NLR Planning Commission
December 8, 2015
Agenda Meeting / Public Hearing 4:45 PM

Agenda Meeting: ▪ Roll Call

Reminder
- ▪ Turn off cell phones
- ▪ Planning Commission procedures on back of agenda

Administrative: ▪

Approval of Minutes: ▪ November 10, 2015

Development Review Committee:

A. SD2015-9 Vestal Vista Commercial Park, Lots 1-10, (Preliminary Plat of a commercial subdivision located at the end of Vestal Boulevard)

B. SD2015-10 Weingarten's Subdivision, Lot 3A (Site Plan Review of a Cafe located at 2610 Main Street)

Public Hearings:

1. Conditional Use 2015-3: To allow a beauty salon in an I-1 Zone located at 9205 Maumelle Blvd.

Public Comment / Adjournment:

NLR PLANNING COMMISSION MEETING PROCEDURES

Public Hearings: The regularly scheduled meeting is held on the second Tuesday of each month at 4:45 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
November 10, 2015

Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:45 PM in the Council Chambers, City Hall.

Members Present:

Alexander
Belasco
Chambers
Dietz
Foster
Harris
Phillips
Clifton, Chairman

Absent Members:

White

Staff Present:

Shawn Spencer, Director
Timothy Reavis, City Planner
Daniel McFadden, City Attorney
Keisa Stewart, Secretary

Others Present:

Chris Wilbourn, City Engineer

Approval of Minutes:

Motion was made and seconded to excuse Mr. White from today's meeting. The motion was approved with (7) affirmative votes.

Motion was made and seconded to approve the October meeting minutes as submitted. The minutes were approved with (7) affirmative votes.

Administrative:

Subdivision Administrative:

A. SD2015-4 CFO Network Addition, Lot 1, (Replat of an office located at the SW corner of 4th and Maple Streets)

1. **Requirements before the final plat/replat will be signed:**
   a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
2. **Meet the requirements of the City Engineer, including:**
   a. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
3. **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.
4. **Meet the requirements of the Master Street Plan.**
5. **Meet the requirements of the Screening and Landscaping ordinance, including:**
   a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
6. **Meet the following requirements concerning signage:**
   a. All signs require a permit and separate review.
   b. Provide sign location on site plan.
   c. No pole sign permitted. No electronic changeable copy sign permitted.
7. **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. All exterior portions of a building must be within 150' of a FD access road.
8. **Meet the requirements of CAW, including:**
   a. Water is available to the site.
   b. All CAW requirements in effect at the time of request for water service must be met.
   c. Submit plans for water facilities and/or fire protection system to CAW for review.
   d. Approval of plans by AR Dept. of Health Engineering Division is required.
   e. Contact CAW for requirements on backflow protection on meter services.
   f. Contact CAW for requirements on size and location of the meter.
   g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
9. **Meet the requirements of NLR Wastewater, including:**
   a. Sewer is available to the site.
   b. A complete set of drawings for development must be submitted to NLR Wastewater.
   c. Approval of plans by AR Dept. of Health Engineering Division is required.
10. **Meet the requirements of Rock Region Metro (CATA), including:**
    a. Location served by Routes 4,10 and 13. No immediate impacts indicated by the plans provided.

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 was passed with (8) affirmative and (1) absent votes.

B. SD2015-5 Richards Commercial, Lot 1-15 (Preliminary Plat of commercial lots located at the end of Richards Road – behind ABF)

1. **Requirements before the final plat/replat will be signed:**
   a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
   b. Provide full street improvements (street, drainage, curb and gutter, sidewalk, street signs, street lights) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
2. **Meet the requirements of the City Engineer, including:**
   a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
3. **Meet the requirements of Community Planning, including:**
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. Site Plan Review required on all lots.
   c. Street trees will be providing at SPR.
   d. Provide 10' utility easements around parent property perimeter.
4. **Meet the requirements of the Master Street Plan, including:**
   a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards on both sides of street
   b. Provide full street improvements.
   c. Provide ROW dedication.
5. **Meet the requirements of the Screening and Landscaping ordinance, including:**
   a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
   b. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
6. **Meet the following requirements concerning signage:**
7. **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. Water mains will need to be installed in this area.
8. **Meet the requirements of CAW, including:**
   a. Water service is not available to the site without an extension of facilities.
   b. All CAW requirements in effect at the time of request for water service must be met.
   c. Submit plans for water facilities and/or fire protection system to CAW for review.
   d. Approval of plans by AR Dept. of Health Engineering Division is required.
   e. Contact CAW for requirements on backflow protection on meter services.
   f. Contact CAW for requirements on size and location of the meter.
   g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
9. **Meet the requirements of NLR Wastewater, including:**
   a. Sewer service is not available to the site without a main extension.
   b. A complete set of drawings for development must be submitted to NLR Wastewater.
   c. Approval of plans by AR Dept. of Health Engineering Division is required.
10. **Meet the requirements of Rock Region Metro (CATA), including:**
    a. Location served by Route 10 currently providing rides to jobs in the area. It is also part of our future flex-service area. The flex service will provide hub to door services on demand. The road networks should connect to allow vehicles to move freely in and out of the redesigned lots.

