinance approving the Conditional Use to allow auto repair.
7. 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 and an opaque gate enclosure.
 - c. No fence is to be located in front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.

8. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements as required.
9. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. 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.
 - ii. If redbuds are used adjacent to the Lookout Rd right-of-way they are to be placed 15-feet on center and will require a minimum of 6 trees.
 - iii. A minimum of (3) shade trees are required adjacent to the Lookout Rd right-of-way.
 - d. Trees shall be planted at one (1) tree per six (6) parking spaces.
 - 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. One parking lot tree is required.
 - 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. 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.
 - i. The development of the C3 zoned property adjacent to the R1 zoned properties to the south will require a full screen as defined by Section 7.3.1. Class Full Screens.
 - ii. Buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
 - iii. Trees from Section 7.5, Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
 - iv. A minimum of 6 trees will be required.
 - v. 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.

- vi. Note: Existing trees can be used to meet the buffer tree requirements if the size, species, and location is shown on the site/landscape plan and noted to be protected during construction and retained.
- g. All turf and plant material shall be irrigated by an automatic underground irrigation system and noted on the landscape plan.
- h. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - i. Specify height of shrubs at installation on the landscape plan.
- i. Landscape plans to be revised prior to the October 2024 Planning Commission Hearing.
- 10. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
- 11. Meet the requirements of the Fire Marshal.
- 12. Meet the requirements of CAW, including:
 - a. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - b. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - 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.
- 13. Meet the requirements of NLR Wastewater, including:
 - a. Please provide 15' sanitary sewer easement on all public sanitary sewer mains within the property boundary. Please see the attached map.
 - b. A sand/oil interceptor may be required.
 - c. Please submit a full set of plans to NLRW for review and approval prior to construction.

Mr. Robinson stated the building could not be within 16-feet of the wall. He stated the site plan had not been modified due to the variance request for the wall height. He stated he was not trying to put the cart before the horse but depending of the variance request would dictate how the site plan would need to be adjusted.

Staff stated since the drawings would need to be revised they would recommend the item be postponed to a later meeting to allow the drawings to be redrawn. Staff stated if there was not a drastic change in the site plan it was possible the site plan would not require review by Design

Review Committee prior to the Commission meeting.

By voice vote, the Commission voted unanimously for postponement of the item (8/0/1).

PH2024-19 Hackett Place Add Lot 15R Hillside Cut Regulations Request @ 3820 Lookout Rd

Mr. Nettles addressed the Commission stating there was a natural slope on the property. He stated where they had cut the slope to place the wall had created a gulley on his property. He stated the property at the street level was considerably higher than his property. He stated his concern was he would come by the property one-day and see his dirt in the church parking lot due to erosion. He stated this may not take place but he wanted to be on record of his concern.

Chairman Clifton questioned if anyone in the audience wanted to speak on the item. There being none. He questioned if any of the Commissioners had any concerns. Vice-Chair White questioned if the item should be postponed. Staff stated the applicant was requesting a vote on the item to let him know the wall was allowed to allow the engineer to redesign the wall.

Chairman Clifton questioned Mr. David Cook, the City Engineer, of comments contained in the Structural Engineer's report. Mr. Cook stated the wall height was to be increased 2 additional feet. He stated once the grading plans were submitted his office would review the plans to ensure compliance with City ordinance. Mr. Cook stated the City Engineer's office did not inspect anything on private property. Staff stated the City Engineer would review the structural engineer's report and agree or disagree with the report. Staff stated this would be completed prior to the issuance of a building permit.

Chairman Clifton questioned if anyone had any additional comments. There being none he requested a roll call vote.

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

PH2024-19 was approved with (7) affirmative votes, (1) no votes and (1) absent

SD2024-68 Barton's Add Lot 3, Blk 48, SPR for the development of 4-unit townhouse @ 814 N Magnolia St

Mr. Vernon Williams 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. Pay the drainage in-lieu fee of \$500/acre for residential development instead of providing onsite detention.
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of 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. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
 - a. 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. If applicable, contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in

- conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- e. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - h. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - i. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - j. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - k. All driveways are to be concrete within the ROW.
 - l. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - m. Provide half of the required 60 foot right-of-way.
 - n. Street improvements must be approved by City Engineer and accepted by City Council.
4. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. As noted, the dumpster is to have masonry screening with opaque gate enclosure.
 - c. No fence is to be located between the front of the building and the street.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 6. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. 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.

- d. All turf and plant material shall be irrigated by an automatic underground irrigation system.
 - e. Provide plant material legend graphically indicating the different plant materials. Provide plant material list and specifications indicating minimum plant material size at installation.
 - f. Landscape plans to be revised prior to the November 2024 Planning Commission Hearing.
8. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
9. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides. (Volume 2 Chapter 2 Definitions)
 - ii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
 - Or
 - b. If each dwelling unit extends from the foundation to the roof they will be separated by fire resistance rated walls meeting the requirements of AFPC Volume 3 Section R302.2.1 or R302.2.2.
10. Meet the requirements of CAW, including:
- a. Please submit a site utility drawing for the project.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
11. Meet the requirements of NLR Wastewater, including:
- a. Please submit a full set of plans to NLRW for review and approval prior to construction.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (8/0/1).

SD2024-69 Northshore Business Park Lot 4R, Blk 3, Replat @ 5120 Northshore Dr

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

- 1. Engineering requirements on detention:
 - a. Stormwater detention plan will be required during Site Plan Review process.
- 2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 80 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.

3. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
4. Meet the requirements of Community Planning.
5. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
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, including:
 - a. NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.
10. Meet the requirements of NLR Wastewater, including:
 - a. White Oak Connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (8/0/1).

RZ2024-29 a rezoning from R4 to C6 to allow the development of 16 units of multi-family @ 804 N Olive St (Lots 4 & 5 Cunningham Addition)

Mr. Thomas Pownall was present representing the request. Mr. Pownall stated the request was a rezoning from R4 to C6 to allow the development of a 16 unit townhouse development of three currently platted lots.

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

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

RZ2024-29 was approved with (8) affirmative votes, (0) no votes and (1) absent

SD2024-72 Cunningham Add Lot 6R, Blk 47, SPR to allow 14-unit multi-family @ 804 N Olive St

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. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. 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 Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - e. Provide CNLR Floodplain Development Permit application to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - h. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in

- conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- e. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - h. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - i. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - j. All driveways are to be concrete within the ROW.
 - k. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - l. Provide half of the required 60 foot right-of-way.
 - m. Street improvements must be approved by City Engineer and accepted by City Council.
4. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster is to have masonry screening on 3 sides along with an opaque gate enclosure.
 - c. No fence is to be located in front of the building(s).
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 6. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. 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.

- d. 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.
 - 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. 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. All turf and plant material shall be irrigated by an automatic underground irrigation system.
 - h. Landscape plans to be revised prior to the November 2024 Planning Commission Hearing.
8. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
9. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides. (Volume 2 Chapter 2 Definitions)
 - ii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3)
 - Or
 - b. If each dwelling unit extends from the foundation to the roof they will be separated by fire resistance rated walls meeting the requirements of AFPC Volume 3 Section R302.2.1 or R302.2.2.
10. Meet the requirements of CAW, including:
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department 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. 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.
 - e. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
11. Meet the requirements of NLR Wastewater, including:
- a. Will the Townhomes have separate owners?
 - i. If so, will an entity such as a HOA be solely responsible for maintaining the private sewer service line?
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (8/0/1).

CU2024-15 a Conditional Use to allow a hotel in a C6 zoning district @ 118 E Washington Ave

Mr. John Pownall was present representing the request. Mr. Pownall stated the request was a Conditional Use to allow development of a hotel.

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

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

CU2024-15 was approved with (8) affirmative votes, (0) no votes and (1) absent

RZ2024-30 a rezoning from C6 to PUD to allow parking for a hotel at 118 E Washington Ave @ 110 N Poplar St

Mr. John Pownall was present representing the request. Mr. Pownall stated the request was a rezoning from C6 to PUD to allow a satellite parking lot for a proposed hotel located at 118 E Washington Ave.

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

against the item. He questioned if any of the Commissioners had any questions. There being none Chairman Clifton called for a roll call vote -

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

RZ2024-30 was approved with (8) affirmative votes, (0) no votes and (1) absent

RZ2024-31 a rezoning from C6 to PUD to allow parking for a hotel at 118 E Washington Ave @ 120 S Poplar St

Mr. John Pownall was present representing the request. Mr. Pownall stated the request was a rezoning from C6 to PUD to allow a satellite parking lot for a proposed hotel located at 118 E Washington Ave.

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

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

RZ2024-31 was approved with (7) affirmative votes, (1) no votes and (1) absent

SD2024-73 Original City of Argenta Lot C, Blk 10, SPR for development of a hotel @ 118 E Washington Ave

Mr. John 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. 170 on-site parking spaces are required to serve the hotel. (5 + 1.2/room)
2. The site is located within the Downtown/Main Street Overlay District. The site development must meet the Overlay requirements and written approval must be received prior to the issuance of a building permit from the Design Review Committee of the NLR Planning Commission.
3. All signage must comply with Section 14.104 – Downtown Sign Overlay District.
4. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
5. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.

