

NLR Planning Commission
August 11, 2020
Agenda Meeting / Public Hearing 4:00 PM

Agenda Meeting: ▪ Roll Call

Approval of Minutes: ▪ June 9, 2020

Development Review Committee:

- A. SD2020-30 Giles Addition, Block 13, Lot 7R (Replat and SPR of a quad-plex at 1215 Rockwater Blvd)
- B. SD2020-31 Wal-mart Commercial Addition, Lot 11 (SPR of an updated parking lot layout at 11921 Maumelle Blvd)
- C. SD2020-32 Harris Industrial Park, Lots B-R2A & BR2B (Replat on Diamond Dr.)
- D. SD2020-33 Esplanade Phase 2 (Preliminary Plat & SPR for apartments at 20 EsplanadeCir)
- E. SD2020-34 Springhill Plaza, Lots 1R-x and 1R-Y (Replat & SPR of a car wash at 4000 Vali Ct.)
- F. SD2020-36 Tulip Farms Addition, Lot 1 (Preliminary Plat & SPR of a distribution warehouse at 13001 Highway 70)

Public Hearings:

- 1. Rezone #2020-11 & Conditional Use #2020-5 To rezone property from C3 to C4 to allow for a Conditional Use for a contractor's office with outdoor storage at 6919 Service Rd.
- 2. Conditional Use #2020-6 To allow a car lot in a C4 zone at 2001 E. Broadway St.
- 3. Conditional Use #2020-7 To allow a minor auto repair shop in a C3 zone at 11921 Maumelle Blvd.
- 4. Conditional Use #2020-8 To allow a tire store in a C3 zones at 11921 Maumelle Blvd.
- 5. Rezone #2020- 12 To amend the Land Use Plan from Single Family to Light Industrial and to rezone property from R2 to I2 to allow for industrial development and to rezone a buffer area from R2 to Greenbelt at 13001 Highway 70.

Public Comment / Adjournment:

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
Regular Meeting
June 9, 2020

Chairman Clifton 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 In-person:

Chambers
Clifton, Chairman

Member Present via Phone / Zoom:

Belasco
Dietz
White
Wallace
Banks
Phillips
Foster

Staff Present:

Shawn Spencer, Director
Tim Reavis, Assistant Planning Director
Amy Fields, City Attorney
Jerry Robinson, Fire Marshal

Approval of Minutes:

Motion was made and seconded to approve the May meeting minutes. The minutes were approved with (8) affirmative votes.

Administrative:

A motion was made and seconded to excuse the member absent. It passed unanimously.

Planning Commission Items:

A. SD2020-23 Ketcher & Co. Addition, Lot 1 (preliminary plat & spr of a new building at 1601 W. 5th St.)

- 1. Engineering requirements before the plat will be signed:**
 - a. Detention not required due to existing conditions.
 - b. Due to existing site conditions, ½ street improvements not required.
- 2. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Plant 8 off site street trees in location as shown on exhibit A.
 - c. Provide 30' front yard setback line, allow existing encroachment.
 - d. Due to existing conditions, allow 25' side yard setbacks, allow existing encroachments.
 - e. Due to existing conditions, allow 5' rear yard setback.
 - f. Provide 15' utility easement along E. 5th St. and along west property line.
 - g. Provide 5' utility easement along rear property line.
- 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 Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is added, it is to have masonry screening.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide half of 50' ROW.
- 6. 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 40' on center along E. 5th Street (off-site) as shown on landscape plan.
 - d. Provide 6 foot front yard landscape strip between property line and paving.
 - e. Provide 4 foot side yard landscape strip between property line and paving.
 - f. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 7. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
 - d. Gravel areas shall be able to support 75,000 lbs per the 2012 Fire Code.
- 9. Meet the requirements of CAW, including:**

- a. All CAW 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 North 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. Contact Central Arkansas Water regarding the size and location of the water meter.
- 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.

10. Meet the requirements of NLR Wastewater, including:

- a. No objections.

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

Planning Commission voted 8 yes, 1 absent.

B. SD2020-24 Faulkner Crossing, Phase 11, Lots 533-562 (preliminary plat of a residential subdivision)

1. Engineering requirements before the plat will be signed:

- a. Provide full street improvements (street, drainage, curb and gutter, sidewalk, street lights) for internal streets.
- b. Half street improvements not required on Hwy 391 due to the road being a state highway.
- c. Half street improvements not required on Faulkner Lake Rd. due to existing conditions.

- d. Provide sidewalks on both sides of internal streets and Faulkner Lake Rd.
 - e. Due to the proximity of a community center on the north side of Faulkner Lake Road, provide sidewalk along south side of Faulkner Lake Road for the subdivision to have access to the community center.
 - f. Street improvements must be approved by City Engineer and accepted by City Council.
 - g. Provide 25' property line corner radius.
- 2. Planning requirements before the plat will be signed:**
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Pay for street signs.
 - c. Pay for street lights or provide a bond.
 - d. Street names to be approved by Planning Staff.
 - e. Provide half of 60' ROW along Faulkner Lake Rd.
 - f. Add note to plat that lots 550 – 562 will only be accessed from Peony Street.
- 3. Permit requirements/approvals submitted before construction can begin:**
- a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
 - c. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - d. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. If applicable, provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

- i. Schedule preconstruction meeting with the City Engineer. The contractor's on-site superintendent must be present.
- 4. Meet the requirements of the City Engineer, including:**
 - a. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No fence is to be within a front building line.
 - 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, including along Faulkner Lake Rd. Planning Commission strongly supports sidewalks in residential neighbors.
 - b. Provide full street improvements for Peony St.
 - c. Provide half of 60' ROW dedication along Faulkner Lake Rd.
 - d. Provide half of 80' ROW dedication along Hwy 391.
 - 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 one tree per lot.
 - c. 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 Fire Marshal's requirements on fire hydrant location – to be installed every 500 ft.
 - 10. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. A Capital Investment Charge based on the size of main connection(s) will apply to this project in addition to normal charges.
 - 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 North 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.
 - 11. Meet the requirements of NLR Wastewater, including:**
 - a. Wilcox Connection fee is required.
 - b. Please submit full set of plans 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 (9) affirmative votes.

C. SD2020-25 Wells Ridge Addition, Lot 1 (preliminary plat & spr of a convenience store w/ fuel pumps located at the NE corner of Hwy 161 & I-40)

- 1. Plans Review and building permit required.**
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide detention calculations to 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. Meet the requirements of Pulaski County.
 - c. Provide 30' setbacks on sides and rear.
 - d. Provide 40' setback on front.
 - e. Provide 15-ft easement for public water main to remain on property.
 - f. Provide 15' wide easement encompassing the sanitary sewer mains located within the site.
 - g. Provide utility and drainage easement around property perimeter as shown.
 - h. Provide half of 80' ROW along Hwy 161.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - 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 copy of ARDOT driveway permit.
 - 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. Provide clear calculations showing that detention volume is sufficient.
- b. If applicable, 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. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Provide dumpster location.
- c. Dumpster to have masonry screening.
- d. No new fence is to be within a front building line. Allow existing fence that borders the Interstate to remain.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.

7. Meet the requirements of the Master Street Plan, including:

- a. Sidewalks not required on southern portion of property due to location along interstate.
- b. Provide 6' sidewalk directly behind curb and gutter along Hwy 161 to match what exists on property directly north. Sidewalk to extend from northern property line down to the southernmost driveway, then provide a sidewalk on the property pedestrians may walk to access the site (see attached exhibit).
- c. Provide half of 80' ROW along Hwy 161.

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 (8) street trees along Hwy 161 40' on center.
- d. Provide (11) street trees along I-40 exit ramp.
- e. Provide (27) parking lot shade trees.
- f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
- g. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
- 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. Do not remove trees from full buffers.

9. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.
- b. If occupancy load is over 100, a sprinkler system will need to be installed.
- c. Meet Fire Marshal's requirements on fire hydrant location. Fire Hydrant to be within 400 ft for non-sprinkled and within 600 ft for sprinkled.

- d. If the store is closed and the pumps are operational, there will need to be an emergency shut-off no closer than 20 feet and no further than 100 feet from the pump stations.
- e. Fire hydrants to be within 400 feet of all areas of building.

10. Meet the requirements of CAW, including:

- a. All CAW 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 North Little Rock Fire Department is required.
- c. There is an existing 8-inch public water line and 6-inch private water line crossing the property. No structure shall be placed within 10-ft of existing public water line. 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. Provide 15-ft easement for public water main to remain on property.
- e. Contact Central Arkansas Water regarding the size and location of the water meter.
- f. The facilities on-site may 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.

11. Meet the requirements of NLR Wastewater, including:

- a. Add 15' wide easement encompassing the sanitary sewer mains located within the site.

12. Meet the requirements of Pulaski County, including:

- a. Dedicate any required right of way (done by plat) to meet the City's Master Street Plan along Hwy 161.
- b. Provide Pulaski County a copy of the stamped and signed storm water calculations.
- c. Show existing instruments for the 4 or 5 individual properties comprising Lot 1.
- d. Provide Volunteer fire dept letter stating coverage will be provided to development.
- e. Provide copy of ADEQ stormwater permit, CAW letter of approval and NLR Wastewater letter of 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 (9) affirmative votes.