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 was passed with (8) affirmative and (1) absent votes.

C. SD2015-6 Wal-Mart Commercial, Lot 7AR, (Replat and Site Plan Review of a commercial center located on north side of Maumelle Blvd and near Paul Eells Drive)

1. **Requirements before the final plat/replat will be signed:**
   a. Provide on-site storm water detention or demonstrate to City Engineer that on-site detention is not required (Based on the proposed development).
   b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
2. **Permit requirements/approvals before a building permit will be issued:**
   a. Provide CNLR Stormwater Permit. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
   b. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
   c. Provide Arkansas Department of Health approval for water and sewer facilities.
3. **Meet the requirements of the City Engineer, including:**
   a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
   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. Reference new FEMA map panel number in note about 100 year flood plain on site plan.
4. **Meet the requirements of Community Planning, including:**
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. Dumpster enclosure to be masonry with heavy landscaping.
   c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
   d. Provide cross access easement on plat with abutting property.
5. **Meet the requirements of the Master Street Plan, including:**
   a. Provide 5' sidewalk, ramps and striping to ADA standards and City across the Wal-Mart access drive.
6. **Meet the requirements of the Screening and Landscaping ordinance, including:**
   a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
   b. Provide automated underground irrigation to all required trees and shrubs.
   c. Provide 7 parking lot shade trees.
   d. Parking lot shade trees must be at the furthest 10' from edge of paving.
   e. Allow existing drive to encroach into 4' landscape strip on the north.
   f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
   g. 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.
   b. No pole sign permitted. No electronic changeable copy sign permitted.
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.
9. **Meet the requirements of CAW, including:**
   a. Water is not available to this property without the extension of water facilities.

b. All CAW requirements in effect at the time of request for water service must be met.
c. Submit plans for water facilities and/or fire protection system to CAW for review.
d. Approval of plans by AR Dept. of Health Engineering Division is required.
e. Contact CAW for requirements on backflow protection on meter services.
f. Contact CAW for requirements on size and location of the meter.
g. Provide static pressure, residual pressure and flow for nearest fire hydrant.

10. Meet the requirements of NLR Wastewater, including:
a. A complete set of drawings for development must be submitted to NLR Wastewater.
b. Approval of plans by AR Dept. of Health Engineering Division is required.

11. Meet the requirements of Central Arkansas Transit Authority (CATA), including:
a. Location is served by the Maumelle Express bus, Route 26. The route is used by riders to access jobs along Maumelle Boulevard at the nearby stop for Wal-Mart. Continue pedestrian amenities to provide access to the stop at this location.

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 was passed with (8) affirmative and (1) absent votes.

D. SD2015-7 George W Heilman Subd, Lot 5A and 5B (Replat and Site Plan Review of an contractors office located at SW corner of Hillard and Crystal Hill Road)

1. Requirements before the final plat/replat will be signed:
a. Provide on-site storm water detention or demonstrate to City Engineer that on-site detention is not required (Based on the proposed development).
b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
c. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards or signed waiver form.
d. Provide ½ street ROW dedications.

2. Permit requirements/approvals before a building permit will be issued:
a. Provide CNLR Stormwater Permit. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
b. Provide CNLR Access Driveway/Curb Cut Permit.
c. Provide CNLR Floodplain Development Permit.
d. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
e. Provide Arkansas Department of Health approval for water and sewer facilities.

3. Meet the requirements of the City Engineer, including:
a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Drainage submittal shall include, as a minimum, the following:
    i. Proposed pipe material specifications.
    ii. Proposed trench and bedding details, materials and specifications.
c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

d. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE).
e. Driveway radii returns built to City Engineer's specifications.
f. Widths of driveways shall be 40' maximum.
g. Cross drains in the Street ROW are to be RCP with flared end section unless approved by Engineering. Show any existing and proposed storm pipes on site plan.
h. All driveways are to be concrete within the Street ROW.
i. Show driveway and radii dimensions on site plan.
j. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.
k. Obtain driveway/curb cut from City Engineer or AHTD if State Highway.
l. Show date on plat and site plan.
m. Show developer's name and address on plat and site plan.
n. Show ROW of Crystal Hill Road on plat and site plan.
o. Show note about being in a floodplain and referencing FEMA map panel on plat and site plan.
p. Show any sign location on site plan.
q. Show dumpster location on site plan.
r. Show building outline with square footage and first floor elevation on site plan.
s. Show nearest fire hydrant on site plan.
t. Show water and sewer lines, as well as any other utilities on site plan.
u. Show fire flow/ water pressure site plan.
v. Show finished grade contours on site plan.
w. Show storm water detention if applicable on site plan.

