

NLR Planning Commission
October 11, 2016
Agenda Meeting / Public Hearing 4:45 PM

Agenda Meeting: ▪ Roll Call

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

Administrative: ▪ Reminder to speak into the microphone

Approval of Minutes: ▪ September 13, 2016

Development Review Committee:

- A. SD2016-42 Northshore Business Park, Lot 1 (Replat and Site Plan Review of an industrial lot located near the NE corner of Northshore Dr & Northshore Ct.)
- B. SD2016-43 Levy Church of Christ Addition, Lot 1R (Site Plan Review of an addition to a church located at 5124 Camp Robinson Rd.)
- C. SD2016-45 WNLR Commercial Addition, Lot 2 (to vacate a plat located at NW corner of Maumelle Blvd and Paul Eells Dr.)

Public Hearings:

- 1. Conditional Use 2016-12: To allow a car lot with 3 cars in a C-4 zone located at 3004 E. Broadway.
- 2. Conditional Use 2016-13: To allow a car lot in a C-4 zone located at 7323 Cock of the Walk Ln.
- 3. Rezone 2016-10: To Rezone property located at 7005 & 7021 Highway 70 from C-3 to I-3 and to amend the land use plan from light industrial to heavy industrial to allow for scrap metal recycling.
- 4. Special Use 2016-12: To allow a daycare center in an R-3 zone located at 2001 Parker St.
- 5. Special Use 2016-13: To allow a halfway house in an R-3 zone located at 1503 Maple St.
- 6. Special Use 2016-14: To allow halfway houses in an R-3 zone located at 108 & 110 Park Pl.
- 7. Special Use 2016-15: To allow halfway houses in an R-3 zone located at 109 & 111 Park Pl.

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
September 13, 2016

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
Chambers
Dietz
Foster
Harris
Phillips
White
Clifton, Chairman

Members Absent:

Belasco

Staff Present:

Shawn Spencer, Director
Tim Reavis, City Planner
Marie Miller, City Attorney

Other Members Present:

Alderman Beth White

Approval of Minutes:

Motion was made and seconded to excuse Mrs. Belasco from today's meeting. The motion was approved with (8) affirmative and (1) absent votes.

Motion was made and seconded to approve the August meeting minutes as submitted. The minutes were approved with (8) affirmative and (1) absent votes.

Administrative:

Item G Mountaire Addition, Lot 1R has been postponed

Mr. White made a motion to add to all future developments under engineer requirements before final plat/replat will be signed, to provide full street improvements (street, drainage, curb and gutter, sidewalks and crosswalks). The motion was made and seconded to approve this requirement. Chairman Clifton asked if anyone has any comments on the motion. There were no comments Chairman Clifton asked for a roll call vote on the motion. The motion was approved with (8) affirmative and (1) absent votes.

Subdivision Administrative:

A. **SD2016-33** Northwood Creek Addition, Lot 1R (Replat and Site Plan Review of apartments located at end of Northwood Creek Ct.)

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

- a. Provide full street improvements (street, drainage, curb and gutter, sidewalk) or a performance bond for Northwood Creek Court. Street improvements must be approved by City Engineer and accepted by City Council.
- b. Provide half street improvements (street, drainage, curb and gutter, sidewalk) or a performance bond for Counts Massie. Street improvements must be approved by City Engineer and accepted by City Council.

2. Planning requirements before the replat will be signed:

- a. Allow phasing of replat(s).
- b. Replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- c. Pay for street signs.
- d. Pay for street trees or provide a bond.
- e. Pay for street lights or provide a bond.
- f. Street names to be approved by Planning Staff.
- g. Provide 10' utility easements around property perimeter. (west south and east sides)

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

- a. 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.
- b. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
- c. Provide CNLR driveway/curb cut permit to City Engineer.
- d. Provide CNLR Floodplain Development Permit to City Engineer.
- e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- f. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department.
- h. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
- 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-Built of these shape files 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.
- c. Provide clear calculations showing that detention volumes are sufficient (based on proposed development) with pre and post site runoff comparisons.
- d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- e. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide of copy of FEMA approval to City Engineer.
- f. Label driveway radii within City ROW.
- g. Driveways shall have 25’ minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).

5. Meet the requirements of Community Planning, including:

- a. Allow phasing of building permits.
- b. Provide the standard requirements of Zoning and Development Regulations.
- c. Dumpsters to have masonry screening. (label on dwg)
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- e. Provide temporary gravel turnarounds during phase 2 at the end of Eastwood Creek Drive, Westwood Creek Drive and Northwood Creek Drive. Certificate of Occupancy will not be issued for phase 2 until turnarounds are provided. Provide drawing for file showing turnarounds.