D. SD2020-26 White Oak Crossing Subdivision, Lots 1-76 (preliminary plat of a residential subdivision)

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

- a. Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond. Street improvements must be approved by City Engineer, and any public streets must be accepted by City Council.
- b. Provide 25' property line corner radius.
- c. Pay for street lights or provide a bond.
- d. Pay for street signs.
- e. For phase 1, option to pay the in lieu of fee of \$500 an acre for residential development instead of providing detention.
- f. For phase 2, meet the City Engineer requirements for detention.

2. Planning requirements before the plat will be signed:

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Show setbacks on corner lots.
- c. Assign lot numbers to drainage areas and private streets (ie Lot A) that are not already part of an assigned lot.
- d. Street names to be approved by Planning Staff.
- e. Provide a minimum of 25' front yard setbacks.
- f. Provide 25' rear yard setbacks as shown.
- g. Provide 15' rear yard utility easement as shown.
- h. Allow phasing.

3. Permit requirements/approvals submitted before construction can begin:

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
- c. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - v. Proposed pipe material specifications.
 - vi. Proposed trench and bedding details, materials and specifications.
- d. Provide CNLR Grading Permit application to City Engineer with grading plans.
- e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- g. Provide copy of Corps of Engineers (COE) 404 Clearance/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 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.

- j. Schedule preconstruction meeting with City Engineer. The contractor's on-site superintendent must be present.

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

- a. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

5. 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.

6. Meet the requirements of the Master Street Plan, including:

- a. Due to the proximity to a school and a large ballpark complex and concern for the safety of children walking to the school and ballpark, provide 5' sidewalks and ramps at the property line with a green space between sidewalk and curb to ADA standards and City standards on both sides of all roads.
- b. Provide full 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 1 tree per residential lot.
- d. Provide 1 parking lot shade tree for the sales office. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
- e. 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 Fire Marshal's requirements on fire hydrant location. Fire hydrants required every 500 feet.

- c. This will require a second fire apparatus access road. Exception: Residential sprinkler systems can be installed after the 30th house to prevent the requirement for an apparatus access road.
- d. During Phase 1, provide gravel turnarounds, at each stub road, to Fire Marshal standards.
- e. During Phase 1, provide gravel access to White Oak Crossing, to Fire Marshal standards.
- f. Location of 2nd emergency access to meet the Fire Marshal's requirements for distance from the primary access.

10. Meet the requirements of CAW, including:

- a. All CAW 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 North Little Rock Fire Department is required.

11. Meet the requirements of NLR Wastewater, including:

- a. White Oak connection fee applies

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 (9) affirmative votes.

1. Rezone #2020-7 To rezone property from R-4 to C-4 to recognize an existing commercial building at 5101 McClanahan Dr.

The applicant, Stacy Medlock, was present.

Mr. Spencer stated there had been no comments from the public.

There were no comments from the audience.

Mr. Chambers asked if there was fence between the church and the building. Ms. Medlock said there was not.

Chairman Clifton called for a vote.

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

2. Rezone #2020-8 To rezone property from R-1 to R-4 to allow for a 2nd dwelling unit at 9 Baker Circle.

The applicant Katherine Augustus was present. She stated the building in the back was to be

used as an office and as a craft / she shed.

Chairman Clifton asked what size the existing shed was.

Anthony Wimberly, the contractor, stated the existing shed was 10' x 12' with no electricity.

Mr. Spencer stated the office request was new, and the request had been to add a 2nd dwelling because it had been communicated to staff as a mother in-law quarters.

Mr. Wimberly stated that the building will not be used as a dwelling unit.

Mr. Clifton asked if a restroom was going to be added.

Mr. Wimberly stated that that water with sink and a toilet was proposed to be added. It will not be metered separately.

Michelle Holt, Amboy neighborhood association president, 5721 Alta Vista. The association does not support the rezone to R-4. They do not want the neighborhood to be a multi-dwelling unit neighborhood.

Mr. Chambers stated he does not support R-4 in the neighborhood. He asked Mr. Spencer if there was something in the zoning book for a Conditional Use for the used the applicant described.

Mr. Spencer stated they can't create new conditional use categories.

Mr. White asked if this needed to come in front of the Planning Commission if it is just going to be a she shed.

Mr. Spencer stated that if the building has electricity, bathroom, and a bedroom it could be rented out as a 2nd unit.

Mr. White stated he didn't support R4.

Ms. Fields asked if the residential building code required residents to have a kitchen.

Mr. Spencer stated that an efficiency apartment may have a refrigerator and a hot plate and be considered a kitchen.

Janis Sanders, who lives one block away, stated that houses nearby were rent houses. She expressed opposition to having a rental unit on the property.

Mr. Chambers asked if there was going to be a toilet.

Mr. Wimberly stated that hobby shops for personal use in the rear have showers, toilets, and water exist in the city.

Mr. Spencer expressed concern about the use of the building as an office as that was not part of the original request.

Mr. Foster asked if the existing building met the appropriate setbacks.

Mr. Spencer stated it did.

Ms. Belasco asked if the petition had been passed out. She asked if the building could be used for automobile repair, and asked if the building could be used as a daycare.

Mr. White asked if the applicant would be willing to postpone the application and get with staff to work out what exactly is being asked for.

The applicant agreed to postpone and reassess the application with staff.

3. Rezone #2020-9 To rezone property from R-3 & R-4 to C-6 to allow for a mixed use development located on Esplanade Circle.

The applicant, Blake Jackson from Holloway Engineering, was present.

Mr. Clifton asked if staff had received any comments.

Mr. Spencer stated that there had been a couple of inquiries about the project, but no opposition.

Mr. Chambers asked what buffer requirements would be between R-3 and C-6.

Mr. Spencer said a buffer would be required and that it would be determined at Site Plan Review.

The applicant stated that the north side of the property is master planned to include single family houses.

Mr. Foster asked if the rezone request included phase 1 development.

Mr. Spencer stated it does not, it includes all phases except phase 1.

Mr. Clifton asked for FD access if there was more than one way into the property.

The applicant answered yes.

Chairman Clifton called for a vote.

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

4. Public Hearing #2020-1 To update the NLR Zoning Ordinance

Mr. Spencer stated the draft of new zoning ordinance had been reviewed by the Design Review Committee, the City Attorney, and Planning Staff. Mr. Spencer asked for a vote from the Planning Commission to send it to City Council with a positive recommendation.

Mr. Clifton asked if there was a red line document that showed what was changed.

Mr. Spencer stated that it was a totally new document, and as such it was not possible to red line the old one to show the changes.

Mr. Foster stated you can't compare the two documents, but that the new document is easier to navigate through.

There were no comments from the audience.

Mr. Chamber made a motion to approve. Mr. Foster seconded.

Chairman Clifton called for a vote.

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

The item was approved with 9 affirmative votes

Public Comments/Adjournment:

Motion made to adjourn and seconded. Chairman Clifton adjourned the meeting at 5:00 pm.

Respectfully submitted,

Tim Reavis, Planning

SD2020-30 Giles Addition, Block 13, Lot 7R (Replat and SPR of a quadplex at 1215 Rockwater Blvd).

- 1. Before a building permit can be applied for provide a City Engineer approved parking plan and driveway design.**
- 2. Engineering requirements on detention:**
 - a. Option to pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention.
- 3. Engineering requirements before the plat will be signed:**
 - a. ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) not required due to existing site conditions.
- 4. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide half of 60' ROW. Label on Drawing.
- 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.
 - 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.
- 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. If damaged during construction, repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - d. Driveways shall not be closer than 10' from adjoining property lines.
 - e. All driveways are to be concrete within the ROW.
- 7. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide enclosure with gate for trash bins.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 8. Meet the requirements of the Master Street Plan, including:**
 - a. ½ street improvements are existing.
 - b. Label Rockwater Blvd ROW.
- 9. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (2) street trees.
 - d. Provide (2) 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 parking spots that face a street or abutting property.
 - g. Provide 6 foot front yard landscape strip between property line and paving. Label distance.

h. Provide 4 foot side yard landscape strip between property line and paving. Label distance.

10. Meet the following requirements concerning signage:

a. All signs require a permit and separate review.

11. Meet the requirements of the Fire Marshal, including:

a. Provide an approved fire protection plan.

b. Meet Fire Marshal's requirements on fire hydrant location.

c. Driveway width to be at least 20' wide.

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. If there are water facilities that need to be installed, adjusted and/or relocated, 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.

13. Meet the requirements of NLR Wastewater

- 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. Other Boards approvals required before applying for a building permit.**
 - a. Provide approved City Council ordinance approving Conditional Uses for tire store and auto repair.
- 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 Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - c. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - d. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 4. Meet the requirements of the City Engineer, including:**
 - a. ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) not required due to existing site conditions.
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - f. Proposed shipping containers to be screened with splitface concrete block enclosure as shown.
- 6. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required along Maumelle Blvd. They were previously waived with the original plat for the subdivision.
- 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 (6) street trees 40' on center along Crystal Hill Rd.
 - d. Provide (8) street trees 40' on center along Maumelle Blvd.
 - e. Provide (4) parking lot shade trees.
 - f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - g. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - 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. Eliminate the three parking spots that prevent this requirement from being met.
- 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.
- 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. If there are water facilities that need to be installed, adjusted and/or relocated, 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.