4. **Meet the requirements of Community Planning, including:**
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. Provide dumpster location.
   c. Dumpster to have masonry screening.
   d. Show paving line extent.
   e. Allow 6' front yard fence as shown on site plan.
   f. Allow phasing.
   g. All exterior lighting shall be shielded and not encroach onto neighboring properties.
   h. Provide cross access easement on plat with abutting property at shared drive location.
   a. Provide 10' utility easements around property perimeter.
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 or signed waiver.
   b. Provide ROW dedication.
6. **Meet the requirements of the Screening and Landscaping ordinance, including:**
   a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
   b. Provide automated underground irrigation to all required trees and shrubs.
   c. Provide street trees 40' on center as shown
   d. Provide (17) parking lot shade trees, show on drawing.
   e. Parking lot shade trees must be at the furthest 10' from edge of paving.
   f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property, show on drawing
   g. 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.
b. Provide sign location on site plan.
c. No pole sign permitted. No electronic changeable copy sign permitted.

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.
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. Submit plans for water facilities and/or fire protection system to CAW for review.
   c. Approval of plans by AR Dept. of Health Engineering Division is required.
   d. Contact CAW for requirements on backflow protection on meter services.
   e. Contact CAW for requirements on size and location of the meter.
   f. Provide static pressure, residual pressure and flow for nearest fire hydrant.
10. **Meet the requirements of NLR Wastewater, including:**
    a. A complete set of drawings for development must be submitted to NLR Wastewater.
    b. Approval of plans by AR Dept. of Health Engineering Division is required.
11. **Meet the requirements of Rock Region Metro (CATA), including:**
    a. Location is served by the Maumelle Express, Route 26 at this location by the Crystal Hill and Young Rd stop. Newly developed lots should include pedestrian amenities for access to jobs via public transit.

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 was passed with (8) affirmative and (1) absent votes.

E. SD2015-8 Northshore Business Park, Lot 11, Block 8 (Final Plat and Site Plan Review of a Windstream office located NE of the intersection of Northshore Lane and Northshore Drive)

1. **Requirements before the final plat/replat will be signed:**
   a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
2. **Permit requirements/approvals before a building permit will be issued:**
   a. Provide CNLR Stormwater Permit. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
   b. Provide CNLR Access Driveway/Curb Cut Permit.
   c. Provide Arkansas Department of Health approval for water and sewer facilities.
3. **Meet the requirements of the City Engineer, including:**
   a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
   b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
   c. Driveway radii returns built to City Engineer's specifications.
   d. Label driveway dimensions.

e. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.

4. **Meet the requirements of Community Planning, including:**
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. Allow 20 foot building setback on south side.
   c. Gate to meet Fire Marshal's requirements.
   d. Dumpster to have masonry screening.
   e. No fence is to be within a front building line.
   f. All exterior lighting shall be shielded and not encroach onto neighboring properties.
5. **Meet the requirements of the Master Street Plan.**
6. **Meet the requirements of the Screening and Landscaping ordinance, including:**
   a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
   b. Provide automated underground irrigation to all required trees and shrubs.
   c. Provide 4 street trees.
   d. Provide 9 parking lot shade trees.
   e. Parking lot shade trees must be at the furthest 10' from edge of 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.
   b. No pole sign permitted. No electronic changeable copy sign permitted.
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.
9. **Meet the requirements of CAW, including:**
   a. Water is available to the site.
   b. All CAW requirements in effect at the time of request for water service must be met.
   c. Submit plans for water facilities and/or fire protection system to CAW for review.
   d. Approval of plans by AR Dept. of Health Engineering Division is required.
   e. Contact CAW for requirements on backflow protection on meter services.
   f. Contact CAW for requirements on size and location of the meter.
   g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
10. **Meet the requirements of NLR Wastewater, including:**
    a. Sewer is available to the site.
    b. A complete set of drawings for development must be submitted to NLR Wastewater.
    c. Approval of plans by AR Dept. of Health Engineering Division is required.
11. **Meet the requirements of Rock Region Metro (CATA), including:**
    a. Location is not currently served by Rock Region METRO. Continue pedestrian amenities to allow access to nearby park and trail network. The network will bridge the last mile connection to nearby bus routes.

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 was passed with (8) affirmative and (1) absent votes.

