

**North Little Rock Planning Commission
Regular Meeting
September 10, 2019**

Vice-Chairman White called the regular meeting of the North Little Rock Planning Commission to order at 4:00 PM in the Council Chambers, City Hall.

Members Present:

Banks
Belasco
Chambers
Foster
Phillips
White, Vice- Chairman

Members Absent:

Clifton, Chairman
Deitz
Wallace

Staff Present:

Shawn Spencer, Director
Timothy Reavis, Assistant Director
Mike Mosley, Deputy City Attorney
Alyson Jones, Secretary
John Pflasterer, Fire Marshal

Approval of Minutes:

Motion was made and seconded to approve the August meeting minutes as submitted. The minutes were approved with (6) affirmative votes.

Administrative:

Motion was made and seconded to excuse members Chairman Clifton, Deitz, and Wallace. Vice-Chairman White stated that item 1, Rezone #2019-10, was withdrawn.

Subdivision Administrative:

A. SD2019-36 NLR Justice Center Addition, Lot 1 (Replat & Site Plan Review of Justice Center Building at 2600 N. Poplar St.)

1. Engineering requirements before the final plat/replat will be signed:

- a. Pay the drainage in-lieu fee of \$5000/acre for new impervious surfaces for commercial/industrial development instead of providing on-site 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. Provide half-street improvements.
- c. Provide CNLR Grading Permit application to City Engineer with half size grading plans and half size erosion control plans.
- d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plans showing silt fence, storm inlet protection, and drainage details.
- e. Provide CNLR driveway/curb cut permit application to City Engineer for each new driveway in City ROW.
- 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.

3. Planning requirements before the plat will be signed:

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide 15' utility easements around property perimeter.

4. Meet the requirements of the City Engineer, including:

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.

- b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE).
 - e. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - f. Driveways shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department), unless Fire Department concurs with smaller radii.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. Allow fence as shown
 - 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 sidewalk 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. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide 8 street trees as shown.
 - d. Provide parking lot shade trees as shown.
 - 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 parking spots that face a street or abutting property.
 - g. Provide 6 foot front yard landscape strip between property line and paving.
 - h. Provide 4 foot side yard landscape strip between property line and paving.
 - i. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet the Fire Marshal's requirements on fire hydrant location.
- 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. Contact Central Arkansas Water regarding procedures for installation of

water facilities and/or fire service. Contact Central Arkansas Water for New Service applications; regarding the size and location of the water meter.

- 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. That work would be done at the expense of the developer. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water.
- 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.

11. Meet the requirements of NLR Wastewater, including:

- a. Please make a formal submittal to NLRW for review and approval.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (6) affirmative votes.

B. SD2019-37 Hayden Heights, Lots 1-6 (Preliminary Plat of residential lots on Mine Rd.)

- 1. Provide City Council approved ordinance that rezones property, before plat will be signed.**
- 2. Provide City Council approved ordinance(s) waiving the following, before plat will be signed:**
 - a. Sidewalks.
 - b. Half street improvements.
 - c. Maximum length of a pipe stem lot is 200 feet. (Lot 5 - length of 205 feet) (Lot 1 - length of 579 feet) (Lot 2 – length of 350 feet) (Lot 3 – length of 285 feet)
 - d. Commercial lots cannot be a pipe stem lot. (Lot 3 is zoned commercial)
 - e. Any other waivers of the zoning or subdivision ordinances.
- 3. Provide NLR Electric letter of approval on required easements, before plat will be signed.**
- 4. Provide Fire Marshal letter of approval on existing street meeting design standards including turnaround, before the plat will be signed.**
- 5. Meet the requirements of Engineering, including:**
 - a. Provide ½ street improvements.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
- 6. Planning requirements before the plat will be signed:**