11. Meet the requirements of NLR Wastewater, including:

- a. Submit volume of existing interceptor if it is intended to be reused.
- b. Please submit a full set of plans to NLRW for review.

SD2020-32 Harris Industrial Park, Lots B-R2A & BR2B (Replat on Diamond Dr.)

- 1. Engineering requirements on detention:**
 - a. Storm water detention plan will be required during Site Plan Review process.
- 2. Engineering requirements before the plat will be signed:**
 - a. ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) not required due to Diamond Drive being within ArDOT ROW.
- 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 easement along rear of Lot B-R2A as shown.
 - c. Provide 25' front yard easement across both lots as shown.
 - d. Provide letter from the gas company approving the location of the easement.
 - e. Provide utility and drainage easement as shown on west side of Lot B-R2A.
 - f. Provide 15' wide exclusive sanitary sewer easement centered over the sewer main on the SE corner of the property.
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location along interstate.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 8. 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. If there are water facilities that need to be installed, adjusted and/or relocated, 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.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. Hill Lake Connection fee is required.
 - b. Provide minimum 15' wide exclusive sanitary sewer easement centered over the sewer main on the SE corner of the property.

SD2020-33 Esplanade Phase 2 (Preliminary plat & SPR for apartments at 20 Esplanade Cir)

1. Engineering requirements before the plat will be signed:

- a. Provide typical section of Esplanade Circle to be approved by City Engineer.
- b. Provide on-site storm water detention calculations showing that detention volume is sufficient.
- c. Satisfy the NLR Bicycle Plan.

2. Planning requirements before the plat will be signed:

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide ROW dedication for Esplanade Cir.
- c. Provide letter from NLR Wastewater approving the relocation of the existing sanitary sewer main.
- d. Provide any necessary easements for relocated sewer main required by NLR Wastewater.
- e. Provide 5' easement along Esplanade Cir.
- f. Pay for street signs.

3. Permit requirements/approvals submitted before a building permit will be issued:

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
- c. Provide CNLR Grading Permit application to City Engineer with grading plans.
- d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
- f. Provide CNLR Floodplain Development Permit application to City Engineer.
- g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- h. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- i. 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.
- j. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- k. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

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

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.

- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - e. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - f. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Before a Certificate of Occupancy is issued, provide full street improvements for Esplanade Cir.
 - c. Dumpsters to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide full street improvements for Esplanade Circle.
 - c. Provide ROW dedication for Esplanade Circle.
 - d. Meet the requirements of the NLR Bike 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. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (56) street trees as shown.
 - d. Provide (36) 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.
- 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 Fire Marshal's requirements on fire hydrant location.
 - c. Gates to meet Fire Marshal's 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.
 - b. If there are water facilities that need to be installed, adjusted and/or relocated, 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.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. Submit plan for relocation of the existing sanitary sewer main for further evaluation.

SD2020-34 Springhill Plaza, Lots 1R-X and 1R-Y (Replat & SPR of a car wash at 4000 Vali Ct.)

- 1. Engineering requirements on detention:**
 - a. Storm water detention plan not required as there is no increase of or a reduction of impervious surface.
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements only required where concrete drive is being removed.
- 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 access easement on plat such that vehicles entering from either Vali Court or McCain Blvd can access car wash.
 - c. Provide half of 100' ROW on McCain.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - c. Provide CNLR driveway/curb cut permit application to City Engineer.
 - d. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit 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.
- 5. Meet the requirements of the City Engineer, including:**
 - a. Provide ½ street improvements (curb and gutter, sidewalk) in place of removed driveway.
 - b. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- 6. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 7. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - b. Provide ½ street improvements where concrete drive is being removed.
 - c. Provide half of 100' ROW.
- 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 (7) street trees along Vali Court as shown.
 - d. Provide (7) street trees along McCain Blvd.
 - e. Provide (14) parking lot shade trees.
 - f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - g. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - 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.
- 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. Provide an approved fire protection plan.
- 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. If there are water facilities that need to be installed, adjusted and/or relocated, 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.
- 12. Meet the requirements of NLR Wastewater, including:**
- a. Sanitary sewer public main extension required to provide sanitary sewer to lot 1R-X.
 - b. Sand/oil interceptor and sampling manhole required
 - c. Please submit plans to NLRW for review and approval.

SD2020-36 Tulip Farms Addition, Lot 1 (preliminary plat & site plan review of a distribution warehouse at 13001 Highway 70)

- 1. Engineering requirements before the plat will be signed:**
 - a. Meet ArDot's requirements for street improvements, turning lanes, etc. on Highway 70.
 - b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond for Barton Rd.
 - c. Meet City Engineer's requirements on improvements to Barton Rd. based on core samples.
 - d. Show and label boundary of detention areas as drainage easements.
 - e. Provide on-site storm water detention calculations showing that detention volume is sufficient.
- 2. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Meet the Master Street Plan requirements for ROW dedication.
 - c. Provide ROW dedication for cul-de-sac at the end of Barton Rd. Label on drawing.
 - d. Provide 10' utility easements around property perimeter as shown.
 - e. Provide setback lines as shown.
- 3. City Council approvals required before the plat will be signed:**
 - a. Provide approved City Council ordinance on rezoning property to I2.
 - b. Provide approved City Council ordinance on abandoning easements running north-south through the proposed building.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer for driveway on Barton Road and copy of ARDOT driveway permit for driveways on Highway 70.
 - 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.

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

- a. 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.
- 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.
- 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. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- g. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- h. All driveways are to be concrete within the ROW.

6. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. The building cannot encroach over existing easements.
- c. If a dumpster is added to the site, it is to have a masonry screen.
- d. No fence is to be within a front building line.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.

7. Meet the requirements of the Master Street Plan, including:

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards on Barton Rd.
- b. Provide ½ street improvements on Barton Rd.
- c. Provide ROW dedication for cul-de-sac on Barton Rd.

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 (53) street trees along Highway 70 as shown.
- d. Provide (8) street trees along Barton Rd. as shown.
- e. Allow the proposed parking lot shade tree landscape plan as shown. In order to facilitate safe truck maneuvering at the rear of the building, the required parking lot shade trees at the rear of the building have been relocated to the front parking area to satisfy the parking lot shade tree requirements.
- f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
- g. Provide a continuous screen of shrubs for parking spots that face a street or abutting property. All trailer stall parking spaces in the rear of the property are exempt from this requirement due to extended distance from property line.
- 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. Do not remove trees from full buffers.

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. Provide an approved fire protection plan.
- b. Fire apparatus roads must meet an 85,000 lbs. load capacity.
- c. Fire hydrants shall be located every 500 feet with appropriate road widths.
- d. Fire flow requirements as set forth by 2012 AFC, Appendix B, table B105.1 shall be 2000 gpm for a flow duration of 4 hours.
- e. Gates to meet the Fire Marshal's requirements.
- f. Provide measurements of the access roads surrounding the building.

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. Water main extensions will be needed to provide water service to this property. The submitted plans indicates two connection points, one in the northwest corner of the property off Barton Road and one in the southeast corner of the property off Hwy 70. Neither location currently has a public water main. Both locations will require off-site 12-inch diameter water line extensions. This work is to be done at the expense of the developer.
- c. 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.
- d. Contact Central Arkansas Water regarding the size and location of the water meter.
- 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. Hill Lake Connection fee is required to connect to public sanitary sewer. The current rate is \$2,442/commercial acre platted.
- b. The property shall be served by gravity sanitary sewer, if at all possible.
- c. Please submit a full set of plans to NLRW for review and approval.
 - 1. Submit connection details for the proposed force main relocation.
 - 2. Force main material shall be C 905 PVC with ductile iron fittings
- d. Pretreatment may be required once plans are reviewed.

13. Meet the requirements of Pulaski County, including:

- a. Dedicate any ROW to meet NLR Master Street Plan requirements for Highway 70 and Barton Road. Adjust setback lines to reflect new property boundary accordingly.
- b. Obtain any required Corps of Engineers Permits for work adjacent to or in wetlands.
- c. Provide ARDOT approval for driveways off Highway 70.
- d. If the development is to be under construction or in operation before annexation to the City of North Little Rock is complete, Meet the following Pulaski County requirements:
 - 1. Pulaski County will require a Flood development Permit for work in the floodplain. Proposed development is greater than 50 acres. A detailed study will need to be performed to establish the base flood elevation. Any map revisions (LOMR) caused by the development will need to be completed prior to construction.

2. 2' Freeboard is required in the county.
3. Provide NLR Wastewater approval for sewer connection.
4. Provide CAW approval for water service.
5. Provide a stamped and sealed set of stormwater calculations prior to construction.

CASE: Rezoning #2020-11 & Conditional Use #2020-5

REQUEST: To rezone from the C3 zoning classification to the proposed C4 classification to allow for a conditional use for a contractor's office with outdoor storage.

LOCATION OF REQUEST: 6919 Service Rd.

APPLICANT: Foundation Repair of Arkansas

OWNER: GARRETT DAVID M

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

SITE CHARACTERISTICS: The site is undeveloped.