- b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - iii. Proposed pipe material specifications.
 - iv. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, 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. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
6. Meet the requirements of the City Engineer, including:
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. If applicable, contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected

- and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - h. All driveways are to be concrete within the ROW.
 - i. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - j. Provide half of the required 60 foot right-of-way.
 - k. Street improvements must be approved by City Engineer and accepted by City Council.
7. 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.
8. Other Boards approvals required before applying for a building permit.
- b. Provide approved City Council ordinance on rezoning the adjacent properties to PUD to serve as off-site parking for the hotel (110 N Poplar St and 120 S Poplar St).
9. Meet the requirements of Community Planning, including:
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster is to have masonry screening on 3-sides along with an opaque gate enclosure.
 - c. Place shrubs and plantings to screen and soften the impact of the dumpster location on the abutting street(s).
 - d. No fence is to be located in front of the building.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - f. Building height exceeding the maximum allowed of 140-feet shall provide Board of Zoning Adjustment approval before applying for a building permit.
10. Meet the requirements of the Master Street Plan, including:
- a. Provide ½ street improvements as required.
11. 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 minimal landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. 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.
 - ii. Provide a minimum of 8 trees adjacent to the S Poplar St right-of-way.
 - iii. Provide a minimum of 5 trees adjacent to the Riverfront Dr right-of-way.

- iv. Provide a minimum of 5 trees adjacent to the E Washington Ave right-of-way.
 - v. Note: Existing trees can be used to meet requirements if species, size, and location are noted on the landscape plan.
 - d. 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.
 - 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. 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. All turf and plant material shall be irrigated by an automatic underground irrigation system.
 - h. Landscape plans to be revised prior to the November 2024 Planning Commission Hearing.
12. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
 - b. Meet the requirements of the Downtown Sign Overlay District.
13. Meet the requirements of the Fire Marshal, including:
- a. 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. An automatic sprinkler system shall be provided throughout all buildings with a Group R fire area. (Volume 1 Section 903.2.8)
 - iii. 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)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
14. Meet the requirements of CAW, including:
- a. Provide 15' easement for existing 16 DI main on south side of property.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - c. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - d. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact

- Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
- e. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - f. 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.
 - g. 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.
 - h. 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.
15. Meet the requirements of NLR Wastewater, including:
- a. 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.
 - b. Grease interceptor will be 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (8/0/1).

SD2024-74 Market Plaza Lot A1 SPR for off-site parking to serve the hotel at 118 E Washington @ 110 N Poplar St

Mr. John 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. The site is located within the Downtown/Main Street Overlay District. The site development must meet the Overlay requirements and written approval must be received prior to the issuance of a building permit from the Design Review Committee of the NLR Planning Commission.
2. All signage must comply with Section 14.104 – Downtown Sign Overlay District.

3. All gates are to be off set from the back of curb a minimum of 40-feet.
4. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
5. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
6. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. 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. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - g. All driveways are to be concrete within the ROW.
 - h. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - i. Provide half of the required 60 foot right-of-way.
 - j. Street improvements must be approved by City Engineer and accepted by City Council.
7. 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.
8. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance on rezoning property to PUD to allow parking.

- b. If fences are proposed, provide approval by the Board of Zoning Adjustment to allow the placement of a fence on a vacant lot(s).
- 9. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 10. Meet the requirements of the Master Street Plan, including:
 - a. Provide ½ street improvements if required.
- 11. 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 minimal landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. 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.
 - ii. Provide a minimum of 10 trees adjacent to the North Poplar Street right-of-way.
 - iii. Provide a minimum of 7 trees adjacent to the E Washington Avenue right-of-way.
 - iv. Provide a minimum of 10 trees adjacent to the Arena Way right-of-way.
 - v. Provide a minimum of 7 trees adjacent to the E 2nd Street right-of-way.
 - d. 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. Provide a minimum of 29 parking area trees. Locate a minimum of 15 trees within the parking area.
 - 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. 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. Note: landscape cannot be used to meet more than one individual code requirement.
 - h. Landscape plans to be revised prior to the November 2024 Planning Commission Hearing.
- 12. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.

- b. Meet the requirements of the Downtown Sign Overlay District.
- 13. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code.
 - b. A fire apparatus access road having an unobstructed width of not less than 20 feet and able to support 85,000lbs. shall be provided to within 150 of anywhere on the parking lot.
 - c. If the fire apparatus road exceeds 150 feet in length it shall enter and exit onto the public street without the fire apparatus having to back up or turn around.
- 14. Meet the requirements of CAW, including:
 - a. Provide 15' easement for existing 16" DI main and 8" DI main on south side of 120 S. Poplar St. property.
 - b. Do not plant trees directly over the 16" main.
 - c. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- 15. Meet the requirements of NLR Wastewater.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (7/1/1).

SD2024-75 Original City of Argenta Lots 11 – 12, Blk 9, SPR for off-site parking to serve the hotel at 118 E Washington @ 120 S Poplar St

Mr. John 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. 170 on-site parking spaces are required to serve the hotel. (5 + 1.2/room)
2. The site is located within the Downtown/Main Street Overlay District. The site development must meet the Overlay requirements and written approval must be received prior to the issuance of a building permit from the Design Review Committee of the NLR Planning Commission.
3. All signage must comply with Section 14.104 – Downtown Sign Overlay District.
4. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
5. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.

- c. If applicable, 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. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
6. Meet the requirements of the City Engineer, including:
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. If applicable, contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.

- h. All driveways are to be concrete within the ROW.
- i. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
- j. Provide half of the required 60 foot right-of-way.
- k. Street improvements must be approved by City Engineer and accepted by City Council.
- 7. 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.
- 8. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance on rezoning the adjacent properties to PUD to serve as off-site parking for the hotel (110 N Poplar St and 120 S Poplar St).
- 9. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster is to have masonry screening on 3-sides along with an opaque gate enclosure.
 - c. Place shrubs and plantings to screen and soften the impact of the dumpster location on the abutting street(s).
 - d. No fence is to be located in front of the building.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - f. Building height exceeding the maximum allowed of 140-feet shall provide Board of Zoning Adjustment approval before applying for a building permit.
- 10. Meet the requirements of the Master Street Plan, including:
 - a. Provide ½ street improvements as required.
- 11. 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 minimal landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. 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.
 - ii. Provide a minimum of 8 trees adjacent to the S Poplar St right-of-way.
 - iii. Provide a minimum of 5 trees adjacent to the Riverfront Dr right-of-way.
 - iv. Provide a minimum of 5 trees adjacent to the E Washington Ave right-of-way.
 - v. Note: Existing trees can be used to meet requirements if species, size, and location are noted on the landscape plan.
 - d. 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.
 - 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. 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. All turf and plant material shall be irrigated by an automatic underground irrigation system.
 - h. Landscape plans to be revised prior to the November 2024 Planning Commission Hearing.
12. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
 - b. Meet the requirements of the Downtown Sign Overlay District.
13. Meet the requirements of the Fire Marshal, including:
- a. 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. An automatic sprinkler system shall be provided throughout all buildings with a Group R fire area. (Volume 1 Section 903.2.8)
 - iii. 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)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
14. Meet the requirements of CAW, including:
- a. Provide 15' easement for existing 16 DI main on south side of property.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - c. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - d. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - e. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - f. 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.

- g. 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.
 - h. 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.
15. Meet the requirements of NLR Wastewater, including:
- a. 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.
 - b. Grease interceptor will be 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.

Commissioner Belasco provided a second to the motion. By voice vote, the Commission voted unanimously for approval (8/0/1).

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 (8/0/1), the meeting was adjourned at 5:10 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, December 10, 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

SD2024-70 Lippincotts Lot B-RR Replat and SPR for building expansion @ 5401 MacArthur Dr

1. All new construction must meet the minimum rear yard setback. The rear yard setback is to be 20-feet. The drawing does not clearly indicate the rear yard setback adjacent to W Military Dr.
2. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
3. 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.
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. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, 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 CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. If applicable, 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. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
5. Meet the requirements of the City Engineer, including:
 - a. If applicable, prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
 - c. If applicable, 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.
7. Other Boards approvals required before applying for a building permit.
 - a. If required, provide approval from Board of Zoning Adjustment on setback variance.
8. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster is to have masonry screening on 3-sides and an opaque gate enclosure.
 - c. No fence is to be located in front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
9. Meet the requirements of the Master Street Plan.
10. 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 minimal landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. 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.
 - ii. Provide a minimum of 7 trees adjacent to the Military Rd right-of-way.
 - d. All turf and plant material shall be irrigated by an automatic underground irrigation system and noted on the landscape plan.
 - e. Provide a landscape plan.
 - f. Provide plant material legend graphically indicating the different plant materials. Provide plant material list and specifications indicating minimum plant material size at installation.
 - g. Any disturbed turf or groundcover shall be repaired before final acceptance of the project, show limits of work on landscape / site plan.
 - h. Landscape plans to be revised prior to the November 2024 Planning Commission Hearing.
11. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
12. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. A Group F-1 fire area exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4)
 - ii. 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)
 - iii. Fire barriers separating an occupancy into different fire areas shall have a fire resistance rating of not less than that indicated in Table 707.3.10. In this case a 3 hour fire barrier. (Volume 2 Table 707.3.10)
13. Meet the requirements of CAW, including:

- a. NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.
14. Meet the requirements of NLR Wastewater, including:
- a. Calculation of existing Sand/Oil Separator is required for additional service bays.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.