F. NS-2442-15 Trails at the Rock Addition, Lot 1 (Preliminary Plat and Site Plan Review of a Apartments located between Young Road and Crystal Hill Road)

1. **Waivers for this project.**

a. Waiver of the sidewalk along the hillside to reduce hazards to pedestrians, signed by Mayor and 2 Alderman.
b. Waiver of landscape buffer along north and west property line to be approved by City Council.
c. Waiver of the 25'front and rear setbacks to 15' front and rear setbacks. Setbacks to be shown on the plat.
d. A $5000/acre fee is exacted instead of providing on-site storm water detention facilities and those funds are to be devoted to off-site improvements on Young Road.

2. **Requirements before the final plat will be signed:**
   a. Final plat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
   b. Set two subdivision boundary corner monuments with blank brass caps.
   c. Provide full street improvements for the new collector street and ½ street improvements for Young Road (street, drainage, curb & gutter, sidewalk, trees, street signs, street lights), as shown, or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
   d. Provide a signed waiver of the sidewalk along the hillside to reduce hazards to pedestrians.
   e. Rename the proposed street to Pebble Drive.
   f. The development will include three lots separated by the proposed street.
   g. Show public utility easements on plat.
3. **Permit requirements/approvals before a building permit will be issued:**
   a. Provide CNLR Storm water Permit. Storm water plans and any detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
   b. Provide CNLR Access Driveway/Curb Cut Permit.
   c. Provide CNLR Floodplain Development Permit.
   d. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
   e. Obtain wetland delineation (if needed) on the western fill area and new collector street location.
   f. Provide Corps of Engineers (COE) 404 Clearance/Permit for potential wetlands on the street connecting Crystal Hill Road.
   g. Provide Arkansas Department of Health approval for water and sewer facilities.
   h. Provide approved City Council ordinance waiving required landscape buffer along north and west property line.
4. **Meet the requirements of the City Engineer, including:**
   a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
   b. Prior to construction, Owner's Engineer shall submit storm water design report for review and approval by the City Engineer. Drainage submittal shall include, as a minimum, the following:
      iii. Proposed pipe material specifications.
      iv. Proposed trench and bedding details, materials and specifications.
   c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and storm water 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. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
e. Driveways in ROW shall be concrete and built to City of North Little Rock standards.
f. Prior to any excavation/street cuts within the City Street Right-of-Way (ROW), obtain CNLR Excavation and Barricade Permits.
g. Obtain driveway/curb cut from City Engineer or AHTD if State Highway.
h. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE).
i. Show floodplain and floodway boundaries on preliminary plat and site plan.
j. Show zoning boundaries on preliminary plat.
k. Accept the 60 foot and 61 foot ROW on proposed on the plat, as proposed, and include a right-of-way stub to the adjoining property owner at the major turn near the mountain side.
l. Provide 50' turn radii at the intersection with Young Road.

5. **Meet the requirements of Community Planning, including:**
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. Dumpsters to have masonry screening.
   c. Provide 8' fencing where indicated on the preliminary plat/site plan.
   d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
6. **Meet the requirements of the Master Street Plan, including:**
   a. Provide full street improvements for the new collector street and ½ street improvements for Young Road (street, drainage, curb & gutter, sidewalk, trees, street signs, street lights) as shown or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
   b. Provide signed sidewalk waiver for sidewalks abutting the "hillside".
   c. Provide ROW dedication as indicated on the plat for the subdivision and proposed Pebble Drive.
7. **Meet the requirements of the Screening and Landscaping ordinance, including:**
   a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
   b. Provide automated underground irrigation to all required trees and shrubs.
   c. Provide 105 street trees, as shown.
   d. Provide 106 parking lot shade trees, as shown.
   e. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
   f. Provide approved City Council ordinance waiving required landscape buffer along north and west property line.
8. **Meet the following requirements concerning signage:**
   a. All signs require a permit and separate review.
   b. Provide sign location on site plan.
   c. No pole sign permitted. No electronic changeable copy sign permitted.
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. Fire hydrants to be within 400 feet of all areas of building.
   d. All exterior portions of a building must be within 150' of a FD access road.
10. **Meet the requirements of CAW, including:**
    a. Water is not available to the site.
    b. All CAW requirements in effect at the time of request for water service must be met.
    c. Submit plans for water facilities and/or fire protection system to CAW for review.

d. Approval of plans by AR Dept. of Health Engineering Division is required.
e. Contact CAW for requirements on backflow protection on meter services.
f. Contact CAW for requirements on size and location of the meter.
g. Provide static pressure, residual pressure and flow for nearest fire hydrant.