MASTER STREET PLAN: Service Rd. is a local street. The lot also fronts MacArthur Dr. which is a Principal Arterial

ZONING: C3 LAND USE PLAN: Community Shopping

SURROUNDING USES:

NORTH: R1 – single family houses

SOUTH: I3 – industrial

EAST: C3 – single family house

WEST: R1 – single family house

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: A property 3 lots to the west from this location was rezoned from C3 to R1 within the last year.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Request does not conform to the Land Use Plan.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES?
There are single family houses on both sides of the property and directly across Service Rd. A full buffer on all three sides would be required.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Yes, it will be the first C4 zoned property in this residential neighborhood.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

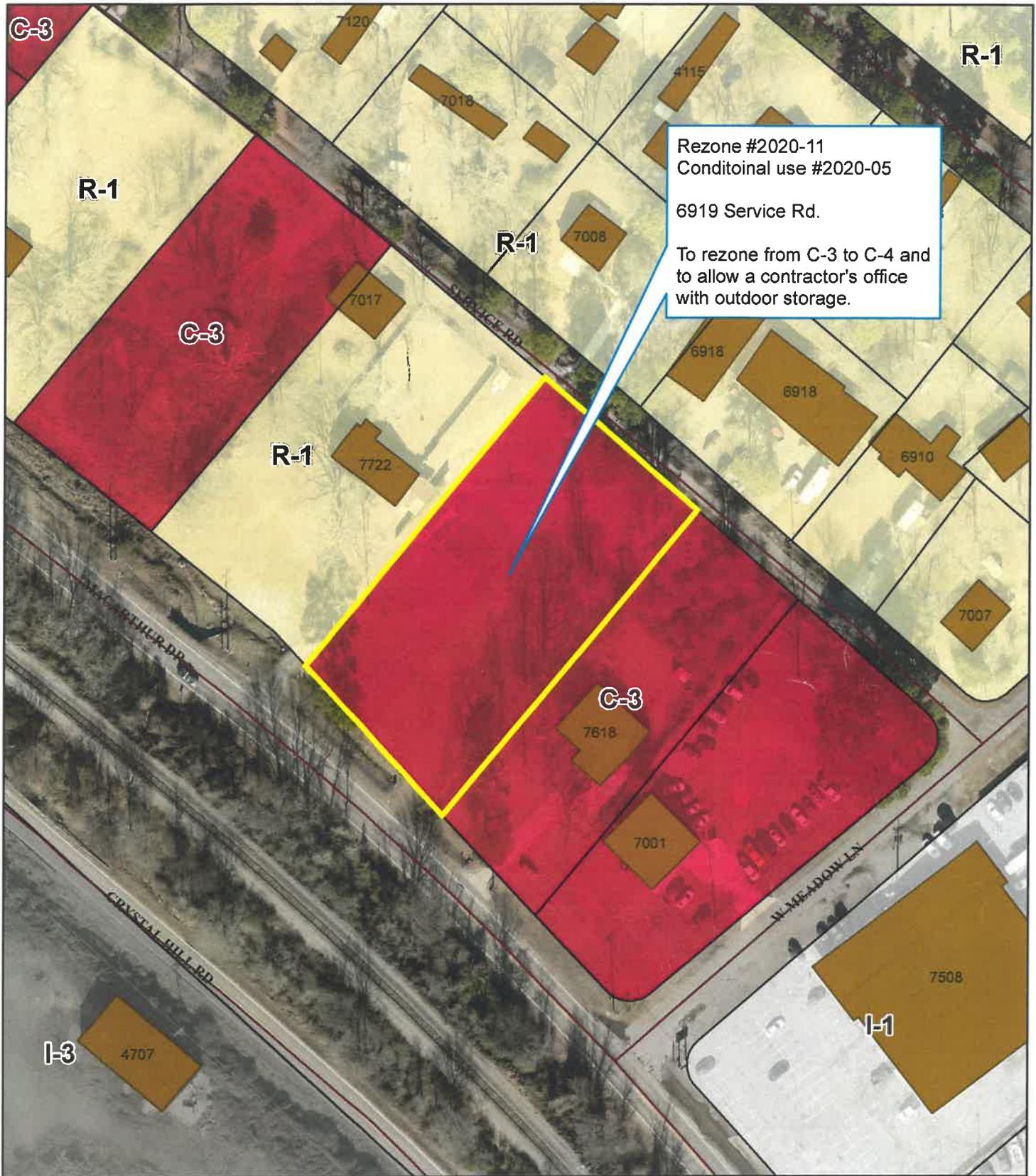
SUMMARY: The applicant is requesting a rezone from C3 to C4 to allow a Conditional Use for a contractor's office with outdoor storage. There are residential uses around the property. The applicant would be required to provide a full buffer on both sides of the property. The applicant met with the Design Review Committee.

STAFF RECOMMENDATION: Due to the residential uses surrounding the property on three sides and the request being in opposition to the Land Use Plan for this area, staff cannot support the rezone to C4.

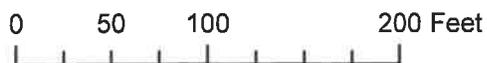
CONDITIONS FOR CONSIDERATION:

1. Hours of Operation 7AM – 6PM Monday – Friday.
2. Provide full screen (including 8’ wood privacy fence and trees every 20’) between commercial and residential uses on the east and west sides.
3. Provide an 8’ tall wood privacy fence set back 30’ from the property line along Service Rd as shown on the site plan.
4. Provide a buffer of 3 rows of evergreen trees along Service Rd. on the outside of the 8’ foot tall wood privacy fence.
5. Meet the requirements of Site Plan Review.
6. No access from Service Rd. permitted.
7. No outdoor storage of materials permitted.
8. The parking and storage of vehicles and equipment is limited to the rear yard.
9. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
10. Business license to be issued after Planning Staff confirmation of requirements.
11. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Rezone Case #2020-11 & Conditional Use #2020-05



1 inch = 100 feet

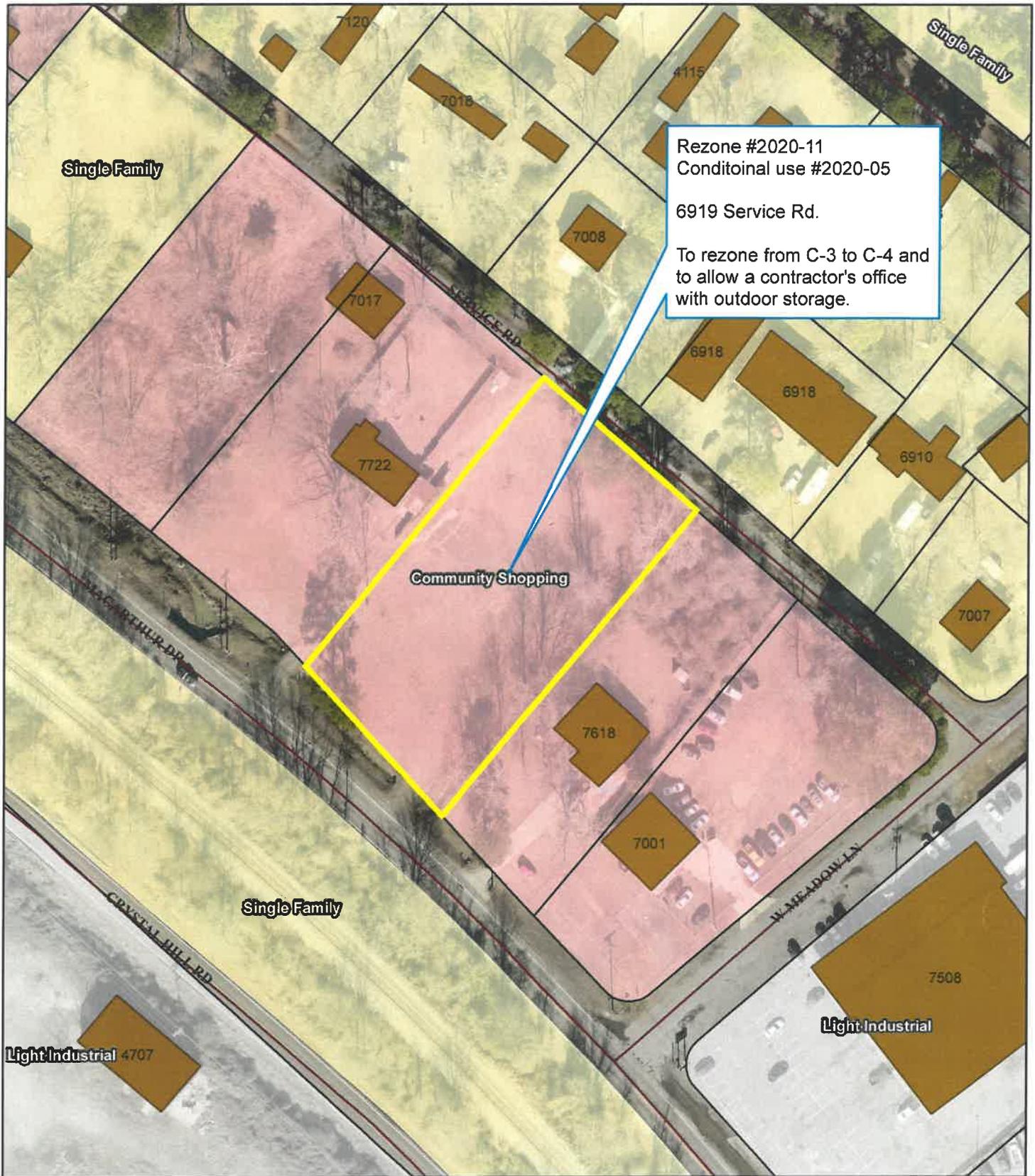


Date: 6/26/2020



Zoning Map

Rezone Case #2020-11 & Conditional Use #2020-05



1 inch = 100 feet



Date: 6/26/2020

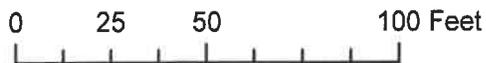


Land Use Map

Rezone Case #2020-11 & Conditional Use #2020-05



1 inch = 50 feet



Date: 6/26/2020



Ortho Map

CASE: Conditional Use #2020-6

REQUEST: To allow a car lot in a C4 zone

LOCATION OF REQUEST: 2001 E. Broadway St.