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. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, 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 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 Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - h. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
2. 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. If applicable, 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. All driveways are to be concrete within the ROW.
 - e. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - f. Street improvements must be approved by City Engineer and accepted by City Council.
3. Planning requirements before the plat will be signed:

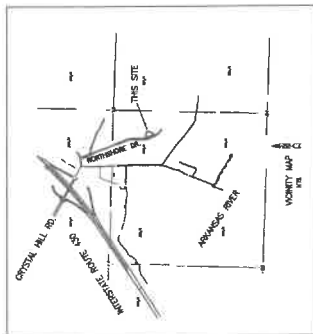
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
4. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance abandoning the easement indicated on the plat.
5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening on 3 sides along with an opaque gate enclosure.
 - c. No fence is to be between the street right of way and the front of the building.
 - 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. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - c. Provide a scaled landscape plan, graphically indicating plant material and locations, plant material legend noting the different plant materials, plant material list and specifications indicating minimum plant material size at installation.
 - i. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - d. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. 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.
 - e. 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.
 - i. The development of the C3 zoned property adjacent to the I2 zoned property to the east will require a half screen as defined by Section 7.3.2. Class Half Screens.
 - ii. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
 - iii. Trees from 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.
 - iv. A six (6) 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.
 - f. Trees shall be planted at the rate of 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.
 - g. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.

- i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
- 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 December 2024 Planning Commission Hearing.
8. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
9. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Occupancies meeting the definition of a High-Hazard due to the type and amount of hazardous materials stored that constitute a physical or health hazard shall be equipped throughout with a fire sprinkler system. (Volume 2 Section 903.2.5.1)
 - ii. Designation as a High-Hazard occupancy shall be based on the AFPC Volume 2 Section 307.
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iv. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
10. Meet the requirements of CAW, including:
 - a. Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - d. 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.
 - e. Execution of Customer Owned Line Agreement is required.
 - f. 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.
 - g. 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

11. 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. Please submit a full set of plans to NLRW for review and approval prior to construction.



Scale 1" = 40 ft

[illegible]

LEGAL DESCRIPTION	ACRES
LOT 4, BLOCK 3, NORTHSORE BUSINESS PARK SUBDIVISION, NORTH LITTLE ROCK, ARKANSAS	0.00000000
INSTRUMENT NO. 2007045198, RECORDS OF PULASKI COUNTY, ARKANSAS	0.00000000
AND	
LOT 5, BLOCK 3, NORTHSORE BUSINESS PARK SUBDIVISION, NORTH LITTLE ROCK, ARKANSAS	0.00000000
INSTRUMENT NO. 2006022530, RECORDS OF PULASKI COUNTY, ARKANSAS	0.00000000
CONSTITUTING 3.775 ACRES, MORE OR LESS.	



OWNER: CTEH PROPERTIES, LLC
5120 NORTHSORE DR.
NORTH LITTLE ROCK, AR 72118
PHONE: 501-374-5931

SITE PLAN REVIEW

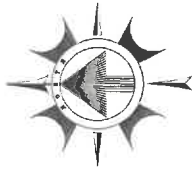
**MONTROSE ENVIRONMENTAL
(FORMERLY C.T.E.H.)**

LOT 4 & 5, BLOCK 3
NORTHSHORE BUSINESS PARK
SUBDIVISION
PART OF THE NW 1/4 OF SECTION 14, T-3-N, R-14-W

Inventory			
Order	10-28-24		
Order		1" x 4"	Perk
Order			
Order			

1. Provide the proposed parking lot striping plan including the interior landscape islands.
2. Provide details of any proposed fencing; location, height, material.
3. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre for the increase of impervious surfaces 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. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, 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 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. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
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. 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. 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. All driveways are to be concrete within the ROW.
 - h. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - i. Provide half of the required 60 foot right-of-way.
 - j. Street improvements must be approved by City Engineer and accepted by City Council.
6. Meet the requirements of Community Planning, including:
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is added the dumpster is to have masonry screening on three sides along with an opaque gate enclosure.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
7. Meet the requirements of the Master Street Plan, including:
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
8. Meet the requirements of the Screening and Landscaping ordinance, including:
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees 30' on center.
 - d. Provide parking lot shade trees.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - h. Provide 6 foot front yard landscape strip between property line and paving.
 - i. Provide 4 foot side yard landscape strip between property line and paving.
 - j. Provide buffer between dissimilar uses or zoning.
9. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
10. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Emergency lighting. (Volume 1 Section 1008)
 - ii. Approved exit signs. (Volume 1 Section 1013)
11. Meet the requirements of CAW, including:
- a. Arkansas Water requirements in effect at the time of request for water service must be met.
12. Meet the requirements of NLR Wastewater, including:
- a. Please add 15' exclusive sanitary sewer easement to all existing sanitary sewer lines within the parcel boundaries.



CERTIFICATE OF RECORDING
THIS PLAT IS FILED FOR RECORDING IN PLAT BOOK _____ PAGE _____

SIGNED _____
TITLE _____
FOR BILL OF ASSURANCE SEE RECD RECORD BOOK _____ PAGE _____

CERTIFICATE OF SURVEYING
I, MARION SCOTT FOSTER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON OCTOBER 16, 2024, THAT THE BOUNDARY LINES THEREON COME FROM THE CITY OF NORTH LITTLE ROCK PLANNING DEPARTMENT, AND THAT ALL MONUMENTS WHICH WERE FOUND OR PLACED ON THE PROPERTY ARE CORRECTLY DESCRIBED AND LOCATED.

DATE OF EXECUTION _____
MARION SCOTT FOSTER
PROFESSIONAL SURVEYOR
NO. 1467 ARKANSAS

DATE OF EXECUTION _____
SHAWN SPENCER
CITY OF NORTH LITTLE ROCK

DATE OF EXECUTION _____
CITY OF NORTH LITTLE ROCK

BETHANY ROAD

S88°03'54"E 326.49' MEAS.
(S88°05'40"E 326.56' PLAT)

ASPHALT

25' BUILDING LINE

FOUND "X" IN CONCRETE

BRICK AND FRAME CHURCH BUILDING

PROPOSED 30'X35' ADDITION

ASPHALT

25' BUILDING LINE

FOUND 1/2" PIPE

14.0'

103.6'

N88°05'34"W 333.54' MEAS.
(N88°32'37"W 330.45' PLAT)

CHAIN LINK FENCE

PROPOSED 4' LANDSCAPING AREA

WOOD FENCE

FOUND 1/2" REBAR

PROPOSED 4' LANDSCAPING AREA

PROPOSED ASPHALT PARKING LOT

EXISTING BUILDING TO BE REMOVED

25.0'

31.8'

- LEGEND
- POWER POLE
 - LIGHT POLE
 - SIGN
 - WATER VALVE
 - WATER METER
 - SANITARY SEWER MAN-HOLE
 - TELEPHONE PEDESTAL
 - FIRE HYDRANT
 - GAS METER
 - ORATE
 - HANDICAPED PARKING
 - COMPUTED POINTS
 - CONC.
 - GUY WIRE ANCHOR
 - P.O.B.
 - ELEVATION

CERTIFICATE OF FLOOD NOTICE
THIS PROPERTY IS LOCATED WITHIN THE FLOOD HAZARD ZONE "X" (AREAS OF MINIMAL FLOOD DAMAGE RISK) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0519030640 WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2015. NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE WAS OBTAINED TO VERIFY THIS DETERMINATION OR A VARIANCE FROM THE FLOOD INSURANCE RATE MAP AGENCY.

DATE OF EXECUTION _____
MARION SCOTT FOSTER
PROFESSIONAL SURVEYOR
NO. 1467 ARKANSAS

DATE OF EXECUTION _____
SHAWN SPENCER
CITY OF NORTH LITTLE ROCK

DATE OF EXECUTION _____
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DATE OF EXECUTION _____
CITY OF NORTH LITTLE ROCK



VICINITY MAP (NOT TO SCALE)

NOTES

SURVEY BEARINGS ARE BASED ON GRID NORTH
AR STATE PLANE NORTH ZONE AS DETERMINED
BY GPS

THE BEARINGS SHOWN ON THIS PLAT ARE
ASSUMED AND ARE TO BE USED TO DEFINE THE
INTERSECTION OF PROPERTY AND LAND LINES.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE
COVENANTS, SUBDIVISION RESTRICTIONS, AND
PLANNING AND ZONING REGULATIONS OF RECORD.
IF ANY ARE APPLICABLE TO THIS PROPERTY, THEY
ACCURATE AND CURRENT TITLE SEARCH MAY
DISCLOSE.

NO STATEMENT IS MADE AS TO THE EXISTENCE
OR LOCATION, EXCEPT WHERE SHOWN OF ANY
PROPERTY CORNER MONUMENTS.

NO STATEMENT IS MADE CONCERNING
SUBSURFACE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL
MEASUREMENTS PRIOR TO BEGINNING
CONSTRUCTION. (IF APPLICABLE)

SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL
AND SIGNATURE OF SURVEYOR OR IN
PRESENT ON IT.

UTILITIES NOT FIELD VERIFIED. NO OTHER
STATEMENT IS MADE AS TO UTILITY EXISTENCE OR
LOCATION.