11. Meet the requirements of NLR Wastewater, including:

a. Provide a basis of design to include the projected flow contribution for the proposed development and the basin to serve beyond the proposed development. Provide a drainage basin by delineating a topographical area to show the basin contribution.
b. Provide full set of Construction drawings to include the Plan/Profile sheets for each of the gravity mains, details and the creek crossing.
c. Construction Plans are required to be submitted to NLRW and Arkansas Department of Health for review and approval prior to construction.
d. A Plan review fee and Connection fee will be required with this project. Contact NLRW for details.
e. A White Oak Basin Fee will be required prior to the issuance of permit from NLRW.
f. The proposed 8" gravity main along the North side of the proposed development will need to be a minimum of 10" and extend to the West property line of development.
g. The existing sewer on the North/East side of White Oak Bayou is 36". Provide the rim and flow line elevations at the tie-in manhole.

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 was passed with (8) affirmative and (1) absent votes.

Public Hearings:

1. Rezone 2015-2. To rezone property from R-1 to R-4 to recognize existing multifamily use located at 2001 Hwy 161.

The applicant, Mr. Steve Jenkins, was present.

Chairman Clifton asked if anyone in the audience would like to speak for or against the application.

Ms. Ida Emerson stated that she is opposed to this application.

Mr. Jenkins gave a brief explanation of the plans they have made for this property.

Mr. Spencer explained the reason for two requests at this location and stated the first request is to recognize the rezoning and the second request is to allow 6 camper trailers to be used as residential.

Chairman Clifton asked if there were any further comments.

There were no further comments.

Chairman Clifton asked for a roll call vote on the application.

Alexander	**Yes**	**Dietz**	**Yes**	**Phillips**	**Yes**
Belasco	**Yes**	**Foster**	**Yes**	**White**	**Absent**
Chambers	**Yes**	**Harris**	**Yes**	**Clifton**	**Yes**

Rezone 2015-2 was approved with (8) affirmative and (1) absent votes.

2. Special Use 2015-4. To allow a 6 camper trailers to be used as residence in an R-4 zone located at 2001 Hwy 161.

The applicant, Mr. Steve Jenkins, was present.

Chairman Clifton asked if anyone in the audience would like to speak for or against this application.

Ms. Ida Emerson expressed her opposition of this application.

Mr. Foster asked Mr. Jenkins what is the long range plan for this property.

Mr. Jenkins explained that there is not a long range plan; he spoke about the development of this area needed to be cleaned up before they develop a long range plan.

Mr. Chambers expressed his concerns about the camping trailers.

There was further discussion pertaining to this application.

Conditions:
1. Recreational vehicles must be underpinned.
2. Recreational vehicles must be tied down and the tie downs must be inspected by the building official.
3. applicant must meet all applicable Federal, State, County and City requirements,
4. business license to be issued after Planning Staff confirmation of requirements

Chairman Clifton asked for a roll call vote on this application.

Alexander	**No**	**Dietz**	**Yes**	**Phillips**	**Yes**
Belasco	**Yes**	**Foster**	**Yes**	**White**	**Absent**
Chambers	**No**	**Harris**	**Yes**	**Clifton**	**Yes**

Special Use 2015-4 was approved with (6) affirmative, (2) opposed and (1) absent votes.

Public Comments/Adjournment:

A motion was made to adjourn and it was second. The motion was passed with (8) affirmative votes. The meeting was adjourned at 5:15 pm.

A. SD2015-9 Vestal Vista Commercial Park, Lots 1-10, (Preliminary Plat of a commercial subdivision located at the end of Vestal Boulevard)

1. **Engineering requirements before the final plat/replat will be signed:**
   a. Pay the drainage in-lieu fee of $5000/acre for commercial/industrial development on the west lots and provide on-site detention on the east lots.
   b. Provide full street improvements (street, drainage, curb and gutter, sidewalk) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
   c. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
2. **Planning requirements before the final plat/replat will be signed:**
   a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
   b. Set the 2 required subdivision boundary corner monuments with blank brass caps.
   c. Obtain and submit a standard control data form for each required subdivision boundary corner tied to a NLR geodetic control monument by closed traverse.
   d. Street trees are to be provided at time of development.
   e. Pay for street lights or provide a bond.
   f. Provide 80' ROW dedication.
   g. Provide a 35' cross access easement along frontage of all lots
3. **Meet the requirements of Community Planning, including:**
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. Provide documentation from City Engineer concerning if this is or is not a hillside cut.
4. **Meet the requirements of the Master Street Plan, including:**
   a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
   b. Provide full street improvements.
   c. Provide ROW dedication.
5. **Meet the requirements of the Screening and Landscaping ordinance, including:**
   a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
   b. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
6. **Meet the following requirements concerning signage:**
   a. All signs require a permit and separate review.
   b. No pole sign permitted. No electronic changeable copy sign permitted.
7. **Meet the requirements of the Fire Marshal, including:**
   a. Meet Fire Marshal's requirements on fire hydrant location.
8. **Meet the requirements of CAW, including:**
   a. Water service is not available to the site without an extension of facilities.
   b. All CAW requirements in effect at the time of request for water service must be met.
   c. Submit plans for water facilities and/or fire protection system to CAW for review.
   d. Approval of plans by AR Dept of Health Engineering Division is required.
   e. Contact CAW for requirements on backflow protection on meter services.
   f. Contact CAW for requirements on size and location of the meter.
   g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
9. **Meet the requirements of NLR Wastewater, including:**
   a. Sewer service is not available to the site without a main extension.
   b. White Oak connection fee applies.
   c. A complete set of drawings for development must be submitted to NLR Wastewater.
   d. Approval of plans by AR Dept of Health Engineering Division is required.
   e. These lots are along the west bank of the White Oak Bayou. We have an interceptor under design in that area right now. Show the planned interceptor and/or the associated easement on the plat. Note that if adjustments are made to the White Oak Interceptor alignment that additional easement might be required.
10. **Meet the requirements of Rock Region Metro (CATA), including:**
    a. Location served by Route 26 Maumelle Express currently providing rides to jobs in the area. We request you maintain the pedestrian infrastructure already provided in this area for access to transit, housing and jobs.