APPLICANT: Eric James

OWNER: BROCKINTON JERRY REVOC TR

P.C. BACKGROUND: In 2017, Planning Commission recommended approval for a Conditional Use request for a car lot. The applicant did not get a City Council sponsor.

SITE CHARACTERISTICS: Site is a 6,000 square foot lot with a small building to be used as an office. The lot is unpaved.

MASTER STREET PLAN: Principal Arterial

ZONING: C-4

LAND USE PLAN: Trade Fair

SURROUNDING USES:

NORTH: C4

SOUTH: C4 / Car lot

EAST: C4 / Auto repair

WEST: C4

BACKGROUND:

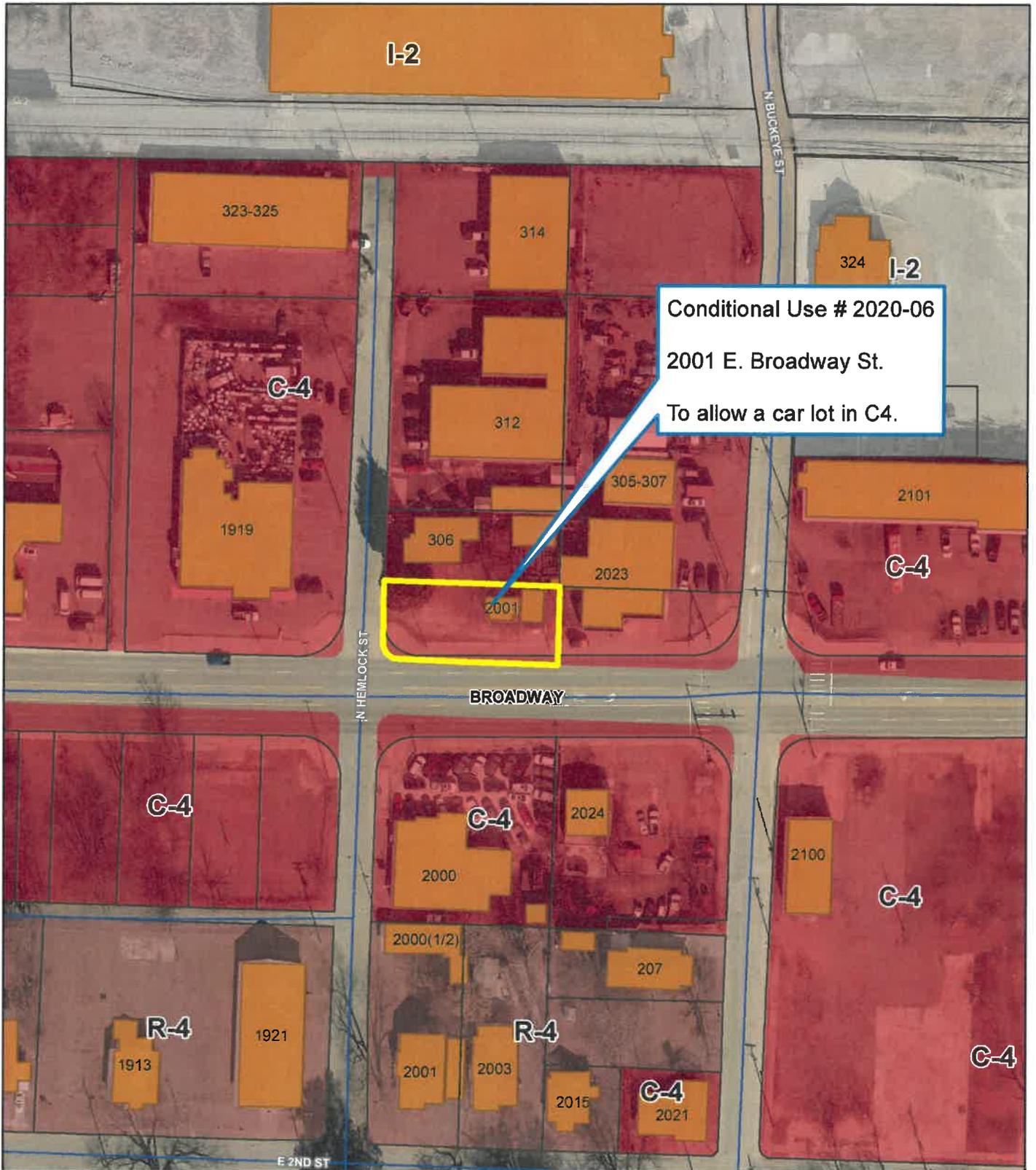
1. COMPATIBLE WITH PREVIOUS ACTIONS: The site was previously recommended for approval by Planning Commission. There are many car sales lots on E. Broadway St.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? Minimal. The surrounding area already consists of car lots.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? The lot is very small for a commercial use. Only 5 cars would be allowed on site at one time.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Future conditional use car lot requests on E. Broadway are anticipated.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? A conditional use is an appropriate request.

SUMMARY: The applicant is requesting a conditional use for a car sales lot in a C4 zone. The site is small, and is not currently paved. Many other auto sales businesses are located along E. Broadway and the surrounding area. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE CONDITIONS TO BE CONSIDERED:

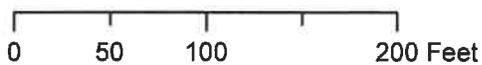
1. Hours of Operation: 8AM – 8PM Monday – Saturday.
2. Fences shall not be allowed in the front yard of a vehicle sales lot, except as mandated under Article 15 hereof.
3. Existing fences located in the front yard of a vehicle sales lot shall be removed, unless required when adjacent to residential use.
4. Six foot wood privacy fence shall be required when vehicle sales lot abuts a residential use. Fences shall not extend beyond the front building line of the abutting residential use.
5. Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
6. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. This allows for 5 cars on the lot at any one time..
7. All exterior vehicle sales lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential uses.
8. Sales vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the standards of the City Engineer. Sales vehicles shall not be displayed on grass or gravel surfaces.
9. All signage shall meet the requirements of Article 14 of the zoning ordinance.
10. No inoperable or wrecked vehicles shall be stored or sold from the sales lot. Vehicle sales lots shall not store inoperable or wrecked vehicles, nor any parts thereof, as those terms are defined under the North Little Rock Property Maintenance and Nuisance Abatement Code.
11. Vehicle sales lot shall be maintained at all times.
12. Sales vehicles shall be locked and secured after business hours.
13. Sales vehicles shall not be used as storage.
14. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
15. Business license to be issued after Planning Staff confirmation of requirements.
16. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Conditional Use # 2020-06



Zoning Map

1 inch = 100 feet



Date: 6/26/2020

Map is not to survey accuracy

Conditional Use # 2020-06



Approx. 2270 square feet.
Allows for 5 cars.

BROADWAY



Zoning Map

1 inch = 20 feet



Date: 7/9/2020

Map is not to survey accuracy

CASE: Conditional Use #2020-7

REQUEST: To allow a minor auto repair in a C3 zone

LOCATION OF REQUEST: 11921 Maumelle Blvd

APPLICANT: Lemons Engineering

OWNER: MAUMELLE AUTOWASH LLC

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

SITE CHARACTERISTICS: The site has been used as a car wash.