I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY
HAS BEEN SURVEYED, CORNER MONUMENTS HAVE
BEEN ESTABLISHED, AND THE EXISTING
IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.

DECLARATION IS MADE TO ORIGINAL PURCHASER
OF THE SURVEY. IT IS NOT TRANSFERABLE TO
AFTER-PURCHASERS OR SUBSEQUENT
OWNERS.

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DOCUMENT CANNOT BE REPRODUCED AND OR
ALtered IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF ARKANSAS SURVEYING AND
CONSULTING, INC.

PROPERTY DESCRIPTION
LOT 1, RHODES ADDITION
TO THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS.

DATE: 10-10-2024
SCALE: 1" = 20'
DRAWN BY: MSF
CHECKED BY: MSF
FILE NAME: RHODES ADDITION

ARKANSAS SURVEYING & CONSULTING

UNITY BIBLE BAPTIST CHURCH
308 EUREKA GARDENS ROAD
NORTH LITTLE ROCK, ARKANSAS
PROPOSED CONSTRUCTION / SITE PLAN

DATE: 10-10-2024
SCALE: 1" = 20'
DRAWN BY: MSF
CHECKED BY: MSF
FILE NAME: RHODES ADDITION

ARKANSAS SURVEYING & CONSULTING

UNITY BIBLE BAPTIST CHURCH
308 EUREKA GARDENS ROAD
NORTH LITTLE ROCK, ARKANSAS
PROPOSED CONSTRUCTION / SITE PLAN

DATE: 10-10-2024
SCALE: 1" = 20'
DRAWN BY: MSF
CHECKED BY: MSF
FILE NAME: RHODES ADDITION

ARKANSAS SURVEYING & CONSULTING

UNITY BIBLE BAPTIST CHURCH
308 EUREKA GARDENS ROAD
NORTH LITTLE ROCK, ARKANSAS
PROPOSED CONSTRUCTION / SITE PLAN

Item #4

SD2024-79 Eight Street Baptist Church Replat Lot 1 SPR @ 901 SA Jones Dr

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
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. Provide half of the required 60 foot right-of-way.
 - c. 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. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, 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. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
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. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision

- and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
 - g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - i. 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 30-foot ROW dedication along 8th Street.
6. 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 along with an opaque gate enclosure.
 - c. No fence is to be located between the front property line and the front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
7. Meet the requirements of the Master Street Plan, including:
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards along the south side of SA Jones Dr.
 - b. Provide ½ street improvements.
8. Meet the requirements of the Screening and Landscaping ordinance, including:
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. 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.
 - ii. Provide a minimum of 11 trees adjacent to the north side of the SA Jones right-of-way.
 - iii. Provide a minimum of 5 trees adjacent to the south side of the SA Jones right-of-way.
 - iv. Provide a minimum of 10 trees adjacent to the Hickory St right-of-way.
 - v. Note: If redbuds are used adjacent to the street rights-of-way due to overhead power lines they are to be placed 15-feet on center requiring a minimum of 22 trees on the north side of SA Jones, 10 trees on the south side of SA Jones and 20 trees adjacent to the Hickory St
 - vi. Note: Existing trees can be used to meet requirements if species, size, and location are noted on the landscape plan.
 - 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.
 - ii. Provide a minimum of 75 shrubs between the parking and the north SA Jones right-of-way.
 - iii. Provide a minimum of 30 shrubs between the parking and the south SA Jones right-of-way.
 - iv. Provide a minimum of 60 shrubs between the parking and the Hickory St right-of way.
 - e. 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 9 trees are required for the parking area on the north side of SA Jones Dr
 - iv. A minimum of 3 trees are required for the parking area on the south side of SA Jones Dr
 - f. 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.
 - i. The development of the parking area adjacent to the single family residence located on the south side of SA Jones Dr requires a full screen as defined by Section 7.3.1. Class Full Screens.
 - ii. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
 - iii. Trees from Section 7.5, Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
 - iv. 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. No fence, wall and/or site grading is required with evergreen trees from Table E. The opaque screen must be opaque within 4 seasons.
 - g. All turf and plant material shall be irrigated by an automatic underground irrigation system.
 - h. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - i. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - j. Landscape plans to be revised prior to the December 2024 Planning Commission Hearing.
9. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
10. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. An A-3 assembly occupancy with an occupant load of 300 or more, or where the fire area exceeds 12,000 square feet, shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.3)
 - ii. An A-3 assembly occupancy with an occupant load of 300 or more shall be equipped with a fire alarm system meeting the requirements of the AFPC Section 907.2.1.
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iv. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
11. Meet the requirements of CAW, including:
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

- c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - d. 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.
 - e. 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.
 - f. 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.
12. Meet the requirements of NLR Wastewater, including:
- a. Please add 15' exclusive sanitary sewer easement to all existing sanitary sewer lines within the parcel boundaries.
 - b. Please provide the intended use of the proposed addition.
 - c. The proposed development must locate and connect to the existing sewer service line within the parcel.
 - d. Grease interceptor with sampling manhole is required if food will be prepared.
 - e. Please submit a full set of plans to NLRW for review and approval prior to construction.

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - j. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.

- f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- g. The future development proposed within the floodway cannot begin until an engineering study is conducted that shows the development will not cause the BFE to rise.
- h. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- i. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- j. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- k. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- l. All driveways are to be concrete within the ROW.
- m. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
- n. Provide half of the required 60 foot right-of-way.
- o. Street improvements must be approved by City Engineer and accepted by City Council.
4. Other Boards approvals required before applying for a building permit.
 - a. Provide approval from Board of Zoning Adjustment allowing the reduced setback.
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 on three sides along with an opaque gate enclosure.
 - c. No fence is to be located between the front property line and the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
6. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. 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.
 - ii. Provide a minimum of 5 trees adjacent to the E 43rd St right-of-way.
 - iii. Provide a minimum of 8 trees adjacent to the Richards Rd right-of-way.
 - d. 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. Provide a minimum of 3 parking area trees.
 - e. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.

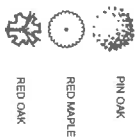
- i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - ii. Provide a minimum of 36 shrubs adjacent to the parking area.
 - 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. All turf and 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 December 2024 Planning Commission Hearing.
8. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
9. Meet the requirements of the Fire Marshal, including:
- a. 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)
10. Meet the requirements of CAW, including:
- a. Provide 15' utility easement for existing 10" DI main inside of the property line on the South East corner of the property.
11. Meet the requirements of NLR Wastewater, including:
- a. Please state the intended use of the proposed building.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.

43RD STREET 60'R/W

SITE INFORMATION

ZOHNING, C-4
OWNER: LATUS PROPERTIES, LLC
25 TIMBERLAKE DR
LITTLE ROCK, AR 72207
DEVELOPER: DAVE GRUNDIGST COMPANY
1221 WESTPARK DRIVE
LITTLE ROCK, AR 72204
SURVEYOR: CORNELIUSONE SURVEYING & MAPPING
P.O. BOX 1074
GREENBRIER, AR 72095
FEMA PANEL NUMBER: CS119C03252C

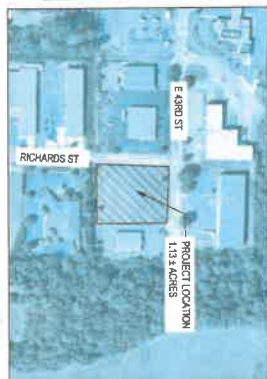
TREE LEGEND



LOT 8A OF MCCAIN EAST BUSINESS PARK IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

PROJECT LOCATION

N.T.S.



LIES AS A RECREATION EAST BUSINESS PARK IN THE CITY OF NORTH LITTLE ROCK, POLAND COUNTY, ARKANSAS

A TRACT OF LAND IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 11 WEST, POLAND COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A .86" NINE INCH PAKE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE SOUTH 79 DEGREES EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27' 22" WEST ALONG THE WEST LINE OF SAID LOT 159A TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27' 22" WEST ALONG THE WEST LINE OF SAID LOT 159B TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 27' 22" WEST ALONG THE WEST LINE OF SAID LOT 159C TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 27' 22" WEST ALONG THE WEST LINE OF SAID LOT 159D TO THE POINT OF BEGINNING; CONTAINING ABOUT 33.00 ACRES FEET (1,135 ACRES), BEING OR LESS.

OWNERSHIP OF DOCUMENTS

OWNERSHIP OF DOCUMENTS

SAFETY NOTICE TO CONTRACTOR

IN ADDITION, WITH REGULARLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE FIDELITYBOND WILL APPLY TO CONTRACTORS AND NOT BE LIMITED TO NONBOND-SPONSORED FIRMS.

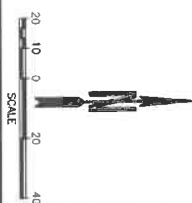
THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S BIDDING MATERIALS, N. OR PLAN THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR

THE LOCATION AND LOCATION OF ANY INTERFERED-UPON OR STRUCTURES SHOWN ON THESE DRAWINGS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER ADVERSE EFFECTS SHOWN ON THESE RECORDS AND WE BELIEVE THAT THE PROPOSED PROJECTS WILL NOT AFFECT THE EXISTING OR PROPOSED STRUCTURES. THE CONTRACTOR IS REQUESTED TO TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES SHOWN, AND THESE DRAWINGS ARE NOT TO BE USED TO LOCATE THE EXISTING UTILITIES OR TO LOCATE THE LOCATION OF THE FIELD POINTS TO THE INTERSECTION OF THE ACTUAL PORTION OF THESE WORKS.