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide 10' utility easement around perimeter of lots and 10' utility easement along one side of all shared property lines.
 - c. All platted lots must touch a public ROW.
 - d. Provide 50' wide shared access easement for Lots 1, 2, and 5.
 - e. All lots must meet the requirements of the Zoning ordinance and the Subdivision ordinance.
- 7. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
- 8. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ street improvements to City Engineer and Fire Marshal standards.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Street and turnaround to meet Fire Marshal requirements.
- 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. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Contact Central Arkansas Water for New Service applications; regarding the size and location of the water meter.
 - b. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. That work would be done at the expense of the developer. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water.
 - c. Contact CAW Cross-Connection Control for requirements concerning backflow protection on meter service(s) 377-1228.
 - d. Water is not available to this property without the extension of water facilities.
 - e. Additional fire hydrant(s) will be required. Contact the North Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (5) affirmative votes. Mr. Chambers dissented.

Public Hearings:

**1. Rezone #2019-10
(Withdrawn)**

2. Rezone #2019-13

To rezone property from R-2 to PUD to allow for a multi-family development at 412 Rock St.

Vice-Chairman White asked if the applicant was present and to state name.

Jeremiah Russell, architect with Rogue Architecture, 200 S Spring St., stated that he is representing the owner, Lawrence Barbee. He stated that the property and request meet the zoning ordinance. He believed that it would allow an otherwise undeveloped property to bring in revenue for the Amboy community. He believed that it would bring diversity to the area. He stated that the homes would be high quality homes in an underperforming neighborhood. He stated that his design would allow for more than 30% green space. He believed the new development would increase surrounding property values.

Mr. Chambers asked staff what the specific request was.

Mr. Spencer stated that staff has researched the property and it does meet all requirements. Staff is concerned with the density of putting four single family homes on one lot.

Vice-Chairman White asked if there were any other questions or comments.

Suzanne Murray, Rock St., stated that she bought her home 18 years ago. She stated that if there were four homes on one lot when she decided to move into this neighborhood, she would know that it was rental property and would not have moved here. She stated that with a rental property you never know who is living next to you and there are always people moving in and out. She stated that Rock Street is a main thorough fare. She stated that at the neighborhood association meeting the architect stated that he would allow up to five people to live in each home. She stated that it could potentially be 20 cars for one property. She stated that the bus stop is across the street. She stated that the architect stated that he was going to limit it to two cars per home. She said that her concern was that it would not be regulated. Also, she was worried about having strangers across from the bus stop. Also, she said the architect stated that they would allow for overflow parking on the street. She stated that the street is not wide enough. She stated that she would consider selling her updated home if this was allowed.

Paula Lively, 5713 Shamrock Dr., stated that she is three years shy of being a life-long resident of Amboy.

Mr. Chambers asked Ms. Lively to show on the map where the proposed location was and to speak into the microphone.

Ms. Lively stated that the packet that was provided to all commissioners was from the Amboy Neighborhood Association. She stated that the property had been a blank space for 20 years. She stated that this area is called the Ranch Estate Subdivision. She stated that there are 9,800 cars that frequent the area daily. She stated that there are only three access points to get out of the neighborhood. She continued to express her concern about the traffic in the area.

Mike Childers, 407 Rock St., stated that his property is located directly across the street from the property in question. He stated he has lived there since he was 15 years old. He expressed his concern about the parking. He stated that there is not enough parking provided for these homes. He believed that this would cause residents to park on the street causing safety issues, including wrecks and emergency vehicle access.

Michelle Holt, 5721 Alta Vista Dr., stated that there are 134 homes and 153 signatures, who have signed the petition against this request in question. She stated that in the packet you will find the upkeep of the owners other properties. She stated that there are lots of overgrowth on the owner's other rental properties. She went over the 12 unconventional factors that affect property value, found on Realestate.com. She stated that 56% of the neighborhood homes are owned, 36% are rental properties, and 10% are vacant. She expressed her concern with the crime rate increasing.

Keith Bracey, 1505 W. 58th St., he stated that he does not believe that this proposal fits aesthetically with the neighborhood. He stated that he does not believe that the neighborhood needs more rental property in the neighborhood. He stated that he also believed that it would cause congestion on Rock St. He stated that he likes the design but does not believe it would work well for this property.