MASTER STREET PLAN: Principal Arterial

ZONING: C3 LAND USE PLAN: Community Shopping

SURROUNDING USES:

NORTH: C3 / commercial	EAST: C3 / commercial
SOUTH: outside NLR City Limits / commercial	WEST: C3 / commercial

BACKGROUND:

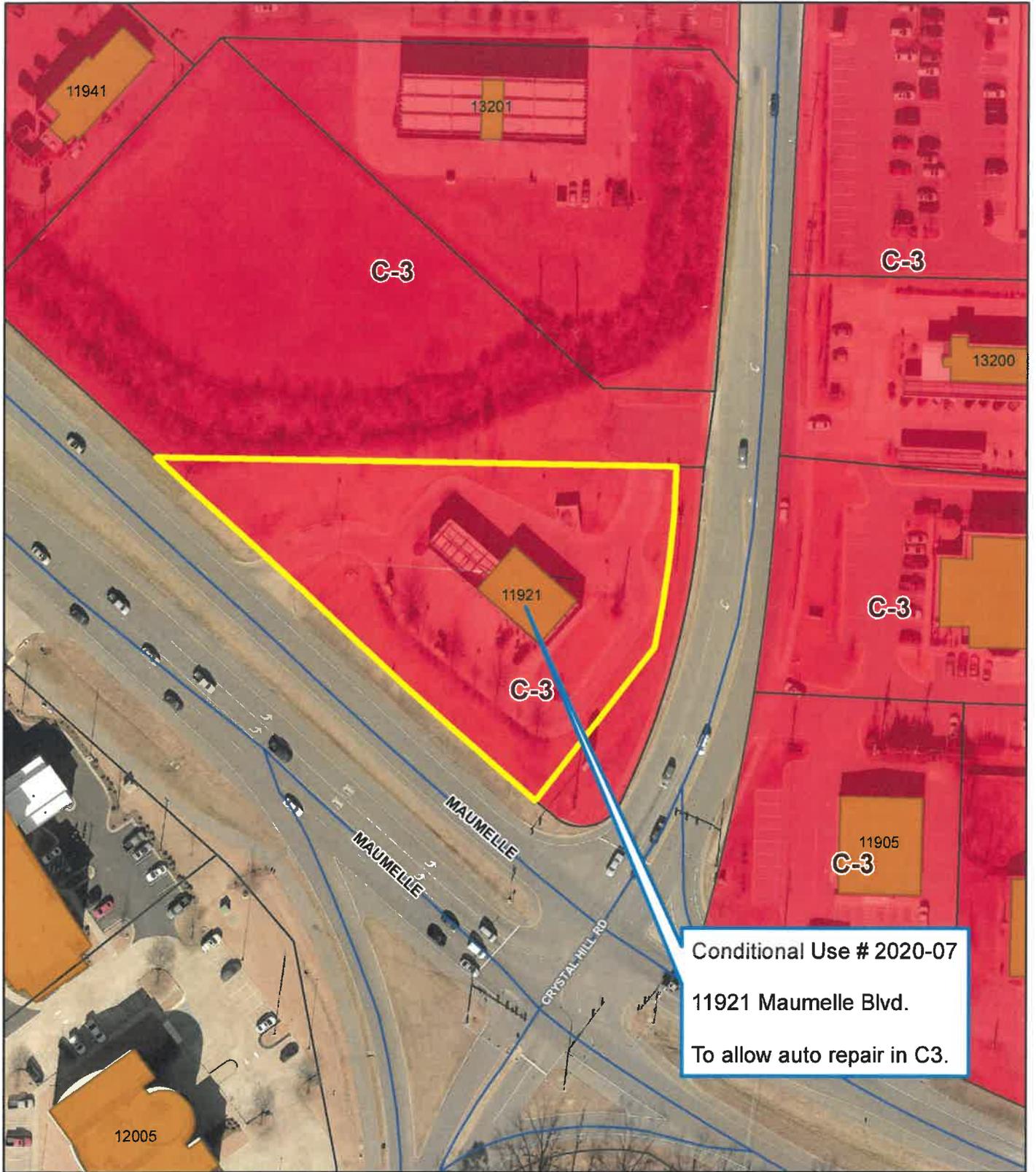
1. COMPATIBLE WITH PREVIOUS ACTIONS: There are other auto repair shops along Maumelle Blvd.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? No change expected.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No. A Conditional Use request is appropriate.

SUMMARY: The applicant is requesting a Conditional Use to allow minor auto repair in a C3 zone. As the site has previously been an auto oriented use, the use of the site for auto repair will have a minimal effect on the surrounding properties. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE CONDITIONS TO CONSIDER:

1. Hours of Operation: 6AM – 6PM Monday – Sunday.
2. Meet the requirements of Site Plan Review.
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. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Conditional Use # 2020-07

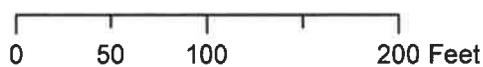


Conditional Use # 2020-07
11921 Maumelle Blvd.
To allow auto repair in C3.



Zoning Map

1 inch = 100 feet



Date: 7/2/2020

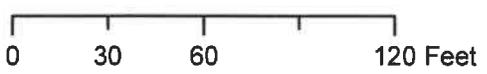
Map is not to survey accuracy

Conditional Use # 2020-07



Ortho Map

1 inch = 60 feet



Date: 7/2/2020

Map is not to survey accuracy

CASE: Conditional Use #2020-8

REQUEST: To allow a tire store in a C3 zone.

LOCATION OF REQUEST: 11921 Maumelle Blvd

APPLICANT: Lemons Engineering

OWNER: MAUMELLE AUTOWASH LLC

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

SITE CHARACTERISTICS: The site has been used as a car wash.

MASTER STREET PLAN: Principal Arterial

ZONING: C-3

LAND USE PLAN: Community Shopping

SURROUNDING USES:

NORTH: C3 / commercial

SOUTH: outside NLR City Limits / commercial

EAST: C3 / commercial

WEST: C3 / commercial

BACKGROUND:

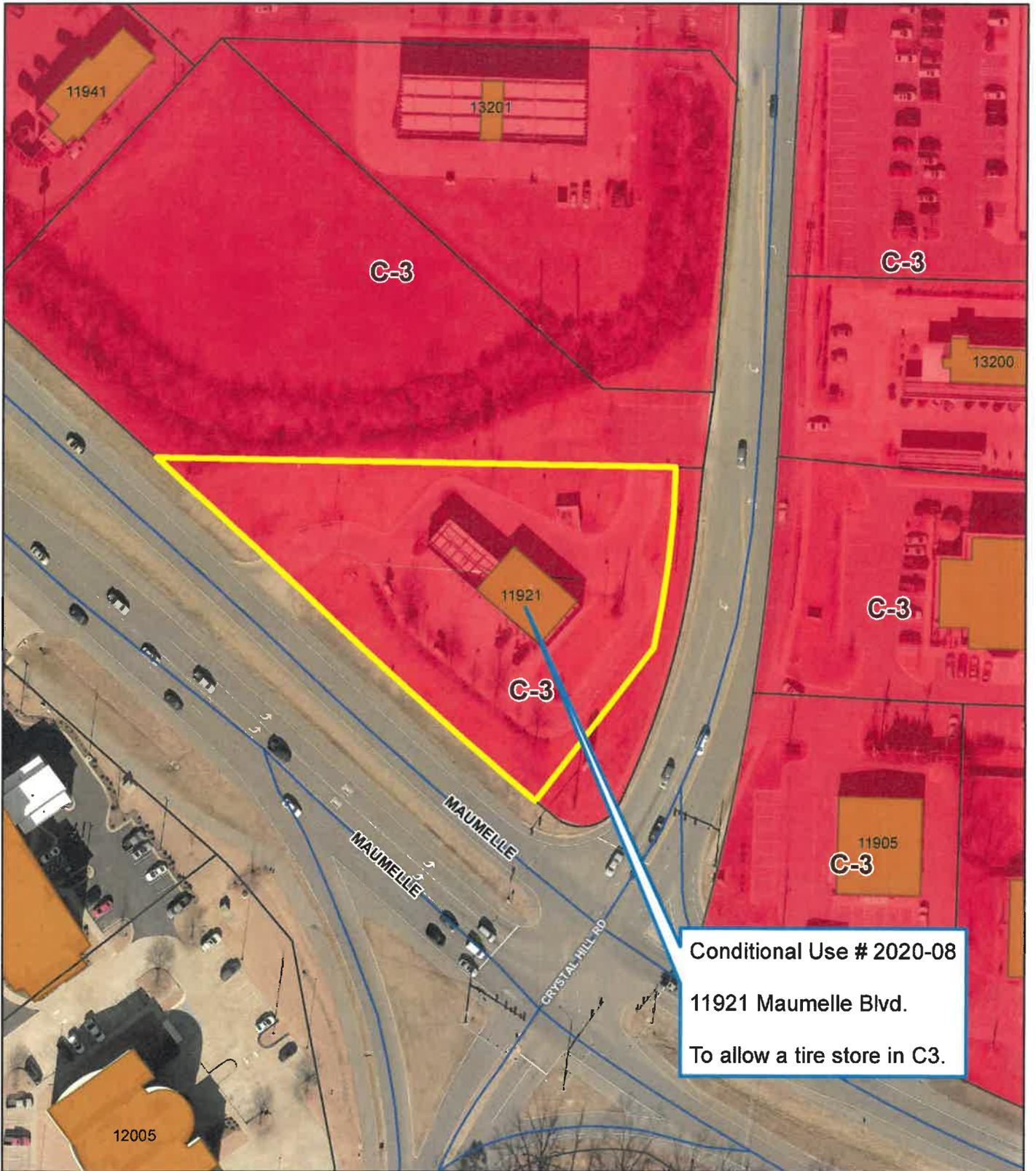
1. COMPATIBLE WITH PREVIOUS ACTIONS: There are other tire shops along Maumelle Blvd.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? No change expected.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No. A Conditional Use request is appropriate.