Know what's below.
Call before you dig.

[illegible]

SCALE	1" = 20'
DESIGN BY	ELM
CHECKED BY	MER
DATE	10/29/24

PRELIMINARY
NOT FOR
CONSTRUCTION



SHEET NO. SP1	PROJECT NO. 24-012	PROJECT TITLE: SMITH MEDICAL CENTER NORTH LITTLE ROCK, AR
		SHEET TITLE: SITE PLAN REVIEW



Request: a Special Use to allow Manufacturing, Assemblage, or Processing – Heavy, an abattoir/slaughterhouse and meat processing facility, in an I2 zoning district

Location of the Request: @ 1600 Gregory Street, NLR, AR

Applicant: RME, Rickett Moriconi Engineering, Inc.

Owner: Anchor Realty Investments LLC

Background: The building was constructed in 1959 as a warehouse facility. The applicant purchased the property in 2019 to use as warehouse space for their existing restaurant facilities. The warehousing consist of paper products for the restaurants and storage of food products for the restaurants.

Site Characteristics: The area is an industrial area consisting of numerous warehouse businesses. The UP rail lines are located to the south of the site. Gregory Street dead ends into the property.

Master Street Plan: Gregory Street is a local commercial street on the Master Street Plan. There are no dedicated bikeways located in the general area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	I2	Warehouse
South	I2	UP Rail Lines
East	I2	Warehouse
West	I2	Warehouse

General Information:

1. **Compatible with previous actions?** A Special Use has been considered for uses which are not typical to a particular zoning district or area. The Special Use is limited to an applicant and is not a transferable use to a future user of the facility.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The area is an industrial area backing up to the UP Rail Lines. The rear of the property, adjacent to the rail line, is the location proposed for the holding pens for the animals. There should be minimal effect on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is adequate for development.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.

8. **Should a different zoning classification be requested?** No, a Special Use is the appropriate request within the I2 zoning district to allow the placement of an abattoir.

Summary: The applicant is seeking approval of a Special Use to allow the placement of an abattoir at this location. The applicant is seeking to allow livestock (beef cattle) to be brought to the site, unloaded and held in an outdoor holding pen/corral until processing. The corral is located in the rear of the building adjacent to the rail line. The property is zoned I2. Within the I2 zoning district Manufacturing, Assemblage, or Processing – Heavy defined as an establishment engaged in manufacturing, assembly, fabrication, packaging, or other industrial processing of raw or extracted materials or the provision of industrial services, where there is potential for external effects such noise, dust, glare, odors, or vibration. A slaughterhouse is listed as a potential use within this zoning designation. From the permitted use table a Special Use is required to allow the use within an I2 zoning district and a Conditional Use is required to allow the use within an I3 zoning district.

The applicant indicates there will be a load of livestock per week brought to the site. The intent is to allow up to 50 animals to be held at the site until processed within an outdoor corral. The intent is to process all animals before any additional livestock are delivered. Once the animals are processed the animal waste and bi-products will be disposed of as required by state and federal law to prevent pollution and protect the ecosystems.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on November 20, 2024 in conjunction with a request for site plan review for the proposed addition of the holding pen located on the property (SD2024-80). The Committee recommended approval with conditions.

Conditions to Consider:

1. Meet all the requirements of SD2024-80.
2. Applicant must meet all applicable Federal, State, County and City requirements.
3. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
4. Business license to be issued after Planning Staff confirmation of requirements.
5. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Special Use #2024-19



Ortho Map

Date: 11/26/2024

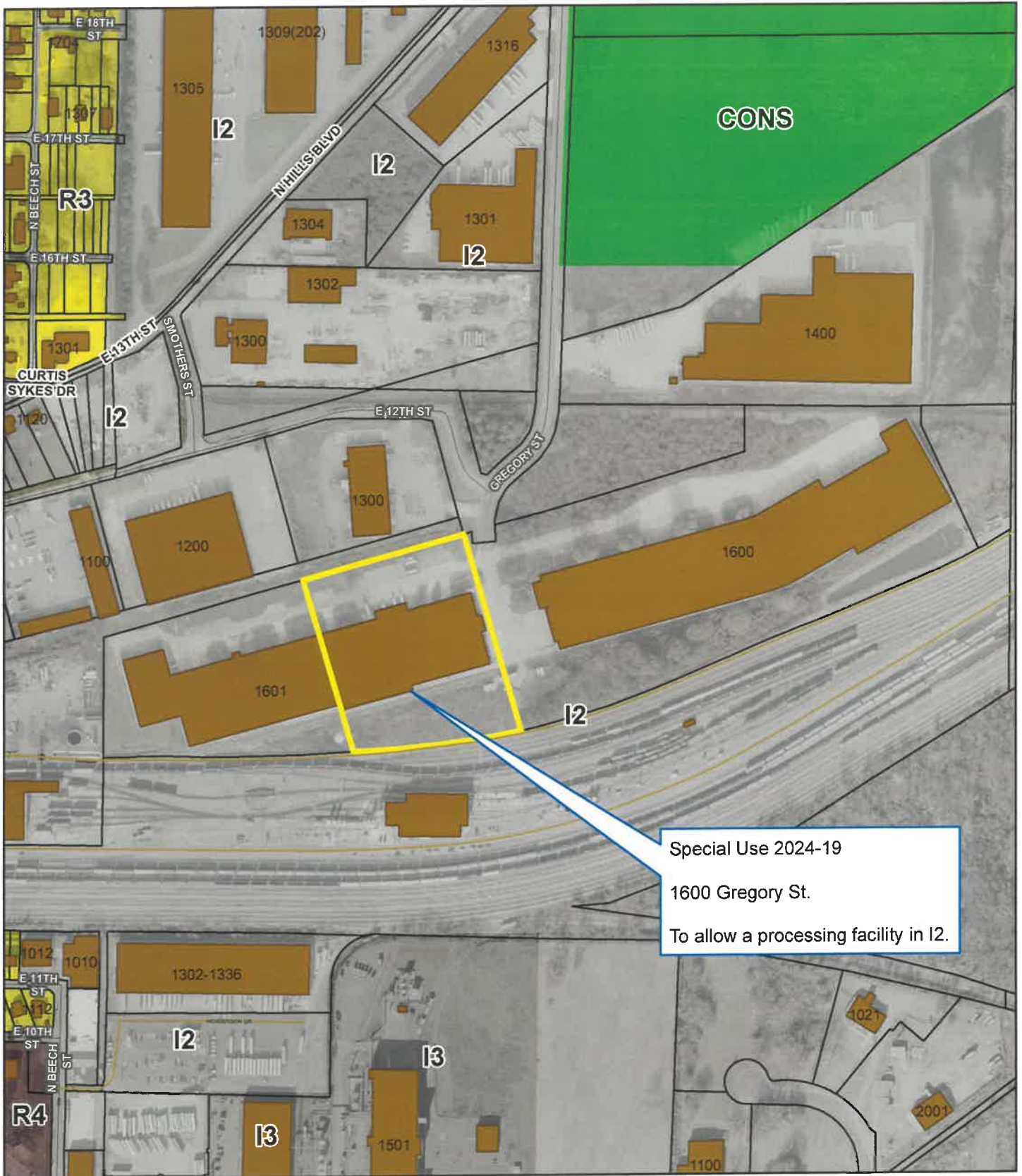
1 inch = 100 feet

0 50 100 200 Feet



Not an actual survey

Special Use #2024-19



Zoning Map

1 inch = 400 feet

0 200 400 800 Feet



Date: 11/26/2024

Not an actual survey

Item #7

SD2024-80 1600 Gregory Street SPR @ 1600 Gregory St

1. Provide a replat of the property prior to request for building permit.
2. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development 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. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, 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 CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - j. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
4. Meet the requirements of the City Engineer, including:
 - a. If applicable, repair or replace existing sidewalk and curb to City Engineer's standards.
 - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

- c. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
- d. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
5. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
6. Other Boards approvals required before applying for a building permit.
 - a. Provide approved City Council ordinance to allow a Special Use for Manufacturing, Assemblage, or Processing – Heavy (a Slaughter House) at this location.
7. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
8. Meet the requirements of the Master Street Plan.
9. Meet the requirements of the Screening and Landscaping ordinance.
10. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
11. Meet the requirements of the Fire Marshal.
12. Meet the requirements of CAW, including:
 - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - e. 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.
 - f. Execution of Customer Owned Line Agreement is required.
 - g. 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.
 - h. 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.

- i. All trees must have a minimum of 5' of separation from existing water mains.
13. Meet the requirements of NLR Wastewater, including:
- a. Please add 15' exclusive sanitary sewer easement to all existing sanitary sewer lines within the parcel boundaries.
 - b. Please provide all plumbing plans and floor plans for the processing facility.
 - c. A Grease interceptor with sampling manhole is required to collect any Fats, Oils, Grease or Solids discharged.
 - d. Please contact Mitch Foreman, NLRW Pretreatment Department (mforeman@nlrwu.com) for pretreatment and industrial permitting requirements.
 - e. A wastewater survey is attached. Please complete and return to NLRW. Sanitary sewer requirements will be established once the requested information is received.
 - f. NLRW will sample and monitor the effluent discharge from the processing facility to ensure pretreatment is required.
 - g. Please submit a full set of plans to NLRW for review and approval prior to construction.