Nick Franke, 501 Rock St., stated his concern with the green space and the parking. Also he stated that it is not people friendly. He stated that he is planning on selling his home if this is passed.

Mr. Chambers stated that all of the speakers were very eloquent.

Mr. Russell stated that he does not intend on having five residents per home. He stated that he will provide two parking spaces per unit as required. He stated that he is willing to put a restriction on the street parking. He stated that he believed that this would become a viable economic development. He stated that the owner is a long time resident of North Little Rock and this is a passion project for him.

Vice-Chairman White asked if there were any other questions or comments.

Vice-Chairman White asked for a roll call to vote.

Banks	No	Dietz	Absent	Wallace	Absent
Belasco	No	Foster	No	White	No
Chambers	No	Phillips	No	Clifton	Absent

Special Use #2019-8 was not approved with (6) dissent votes.

3. Rezone #2019-11 and Conditional Use #2019-14

To rezone property from R-2 to C-4 to allow for a conditional use for trailer sales in a C-4 zone located at 10101 Hwy 70.

Vice-Chairman White asked if the applicant was present and to state name.

John and Randy Stanton, 10120 Hwy 70, stated that they own the property directly across from the property in question. John Stanton stated that the building that was originally there burned and the owner relocated. He stated that they are requesting to rezone the property so that trailer parking would be allowed. He also stated that he would like to change the requirement of the 8ft wood fence buffer to a 6ft chain link to match the existing fence. He stated that the owner of the neighboring property is okay with a chain link fence.

Randy Stanton stated that he spoke with the Highway department about the entry. He stated that they agreed that if it is used as is it would be grandfathered in, but if it is changed they must concrete at least 10 feet.

John Stanton stated that the fence would definitely meet the 70 foot setback to make room for the large trucks entering and exiting the property.

Mr. Foster asked the applicant what they plan on doing with the driveway.

Randy Stanton stated that they plan on keeping the driveway as is.

Vice Chairman White asked the applicant what type of trailers they will be storing on the property.

Randy Stanton stated that the trailers are semi-truck trailers, not mobile homes.

Vice-Chairman White asked how many trailers they planned on parking on the lot in question.

Randy Stanton stated that he believes that approximately 50 trailers could fit, but they only plan on having around 15 at any one time.

Mr. Foster asked the applicant if they were asking for a waiver for the fence buffer.

John Stanton confirmed that they were requesting a waiver to change the fence from 8 foot wood privacy to a 6 foot chain link with barbwire.

Mr. Spencer stated that the barbwire is a new request. He stated that any waiver of a buffer must go to City Council. He stated that the Planning Commission should support the plans and allow City Council to decide to waive the fence or not.

Vice-Chairman White asked if there were any other questions or comments.

Vice-Chairman White asked for a roll call to vote.

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

Rezone #2019-11 and Conditional Use #2019-14 were approved with (6) affirmative votes.

4. Special Use #2019-13

To allow a daycare center in a C-1 zone located at 2001 Fendley Dr.

Vice-Chairman White asked if the applicant was present and to state name.

Carmell Boyd, 2000 Fendley Dr., stated that she would like to expand her existing daycare and add another building at 2001 Fendley Dr.

Mr. Chambers asked if the property in question was across the street from the existing daycare.

Ms. Boyd confirmed that it is located across the street. She stated that the new addition would allow for another 80-100 children to attend this daycare. Right now there are approximately 128 children of the 150 limit.

Mr. Banks asked if there would be any reason for the children to cross the street.

Ms. Boyd stated that the children would never have to cross the street.

Vice-Chairman White asked if there were any other questions or comments.

Vice-Chairman White asked for a roll call to vote.

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

Special Use #2019-13 was approved with (6) affirmative votes.

5. Conditional Use #2019-15 and Special Use #2019-14

To allow an event center in an R-3 zone located at 922 N. F St. and To allow a parking lot in a n R-3 zone located at 921 N. F St.