SUMMARY: The applicant is requesting a Conditional Use to allow a tire store in a C3 zone. As the site has previously been an auto oriented use, the use of the site for tire store will have a minimal effect on the surrounding properties. The applicant is proposing to add two shipping containers behind the building to use as tire storage. The containers are to be screened with splitface concrete blocks. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE CONDITIONS TO BE CONSIDERED:

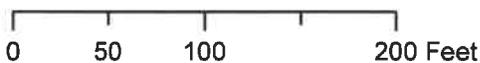
1. Hours of operation: 6AM – 6PM Monday – Sunday.
2. Meet the requirements of Site Plan Review.
3. Allow two shipping containers to be used for storage.
4. The shipping containers are to be screened with splitface concrete blocks.
5. Store tires in a dry securable area of the primary structure. No outside open-air storage of tires.
6. Up to 30 tires for sale may be displayed outside under a non-permeable cover during business hours. This is considered temporary tire storage. Tires shall be kept neat and organized, preferably in metal racks. Temporary outside displayed tires for sale shall be kept a maximum of 10 feet from the primary structure.
7. Isolate tires from other stored materials that may create hazardous products if there is a fire, including, but not limited to, lead acid batteries, fuel tanks, solvent barrels, and pesticide containers.
8. Store no more than 100 tires per 1,500 square feet of inside storage space.
9. Tire retailers should schedule regular pick-up of tires by a licensed carrier to avoid excessive amounts of tires stored on the property.
10. Vehicles are only to be repaired/maintained inside the building.
11. No outdoor PA/music permitted.
12. Applicant must meet all applicable Federal, State, County and City requirements,
13. Business license to be issued after Planning Staff confirmation of requirements,
14. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Conditional Use # 2020-08



Zoning Map

1 inch = 100 feet



Date: 7/2/2020

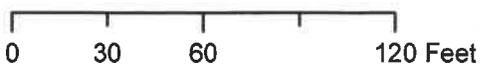
Map is not to survey accuracy

Conditional Use # 2020-08



Ortho Map

1 inch = 60 feet



Date: 7/28/2020

Map is not to survey accuracy

CASE: Rezoning #2020-12

REQUEST: To amend the Land Use Plan from Single Family to Light Industrial and to rezone from the R2 zoning classification to the proposed I2 classification to allow for industrial development and to rezone a 50' buffer area from R2 to Greenbelt

LOCATION OF REQUEST: 13001 Highway 70

APPLICANT: Thomas Engineering Company

OWNER: TULIP FARMS INC

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

SITE CHARACTERISTICS: Site is currently undeveloped. A distribution center is proposed.

MASTER STREET PLAN: Collector

ZONING: R2 LAND USE PLAN: Single Family

SURROUNDING USES:

NORTH: I1 & Conservation

SOUTH: Conservation & R2 / single family houses

EAST: R2 / undeveloped

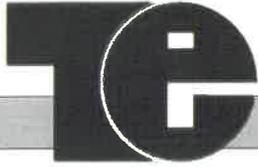
WEST: I2 & C3 / commercial businesses

BACKGROUND: This property is currently in NLR's extra-territorial jurisdiction. The applicant has started the annexation by petition process to bring the property into NLR city limits.

1. COMPATIBLE WITH PREVIOUS ACTIONS: Industrial and truck intensive uses have been approved for property in this area around I-40 in the past.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Highway 70 is only 24 feet wide. Heavy and continuous truck traffic would normally warrant a wider road. As part of the site plan review for the development, the applicant is required to meet the requirements of ARDOT.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? A 50 foot wide strip of property that abuts the R2 property to the south is to be rezoned to Greenbelt.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No, I2 is appropriate for a distribution center.

SUMMARY: The applicant is requesting to amend the Land Use Plan from Single Family to Light Industrial and to rezone from R2 to I2 to allow for industrial development. The applicant is proposing a large distribution center. As part of the site plan review the applicant is required to meet ARDOT's requirements for Hwy 70. A 50 foot wide Greenbelt zoning district is proposed between the existing R2 district and the I2 district.

STAFF RECOMMENDATION: Approval



THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116

(501) 753-4463

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

July 15th, 2020

Mr. Shawn Spencer, Director
North Little Rock Planning Department
120 Main Street
North Little Rock, AR 72114

RE: Tulip Farms, Inc.
Rezoning Application
450 +/- Acres of Industrial Property
Hwy 70 and Barton Road

Dear Mr. Spencer:

Please accept this letter to serve as our application for a rezoning request of approximately 453 acres of land located North of AR Hwy #70 and Southeast of Barton Road. We wish to be placed on the August 11th, 2020 Planning Commission meeting agenda.

The property is currently zoned R-2. The owner is requesting the property be rezoned to I-2 to allow for industrial use as shown on the included Development Plan and future industrial development.

Items included with this submittal:

Exhibit A - Overall Map of Property
Exhibit B - Map showing proposed buffer to R-2
Exhibit C - Legal Description
Development Plans (2)
Letter from Property Owner
Review Fee in the amount of \$420.00

Owner Information:

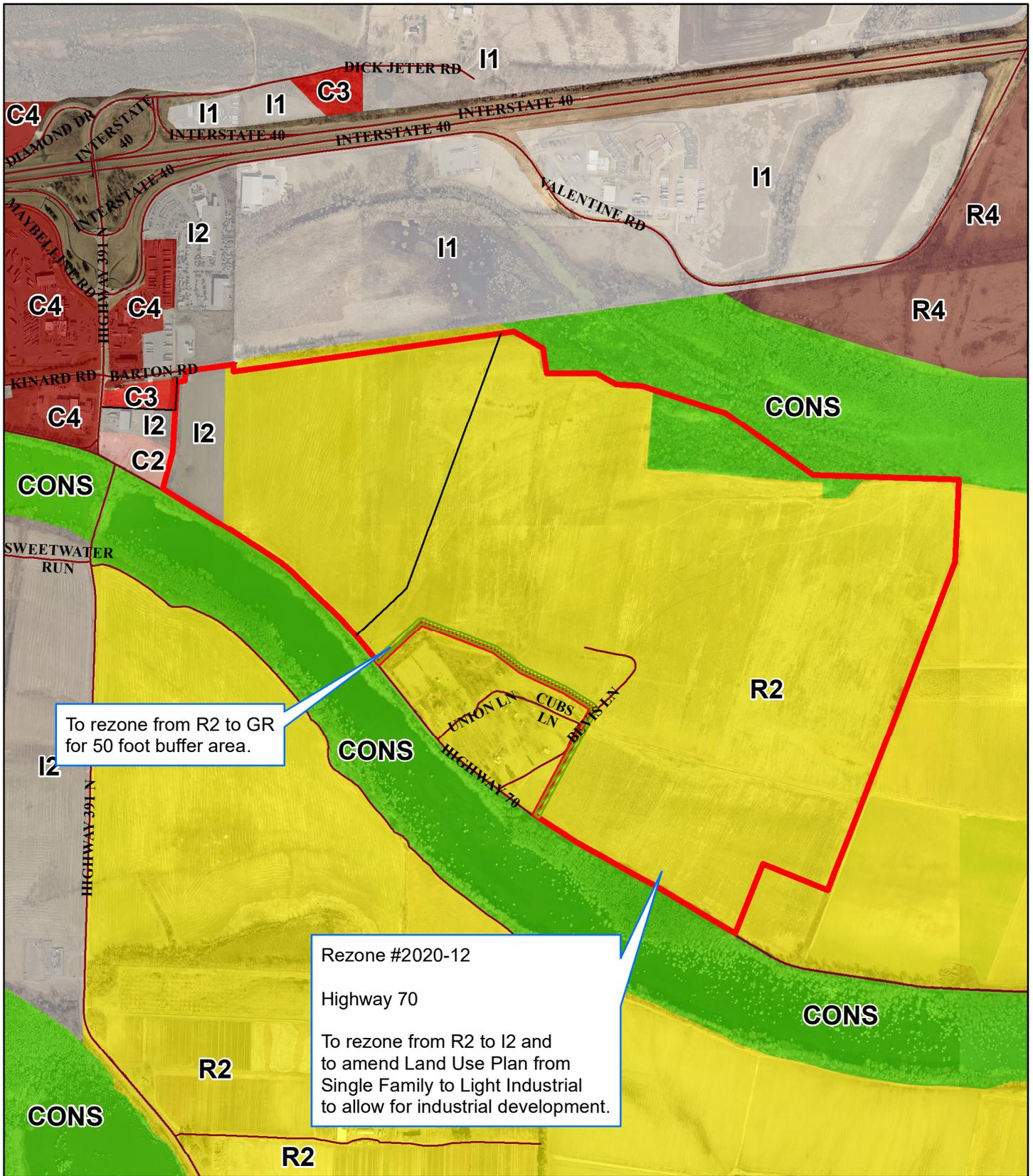
Tulip Farms, Inc.
6140 Dovecote Lane
Memphis, TN 38120

If you have any questions, please give me a call.