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

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

Applicant: Thomas Engineering Co.

Owner: Chubby Little Groundhogs LLC

Background: The Commission considered a request to allow an events center at this location in February 2024. The approval allowed the events center and an associated off-site parking lot located to the east of the proposed development site. The off-site parking was approved as a Conditional Use request which will be revoked by City Council upon approval of the current request.

Site Characteristics: The site is located along the Arkansas River to the south, with office buildings located to the north of the site. The western lot is an undeveloped lot with an electrical substation. The parking portion of the development is proposed under the existing power transmission line.

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 and Uses

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

General Information:

1. **Compatible with previous actions?** Events Centers require review by the Commission via a Special Use in all zoning districts.
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 with approval of the events center as proposed.
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?** The zoning will remain unchanged.

8. **Should a different zoning classification be requested?** A Special use is the appropriate request to allow an events center within the C6 zoning district.

Staff 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 events center will be constructed to the rear of the office building. The applicant is also seeking site plan approval for the events center and associated parking (located on the same lot as the proposed events center) as a separate item on this agenda (SD2024-82).

Parking for an events center is typically based on one parking space per five occupants per the fire marshal's approved occupancy. The parking plan indicates the placement of 80 parking spaces. The applicant has not provided the occupancy rate for the events center therefore, staff cannot determine if the parking as proposed is adequate to serve the use.

Although staff is generally supportive of the applicant's request, staff has concerns with being unable to determine the occupancy rate and if the parking as proposed is adequate to serve the proposed use.

Design Review Committee and Design Review Committee Recommendation: The applicant met with the Design Review Committee on November 20, 2024, in conjunction with a Replat and Site Plan Review request to allow the construction of the events center pavilion and a parking lot located immediately to the west of the site. The Committee recommended approval with conditions.

Conditions to Consider:

1. Meet the requirements of SD2024-82.
2. Provide one on-site parking space per five occupants per the fire marshal's approved occupancy load.
3. The days and hours of operation for the events center are from 6 am to midnight daily.
4. Limit outdoor noise to promote a quiet setting. Use of outdoor speaker systems or amplified sound is not permitted.
5. Provide licensed security for events serving alcohol.
6. All signs must comply with the NLR Sign Code.
7. All 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.

Special Use #2024-22



Ortho Map

Date: 11/22/2024

1 inch = 75 feet

0 37.5 75 150 Feet



Not an actual survey

Special Use #2024-22



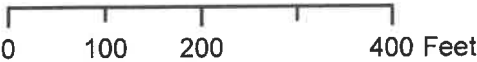
Special Use 2024-22
112 Smarthouse Way
To allow an events center in C6.



Zoning Map

Date: 11/22/2024

1 inch = 200 feet



Not an actual survey



1. Efforts are to be made to connect the existing bike and pedestrian trail located along the river to the currently utilized trail connecting Riverfront Drive.
2. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
3. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - b. Provide half of the required 50 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
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. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, 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 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. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built 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. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.

- d. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - e. 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.
 - f. 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.
7. Other Boards approvals required before applying for a building permit.
- a. Provide approved City Council ordinance for the Special Use to allow the events center.
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 on 3 sides along with an opaque gate enclosure.
 - c. No fence is to be located between the front property line and the building.
 - 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 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
10. 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 minimal landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. 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.
 - ii. Provide a minimum of 4 trees adjacent to the Smart House Way right-of-way.
- d. 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. Provide a minimum of 14 parking area trees. Locate a minimum of 7 trees within the parking area.
- e. 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.
- i. The development of the C6 zoned parking area adjacent to the I2 zoned property to the north requires a full screen as defined by Section 7.3.1. Class Full Screens.
 - ii. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.

- iii. Trees from Section 7.5, Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
 - iv. 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. No fence, wall and/or site grading is required with evergreen trees from Table E. The opaque screen must be opaque within 4 seasons.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - h. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - i. Landscape plans to be revised prior to the December 2024 Planning Commission Hearing.
11. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
12. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Provide a fire safety and evacuation plan (Volume 1 Section 403, 404)
 - ii. Type A-2 occupancies with an occupant load of 100 or more require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - iii. Type A-2 occupancies exceeding 5000 square feet require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - iv. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - v. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - vi. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - vii. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
13. Meet the requirements of CAW, including:
- a. Provide 15' utility easement for ex. 8" D.I main on West side of 112 Smarthouse Way.
 - b. Provide 15' utility easement for ex. 8" C.I. main on South side of proposed parking lot.
 - c. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - d. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - e. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - f. 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.

- g. 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.

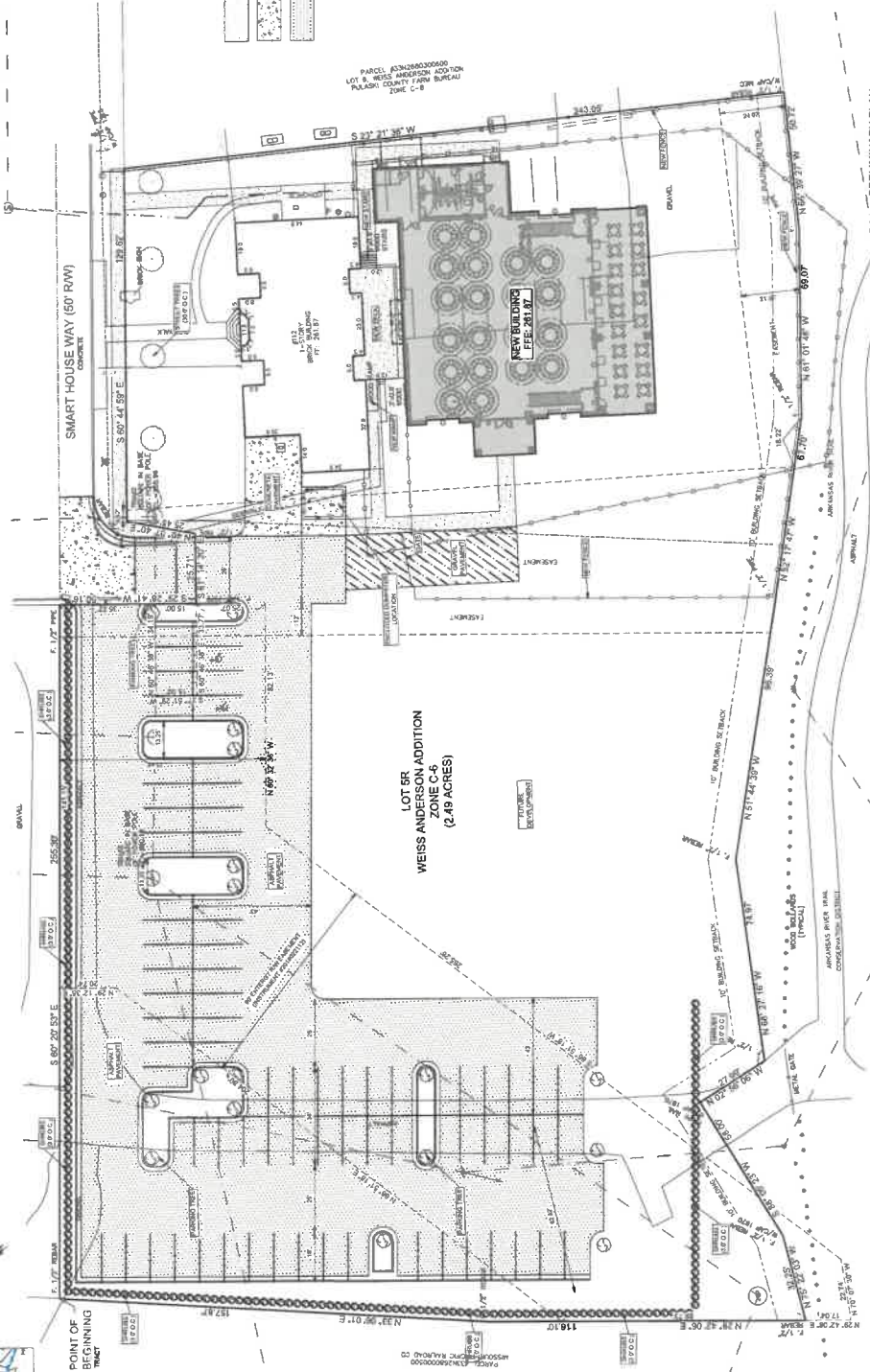
14. Meet the requirements of NLR Wastewater, including:

- 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.