B. SD2015-10 Weingarten's Subdivision, Lot 3A (Site Plan Review of a Cafe located at 2610 Main Street)

1. **Permit requirements/approvals before a building permit will be issued:**
   a. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
   b. Provide CNLR Floodplain Development Permit.
   c. Provide Arkansas Department of Health approval for water and sewer facilities.
   d. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
   e. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
2. **Meet the requirements of the City Engineer, including:**
   a. 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 the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
   b. If the proposed development is located in a FEMA designated floodplain, the first floors of any building are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE).
3. **Meet the requirements of Community Planning, including:**
   a. Provide the standard requirements of Zoning and Development Regulations.
   b. Dumpster to have masonry screening.
   c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
4. **Meet the requirements of the Master Street Plan.**
5. **Meet the requirements of the Screening and Landscaping ordinance, including:**
   a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
   b. Provide automated underground irrigation to all required trees and shrubs.
   c. Provide street trees 40' on center.
   d. Provide (4) parking lot shade trees.
   e. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
6. **Meet the following requirements concerning signage:**
   a. All signs require a permit and separate review.
   b. No pole sign permitted. No electronic changeable copy sign permitted.
7. **Meet the requirements of the Fire Marshal, including:**
   a. Meet Fire Marshal's requirements on fire hydrant location.
   b. Fire hydrants to be within 400 feet of all areas of building.
8. **Meet the requirements of CAW, including:**
   a. Water is available to the site.
   b. All CAW requirements in effect at the time of request for water service must be met.
   c. Submit plans for water facilities and/or fire protection system to CAW for review.
   d. Approval of plans by AR Dept of Health Engineering Division is required.
   e. Contact CAW for requirements on backflow protection on meter services.
   f. Contact CAW for requirements on size and location of the meter.
   g. Provide static pressure, residual pressure and flow for nearest fire hydrant.
9. **Meet the requirements of NLR Wastewater, including:**
   a. Sewer is available to the site.
   b. A complete set of drawings for development must be submitted to NLR Wastewater.
   c. Grease trap is required.
   d. Provide plumbing and floor plan.
   e. The site plan indicates that the existing sanitary sewer line continues farther to the east on Pershing than it actually does in the field.
   f. Approval of plans by AR Dept of Health Engineering Division is required.
10. **Meet the requirements of Rock Region Metro (CATA), including:**
    a. Location is served by Rock Region METRO by Route 10.
    b. Provide striped pedestrian path from front of building to Main Street sidewalk.

CASE: #CU2015-3

REQUEST: To allow a to allow a beauty salon in a I-1 zone

LOCATION OF REQUEST: 9205 MAUMELLE BLVD

APPLICANT: Mr. Reggie Wright

OWNER: VISIONARY PROPERTY HOLDINGS LLC

P.C. BACKGROUND: Rezone #1555 -Property was rezoned from C-3 to I-1 was approved in 2011; Conditional Use #77 to allow outdoor storage of materials for countertop fabrication was approved in 2011.

SITE CHARACTERISTICS: Site has other businesses (American Tiger Firearms, Gold Medal Flooring, and Chicken Wangs III Café) on premises.

MASTER STREET PLAN: Maumelle Boulevard is a principal arterial and constructed as an urban expressway. An access control plan was adopted in the 1980's for the facility.