Vice-Chairman White asked if the applicant was present and to state name.

Nelson A. Watson, Sr., 921 F. St., stated that he is an ordained minister and preacher wanting to open the Watson Christian Empowerment Center. He stated that he is a good neighbor and would allow small civic meetings. He stated that he has purchased the lot across the street two weeks ago to allow for adequate parking. He would also provide two ADA parking spots and two regular spots on the property with the center. He stated that this center would allow for bible studies, prayer, baptisms, funerals, fellowship, worship, tutorials, fundraisers, etc.

Mr. Chambers asked how many parking spaces were required by the Fire Marshall.

Chief Pflaster stated that he surveyed the property and it would require 15 spaces.

Mr. Chambers made a motion to amend item 5 to provide 15 spaces per the occupancy load per the Fire Marshall and provide a scaled drawing of the parking plan before the City Council meeting. Also, to remove item 8 and amend the requirement to provide a long term lease or proof of ownership for the parking lot across the street.

Vice-Chairman White asked if there were any other questions or comments.

Vice-Chairman White asked for a roll call to vote on the amendment only.

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

Special Use #2019-14 amendment was approved with (6) affirmative votes.

Vice-Chairman White asked for a roll call to vote for Conditional Use #2019-15.

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

Conditional Use #2019-15 was approved with (6) affirmative votes.

Vice-Chairman White asked for a roll call to vote for Special Use #2019-14.

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

Special Use #2019-14 was approved with (6) affirmative votes.

6. Rezone #2019-14

To rezone property from C-3 to R-1 and amend the Land Use Plan from Community Shopping to Single Family to allow for single family residences at property on Mine Rd.

Vice-Chairman White asked if the applicant was present and to state name.

Jason Bouwknecht with Half+Marlar stated that he is representing the owner Todd Adams. He stated that three of the homes would be owned by the property owner. The other two homes would be owned by family members. He stated that he believes single family homes would be better than a Shopping Mall in this area.

Mr. Chambers stated that he was opposed to the pipe stems because he believes it sets a bad precedent for the city for future applications.

Mr. Bouwknecht stated that the issue was approved during the site plan review. He stated that he and the applicant are working with the utility companies to make it work. Also, he said that the Fire Marshall had approved the plans.

Vice- Chairman White asked the Fire Marshall if the plan was approved.

Chief Pflaster confirmed that he does approve this plan.

Vice-Chairman White asked if there were any other questions or comments.

Vice-Chairman White asked for a roll call to vote.

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

Rezone #2019-14 was approved with (5) affirmative votes. Mr. Chambers dissented.

7. Rezone #2019-15

To rezone property from R-2 to R-3 and to amend the Land Use Plan from Single Family to Duplex to allow for a duplex at 1413 W. 25th St.

Vice-Chairman White asked if the applicant was present and to state name.

Shawn Miller stated that the only reason for this application is to allow the building to stay a duplex because it lost its Conditional Use permit due to sitting vacant for over a year.

Vice-Chairman White asked if there were any other questions or comments.

Vice-Chairman White asked for a roll call to vote.

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

Rezone #2019-15 was approved with (6) affirmative votes.

8. Rezone #2019-16

To rezone property from C-6 to RU & R-4 and to amend the Land Use Plan to allow for the residential development at property on Rockwater Blvd.

Lisa Ferrell stated that she is requesting to rezone the southern portion of the property to RU. Also to rezone the northern portion to R-4.

Vice-Chairman White asked staff what the RU classification is.

Mr. Spencer stated that City Council passed this classification to allow for smaller lots with the city living feel. He stated that it is the same as C-6 except it is residential.

Mr. Foster stated that lots 12, 13, and 14 have a front door facing the alley.

Ms. Ferrell stated that the intention is for there to be two front doors one to face a common green space and on to face the street.

Mr. Foster stated that it doesn't look like it is large enough to be a street.

Ms. Ferrell stated that the garage entry is off of the alleyway.