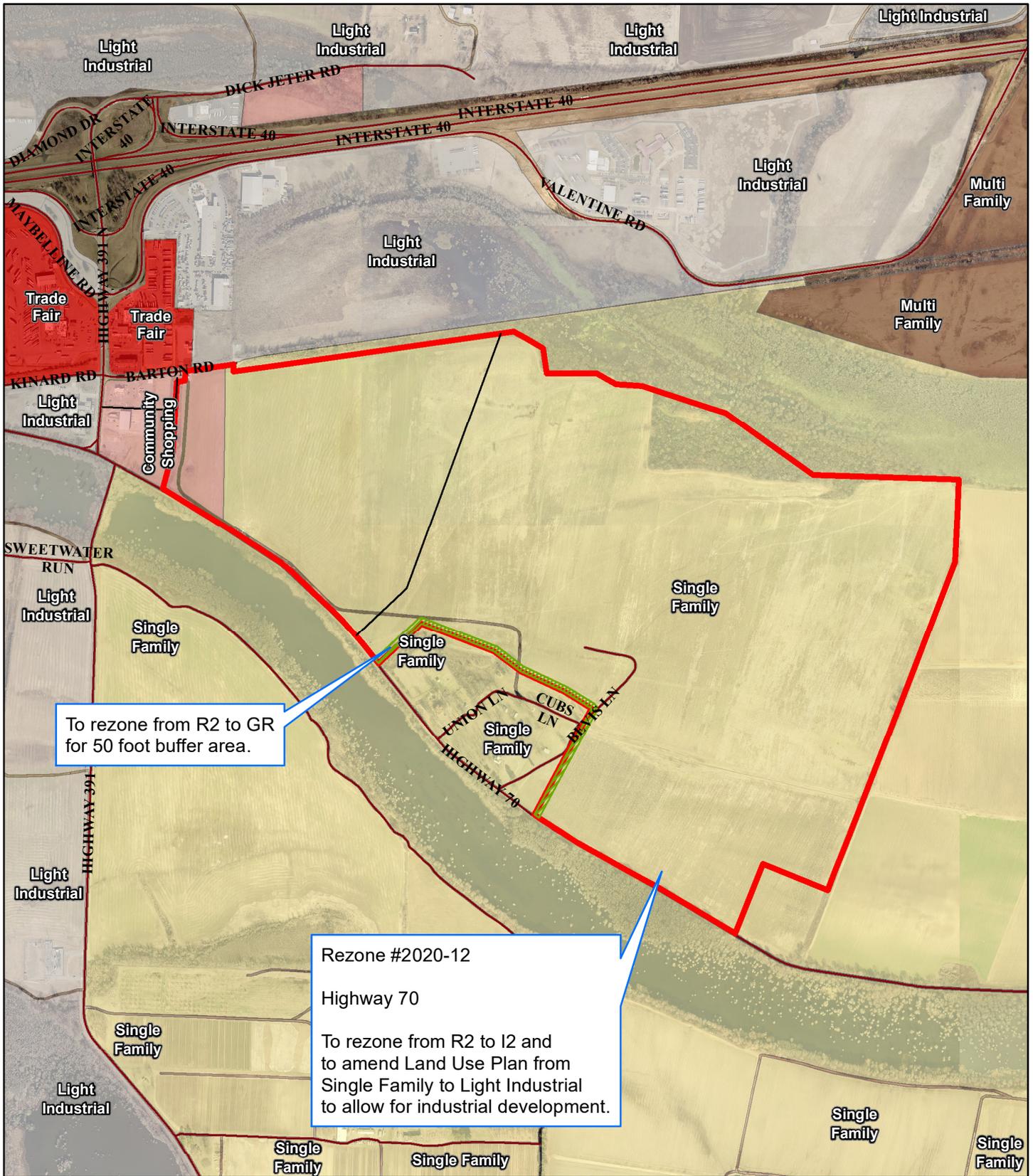
Sincerely,

Thomas R. Pownall, P.E.
Vice President

Rezone Case #2020-12



Rezone Case #2020-12



Rezone Case #2020-12



1 inch = 1,000 feet

0 500 1,000 2,000 Feet



Date: 7/28/2020



Ortho Map



SHEET NUMBER
CSP-02
TULIP FARMS
 PREPARED FOR
CONFIDENTIAL
 PULASKI COUNTY

CONCEPT SITE PLAN
 (PRELIMINARY NOT FOR CONSTRUCTION)
 AR

KHA PROJECT
 DATE
 07/02/2020
 SCALE AS SHOWN
 DESIGNED BY RJC
 DRAWN BY RJC
 CHECKED BY SJP

Kimley-Horn
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
 PHONE: 704-333-8131
 WWW.KIMLEY-HORN.COM
 NC PERM NO. F-0192

No.	REVISIONS	DATE	BY



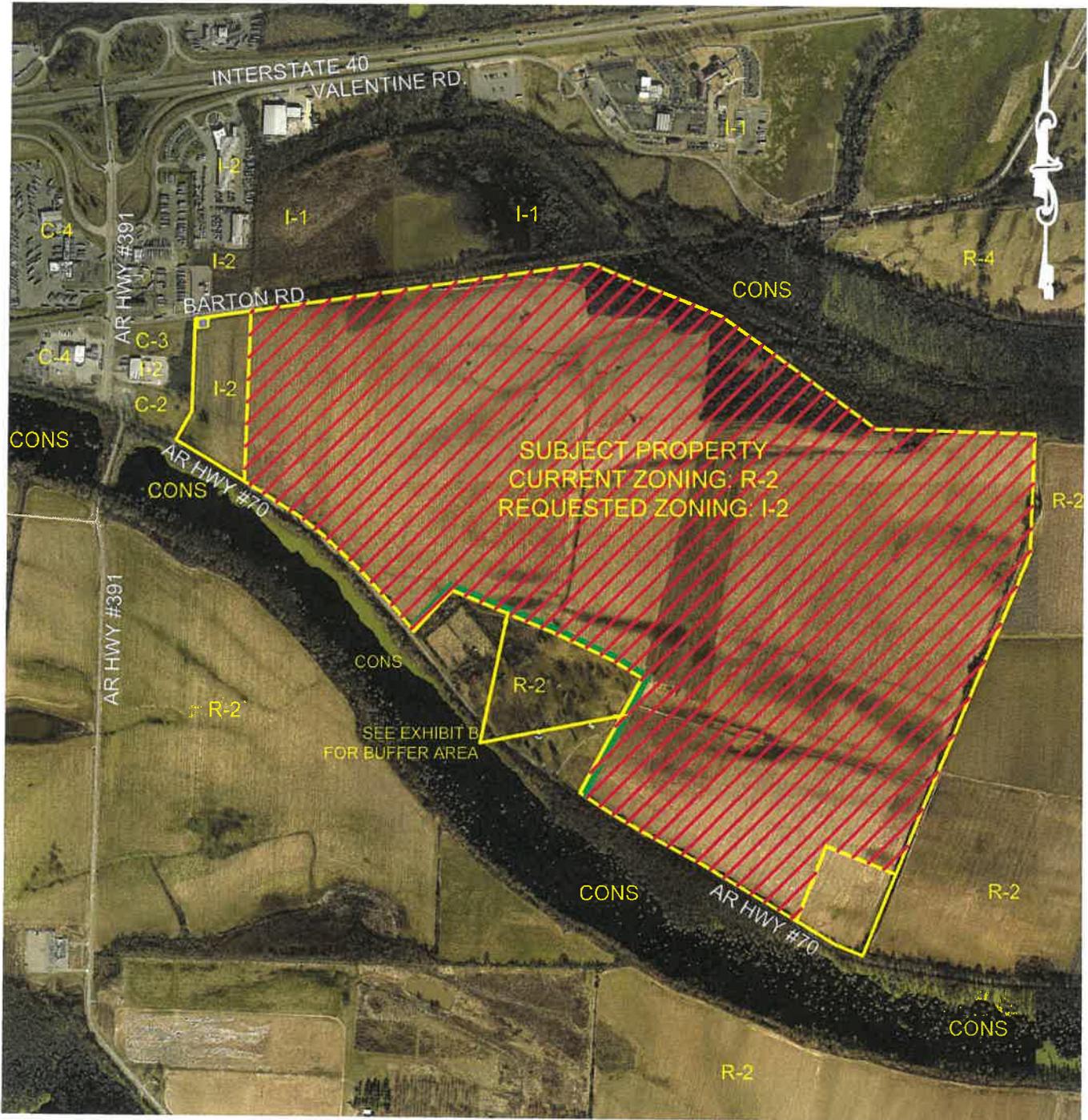
MEMBER NATIONAL SOCIETY
PROFESSIONAL ENGINEERS

THOMAS ENGINEERING COMPANY

3810 LOOKOUT ROAD
NORTH LITTLE ROCK, ARKANSAS 72116
TELE. No. 501-753-4463 FAX. 501-753-6814

CIVIL ENGINEERS-LAND SURVEYORS
LAND PLANNING & DEVELOPMENT
RESIDENTIAL-COMMERCIAL-INDUSTRIAL

EXHIBIT A



DATE: 7/14/20
SCALE: 1" = 1200'



MEMBER NATIONAL SOCIETY
PROFESSIONAL ENGINEERS

THOMAS ENGINEERING COMPANY

3810 LOOKOUT ROAD
NORTH LITTLE ROCK, ARKANSAS 72118
TELE. No. 501-753-4463 FAX. 501-753-6814

CIVIL ENGINEERS—LAND SURVEYORS
LAND PLANNING & DEVELOPMENT
RESIDENTIAL—COMMERCIAL—INDUSTRIAL

EXHIBIT B



DATE: 7/14/20
SCALE: 1" = 300'