ZONING: I-1

LAND USE PLAN: Light Industrial

SURROUNDING USES:

NORTH: Auto Body Shop, Hair and Nail Studio zoned I-1; two plots north – TEC Electric
SOUTH: Vacant Land - zoned C-3; two plots south - Kum and Go Gas Station
EAST: Vacant Land / Conservation District in a floodway
WEST: River West strip mall and self-storage zoned C-3; vacant for sale land zoned I-1

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: yes
2. NEIGHBORHOOD POSITION: none at the 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? If ran properly the request should not have a negative effect on neighbors
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

SUMMARY: Applicant is requesting to operate a beauty salon in an industrial zone.

STAFF RECOMMENDATION:

1. applicant must meet all applicable Federal, State, County and City requirements,
2. business license to be issued after Planning Staff confirmation of requirements,
3. 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 # 2015-3

NLR Community Planning

Ortho Map

1 inch = 80 feet

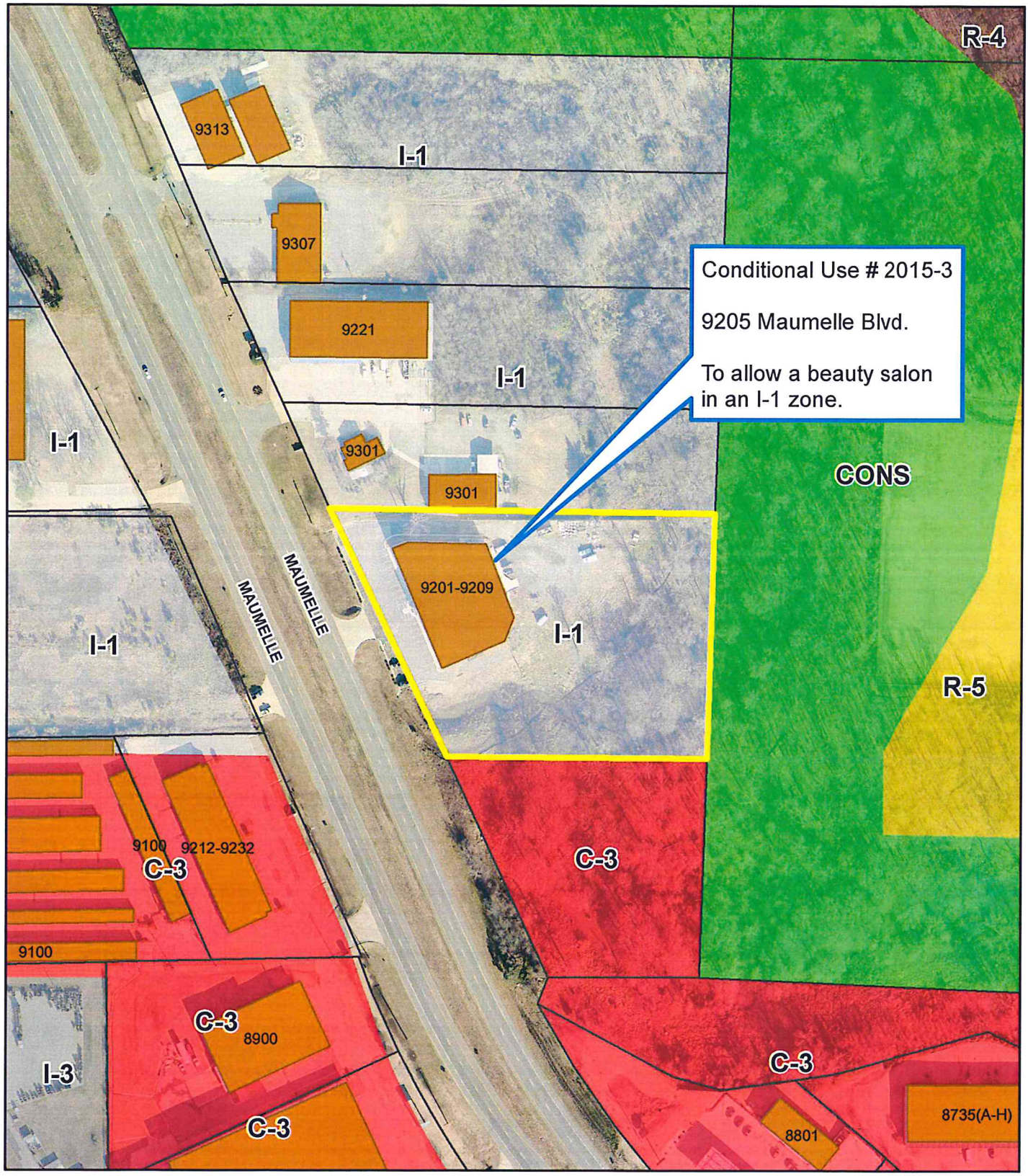
0 40 80 160 Feet

N
W E
S

Date: 10/30/2015

Map is not to survey accuracy

Conditional Use # 2015-3



NLR Community Planning

Zoning Map

1 inch = 200 feet

0 100 200 400 Feet

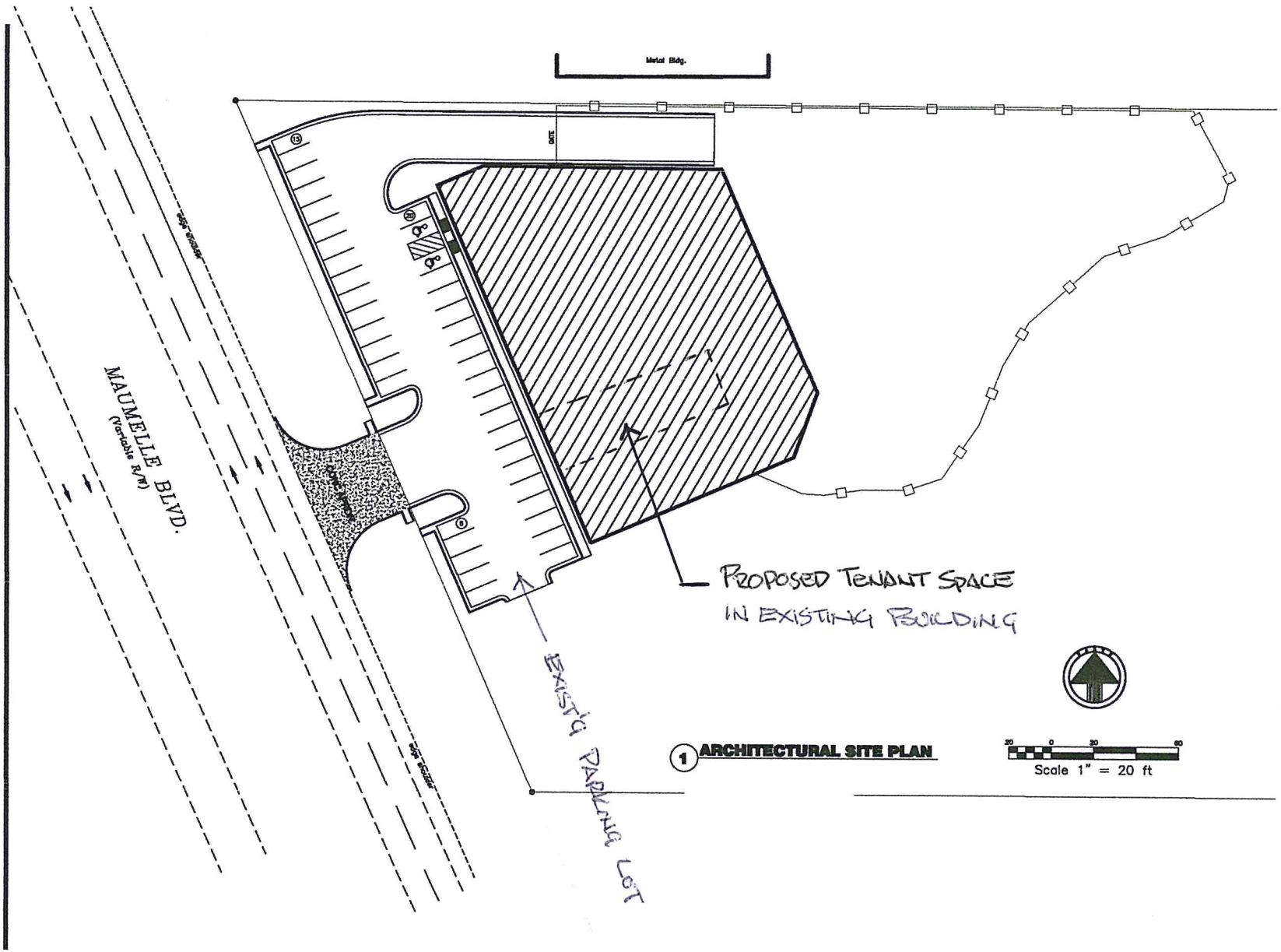
N W E S

Date: 10/30/2015

Map is not to survey accuracy

GOLD MEDAL
FLOORING
& DESIGN CENTER
GOLD MEDAL
FLOORING
FOR LEASE

FOR LEASE
501-607-0160
CHICKEN WANGS III
CAFE
501-975-2455



1 ARCHITECTURAL SITE PLAN

SEAL

REVISIONS:

DATE	DESCRIPTION

PROJECT NUMBER:

CLIENT: PROPOSED INDUSTRIAL CENTER

9901 MAUMELLE BLVD
NORTH LITTLE ROCK, ARKANSAS 72223

CARADINE
ARCHITECTURE
P.O. BOX 193
LITTLE ROCK, ARKANSAS 72203
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DATE: 6-26-11

REVISIONS:

SHEET NUMBER:
C-5