Mr. Chambers asked how deliveries would be made to these homes.

Ms. Ferrell stated that like the other homes that are built in the Porches at Rockwater. The addresses are on Parker St.

Mr. Foster asked how the emergency vehicles would access the homes.

Ms. Ferrell stated that the alley is strong enough for emergency vehicles.

Chief Pflaster stated that he did approve this plan.

Mr. Foster stated that he though the alleyway would run to the street. He question is if there was a reason the alley was not continued past lots 19 and 20.

Mr. Spencer stated that there is an access easement between those lots.

Chief Pflaster stated that he would like to review the siteplan again before it goes to City Council.

Ms. Ferrell agreed to allow the Fire Marshall to review the siteplan again.

Mr. Spencer stated that the northern portion of the property is requesting R-4 zoning which was the original zoning of that property.

Vice-Chairman White asked if there were any other questions or comments.

Dr. Curt Rogers stated that he owns the property abutting the northern part of the property in question. He stated that he was worried that if it is changed to RU zoning that people would be allowed to build very close to his lot. He stated that he has lived here for 28 years because he sees potential in the neighborhood. He commended Lisa Ferrell and Jim Jackson on their work to build up this area. He stated that the denser population would cause an increase in the crime rate. He stated that he is worried about the habitats of the species that live in the area being torn down. He questioned would this be allowed in any other neighborhood in North Little Rock. He questioned who would be responsible for widening the road. He asked the commissioners to take the time to research the affects it will have on his community.

Vice- Chairman White stated that the current zoning of C-6 would allow for commercial.

Dr. Rogers asked staff if R-4 would have the same setback.

Mr. Spencer stated that there was no plan for development of the northern portion.

Mr. Foster asked Dr. Rogers if he had met with the president of the neighborhood association to start a petition against this request.

Dr. Rogers stated that he had been out of town and just received the letter.

Mr. Foster questioned who would be responsible for widening the road.

Ms. Ferrell stated that last time the developer paid half and the city paid half.

Mr. Banks asked Dr. Rogers if he was for or against the development.

Dr. Rogers stated that he was for the new construction but not the closeness of the homes.

Mr. Chambers stated that he lives in a dense area. Also he stated that RU would be better than C6 zoning.

Vice- Chairman White asked when City Council would meet on this case.

Mr. Spencer stated that it would be the 2nd or 4th Monday.

Vice-Chairman White stated that even if it passes, it will still have to go to City Council.

Mr. Foster asked how the RU lots would compare with the existing Baring Cross lots.

Ms. Ferrell stated that they will be 50 to 100 foot lots with a common green space.

Mr. Foster asked if it would be similar to the Porches at Rockwater.

Ms. Ferrell stated that they would be bigger.

Mr. Foster if this would be an expansion of the Porches.

Ms. Ferrell confirmed that it would be.

Vice-Chairman White asked for a roll call to vote.

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

Rezone #2019-16 was approved with (6) affirmative votes.

Public Comments/Adjournment:

Vice-Chairman asked if there are any comments.

Mr. Watson stated that he had lived in North Little Rock for 68 years by choice. He believes that the city is land locked. He believes that the only way to promote growth is by developing multi-family housing.

Vice- Chairman White questioned if you could run a business out of a home and park business vehicles on the street.

Mr. Spencer stated that it would be a home office but they are only allowed one company vehicle at the residence.

Vice- Chairman White asked if the vehicles could be parked anywhere on the street.

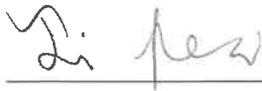
Mr. Spencer confirmed that as long as there is not a No Parking sign that they are allowed to park on the street.

Mr. Chambers stated that for safety reasons the street should be 27 feet from curb to curb to allow for street parking with two lanes of traffic.

Mr. Chambers made a motion to adjourn.

Vice-Chairman adjourned the meeting at 5:21pm.

Respectfully Submitted:



Tim Reavis, Planning