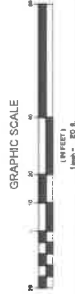


POINT OF

- [illegible]



PRELIMINARY PLAN -
NOT FOR CONSTRUCTION



GRAPHIC SCALE

LEGAL DESCRIPTION
LOT 2R
WYESS AND EISON SUBDIVISION

CHUBBY LITTLE GROUNDHOGS
112 SMARTHOUSE WAY
N LITTLE ROCK, AR 72114-0000

PARKING	
REGULAR	17
ACCESSIBLE	03
TOTAL	20
REQUIRED	20



**THOMAS
ENGINEERING
COMPANY**

3810 LAUREST ROAD, W. LITTLE ROCK, AR 72116

SITE PLAN REVIEW

MILLER EVENT CENTER

LOTS 8, WEISS ANDERSON ADDITION

IN THE CITY OF NORTH LITTLE ROCK,

PULASKI COUNTY, ARKANSAS

APPROVED	DRAWN BY	DATE	SHEET NO.
		11/15/2024	2
SCALE			

Request: a Special Use to allow a pawn shop in a C3 zoning district

Location of the Request: @ 2301 E Broadway, NLR, AR

Applicant/Owner: Fred Jackson

Background: A business license was issued for Quick Cash Pawn in July of 2010. In 2020 the business closed and the business license was not renewed. Since the business was closed for more than a 12-month period the property is no longer considered a non-conforming use. The Zoning Ordinance currently requires all pawn shop businesses to be approved via a Special Use.

Site Characteristics: The site along E Broadway has a mixture of uses including warehousing, restaurants, industrial and commercial uses. Based on previous roadway widening the building is located very close to the curb.

Master Street Plan: E Broadway is indicated as a Principal Arterial on the Master Street Plan. There are no dedicated bike lanes located in the area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C4 & I2	Bruce Oakley Inc.
South	C4	Fleet Tire & Undeveloped Commercial Property
East	C4	Warehouse Showroom Store
West	C4	Restaurant

General Information:

1. **Compatible with previous actions?** Approval of a pawn shop has occurred with previous city action in the form of a Conditional Use.
2. **Neighborhood Position/Comment?** No comment at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities with the approval of the Special Use.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** If managed properly there should be no negative impact on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is a developed site.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** No, a Special Use is required for a Pawn Shop regardless of the zoning district.

Summary: The applicant is seeking approval of a Special Use to allow the placement of a pawn shop in a C3 zoning district. The Zoning Ordinance defines Retail - Pawn Shop (Special Use only) as a

business that loans or advances money on deposit of personal property or deals in the purchase or possession of personal property on condition selling such property back to the recipient of the loan or advance of money when such loan or advance is paid. Such establishments are distinguished from pay-day lenders or cash advance lenders.

The applicant previously operated a pawn shop at this location for 10+ years, prior to COVID. The applicant states during the COVID time he was forced to close the pawn shop but is now requesting approval to reopen the business.

Conditions to Consider:

1. The hours of operation are limited to Monday through Saturday from 9 am to 9 pm.
2. There is to be no outdoor display of merchandise.
3. All signs must comply with the NLR Sign Code.
4. Any structure located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
5. 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.
6. Business license to be issued after Planning Staff confirmation of the requirements.

Special Use #2024-21



Ortho Map

Date: 11/22/2024

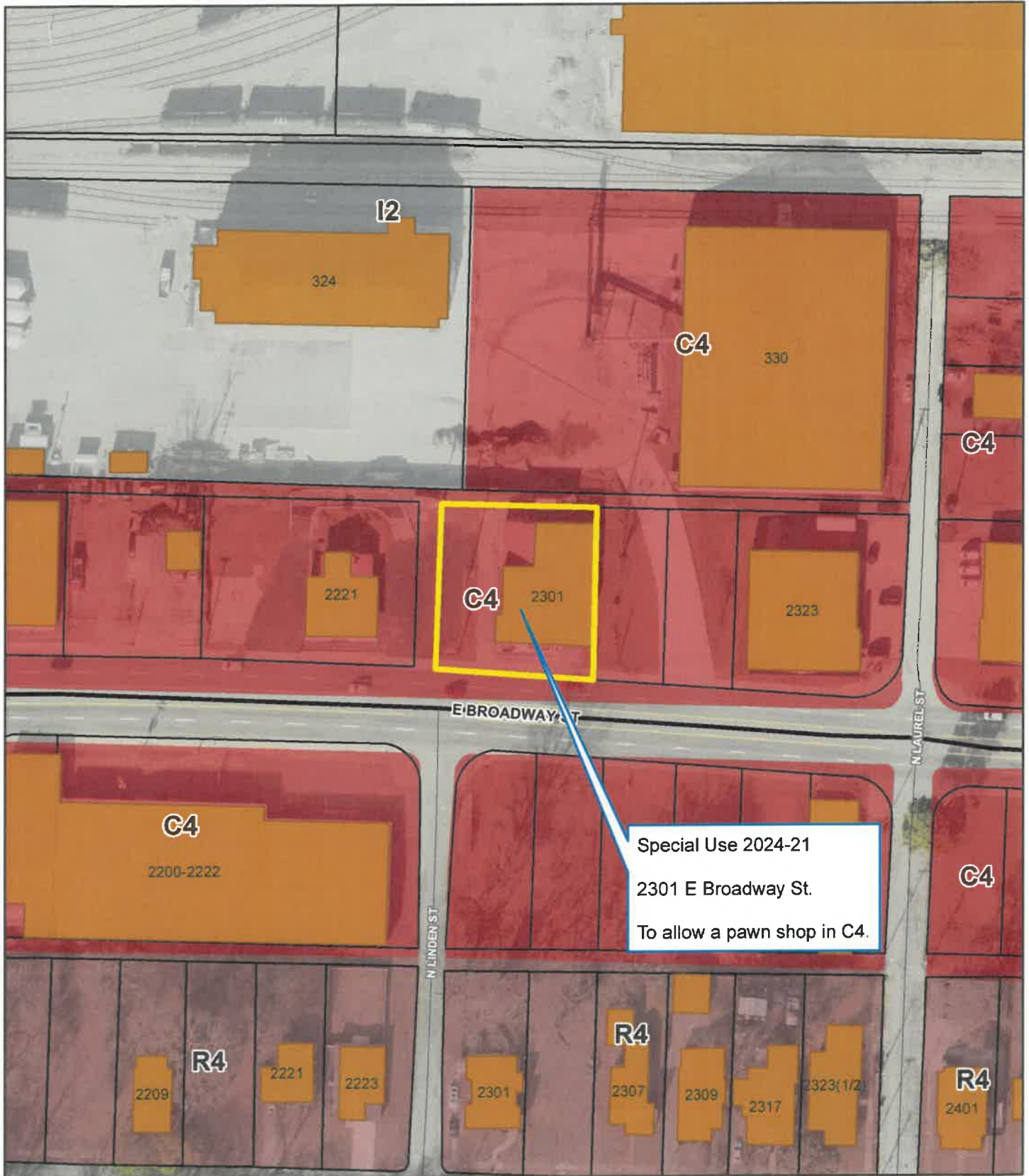
1 inch = 30 feet

0 15 30 60 Feet



Not an actual survey

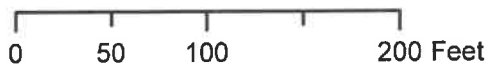
Special Use #2024-21



Zoning Map

Date: 11/22/2024

1 inch = 100 feet



Not an actual survey

Request: a rezoning from R3 to C3 and to amend the Land Use Plan from Single Family to Community Shopping to allow future retail development

Location of the Request: @ 4104 E Broadway St, NLR, AR

Applicant/Owner: Paul Tomblinson

Site Characteristics: The property is located on the southwest corner of E Broadway and Coral Streets. The property frontage along E Broadway is zoned C3. The rear portion of the property is currently zoned R3. The site is an undeveloped site. Coral Street is a substandard street with no curb and gutter in place. There is a railroad main line located to the east of the property.

Master Street Plan. E Broadway, HWY 70, is State Highway and classified on the Master Street Plan as a Principal Arterial. Coral Street is a substandard roadway classified on the Master Street Plan as a local residential street. Baucum Pike is indicated on the Master Bike Plan as a Bike Route.

Surrounding Zoning & Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Don's Weaponry
South	C4	Rail Road, England Highway, New Rose City Health Clinic
East	R3	Residential
West	I2	Shot Gun Dan's Pizza

General Information:

1. **Compatible with previous actions?** The City has approved rezoning of property in the past with split zoning to allow the zoning to be consistent on a parcel.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public service and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable. There is commercial zoning located across Coral Street from this property which is zoned C3.
5. **Will the approval have a stabilizing effect on surrounding properties?** There should be no effect on the surrounding properties.
6. **Is the site of adequate size for the development?** The site is adequate to meet the minimum development criteria of the C3 zoning district to allow future commercial development of the site.

7. **Will this set a precedent for future rezoning?** The rezoning approval should not set a precedent for future rezoning requests.
8. **Should a different zoning classification be requested?** No, the C3 zoning classification is appropriate and consistent with the zoning pattern in the area to allow future redevelopment of the property.

Staff Summary: The applicant is seeking approval of a rezoning from the current R3 zoning classification to C3 to allow for future redevelopment of the property. Approximately ½ of the property is zoned C3 while the other ½ is zoned R3. The applicant indicates the split zoning classification does not lend itself to redevelopment of the site due to constraints with setback requirements, landscape and parking requirements. The proposed zoning and land use lines will correspond with the zoning and land use line located across Coral Street to the west.

Staff is supportive of the applicant's request.

Rezone Case #2024-24



Ortho Map

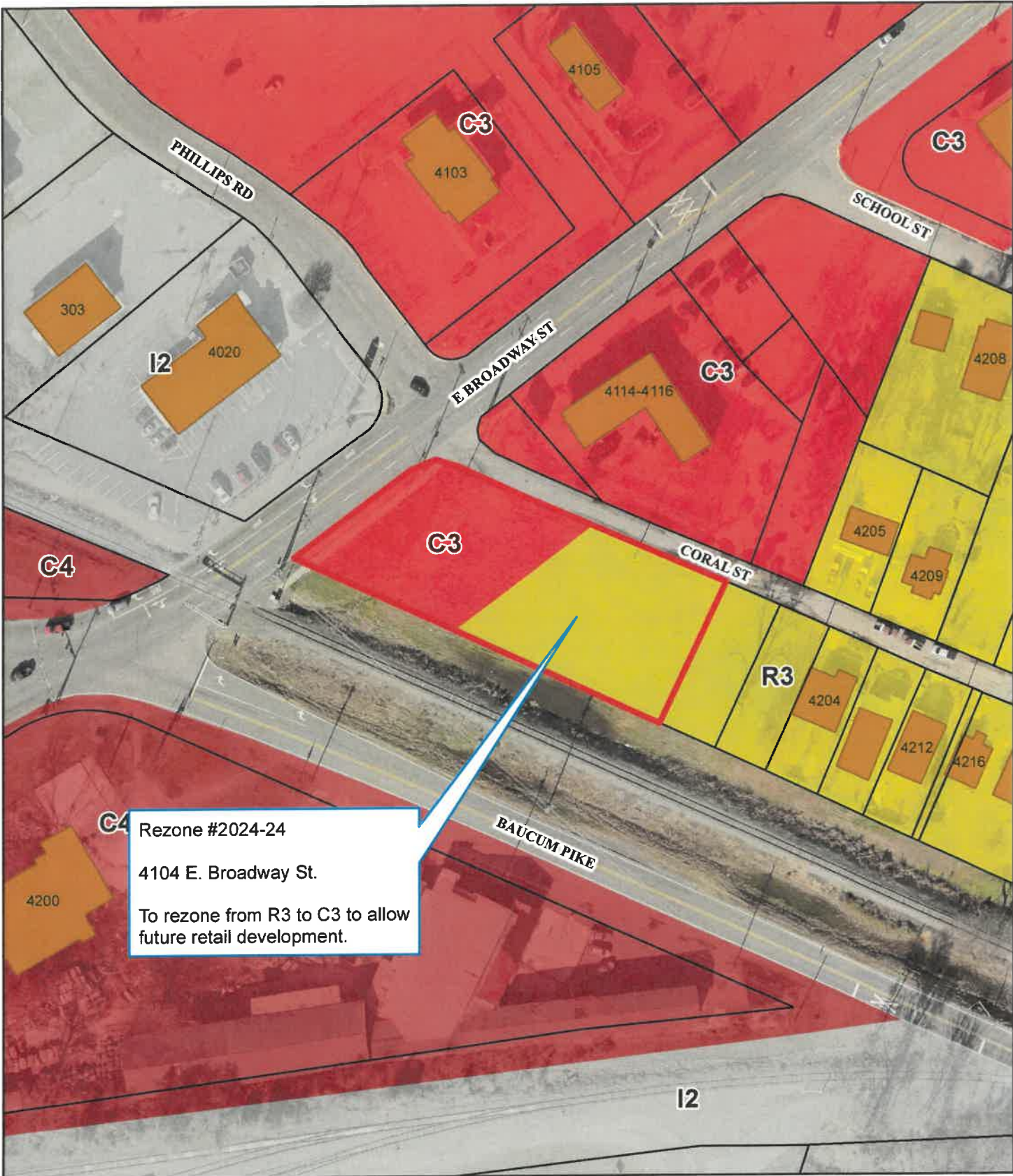
1 inch = 50 feet

0 25 50 100 Feet



Date: 8/7/2024

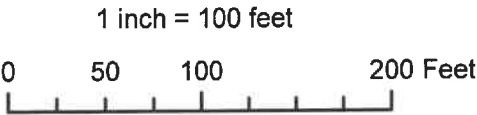
Rezone Case #2024-24



Rezone #2024-24
4104 E. Broadway St.
To rezone from R3 to C3 to allow
future retail development.

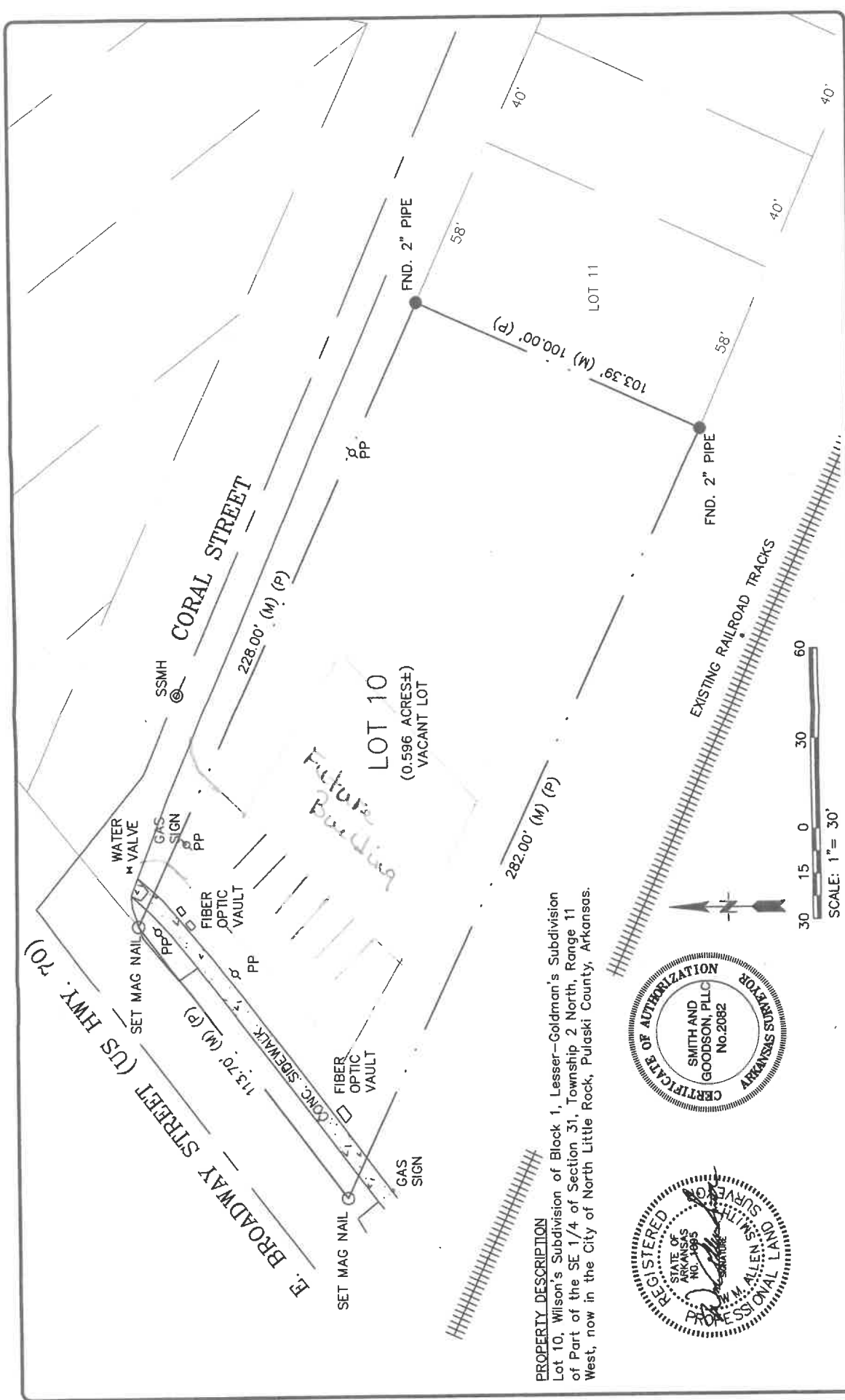


Ortho Map

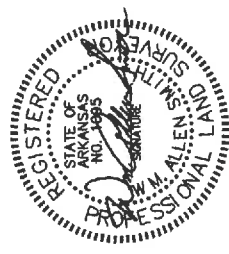
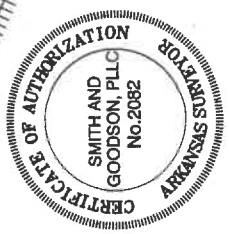


Date: 8/7/2024





PROPERTY DESCRIPTION
 Lot 10, Wilson's Subdivision of Block 1, Lesser-Goldman's Subdivision
 of Part of the SE 1/4 of Section 31, Township 2 North, Range 11
 West, now in the City of North Little Rock, Pulaski County, Arkansas.



FOR THE USE AND BENEFIT OF: Paul Tomblinson 1808 Highway N North Little Rock, Arkansas		Job: 24-042 Scale: 1"=30' Date: 7-11-2024 Sheet: 1-1
LOT SURVEY		
SMITH AND GOODSON CIVIL ENGINEERING AND LAND SURVEYING 7509 CANFIELD ROAD, SUITE 227 LITTLE ROCK, ARKANSAS 72207 501-414-8495		Designed: ☐ YAG Checked: ☐ YAG Drawn: ☐ YAG Approved: ☐ YAG
Date	Notes	By