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

- a. Provide full street improvements for Northwood Creek Court.
- b. Provide ROW dedication for Northwood Creek Court.

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 street trees 40’ on center along Northwood Creek Court. (show on dwg)
- d. Provide parking lot shade trees as shown.
- 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.

8. 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.

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

- a. Provide an approved fire protection plan.
- b. Fire Marshal to approve gate and access.
- c. Meet Fire Marshal’s requirements on fire hydrant location.
- d. Fire hydrants to be within 400 feet of all areas of building.

10. 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. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
- d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
- e. Approval of plans by AR Dept. of Health Engineering Division is required.
- f. Proposed water facilities will be sized to provide adequate pressure and fire protection.

11. 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.

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. SD2016-34 Baucum Industrial, Lots 3-6, Ph. 2 (Preliminary Plat of industrial lots located at the end of Baucum Industrial Drive)**1. Engineering requirements before the final plat/replat will be signed:**

- a. Provide full street improvements (street, drainage, curb and gutter) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.

2. Planning requirements before the final plat/replat will be signed:

- a. Final plat/replat 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 lights or provide a bond.
- c. Provide 30' building setbacks on all sides of each lot.
- d. Provide 10' easement along all shared property lines (for a total of a 20' wide easement) and a 25' easement on all other property lines

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.

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

- a. Provide full street improvements.
- b. Provide 80' ROW dedication.
- c. Sidewalks not required in an industrial subdivision.

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. Provide 48' paved radius cul-de-sac with a 58' radius ROW dedication.

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. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept. of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. 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.

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. SD2016-35 Lakewood Homes, Lots 1-17 (Preliminary plat of residential lots located at the NE corner of Randolph and McCain)

- 1. Engineering requirements before the final plat/replat will be signed:**
 - a. Provide full street improvements (street, drainage, curb and gutter, sidewalk) or a performance bond for Lakewood Garden Cove. Street improvements must be approved by City Engineer and accepted by City Council.
- 2. Planning requirements before the final plat/replat will be signed:**
 - a. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Pay the drainage in-lieu fee of \$500/acre for residential development or provide on-site detention based on the City Engineer's requirements.
 - c. Pay for street signs.
 - d. Pay for street trees or provide a bond.
 - e. Pay for street lights or provide a bond.
 - f. Street names to be approved by Planning Staff.
 - g. Total number of lots not to exceed 18 lots.
 - h. Provide 50' ROW dedication.
 - i. Provide 10' utility easement parallel to any street.
 - j. Lot 17 to have 25' setback along McCain.
 - k. Lots 1 and 10 to have 15' setback along Lancing.
 - l. Lots 1 thru 10 to have 15' front and rear setbacks.
 - m. Lots 1 and 10 are to be accessed from Lakewood Garden Cove only
 - n. Lot 17 to be accessed from Randolph Road only
 - o. All lots to have a 6' side yard setback. (show on all lots)
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards along Lakewood Garden Cove.
 - b. Provide full street improvement for Lakewood Garden Cove.
 - c. Provide 50' ROW dedication for Lakewood Garden Cove.
 - d. Repair and/or replace any existing sidewalks per the City Engineers requirements.
- 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 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.
- 7. 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. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept. of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 8. 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.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements.

Ms. Fara Faubus has concerns removing the trees that buffers the noise to the businesses around this lot. She expressed concern about drainage issues and lowering of the property values. Ms. Penny Johnson is opposed to this application. Ms. Betty Findley expressed her concerns about the noise coming from the Lakewood Nursing home and about the green buffer. She asked for the Commissioners to help them to stop this development. Mr. White asked for the zoning clarification. Mr. Spencer explained that it is zoned R-4, which is zoned for multi-family and single family homes. Mr. White stated that he would rather see 17 homes built rather than apartment complex. He explained that the Commissioners cannot stop this development, all they can do is put requirements on this application. Mr. Chambers stated that the applicant is in full compliance with the City's ordinance, he stated that if they tried to stop it, the case would lose because the applicant is in compliance according to the city ordinances. Ms. Stewart expressed her concerns about this development and asked the Commissioners to hold off on voting on this application. Mr. Clifton explained to the audience that it is the Commissioners hands are tied and it's their duty to vote on this application and it has already been sent to the appropriate boards and departments that would make sure that the plans are meeting all regulations. The other options would be the civil court systems. There were further discussion regarding the drainage issues and concerns about the development. Mr. Chris Wilbourn stated that this subdivision will require detention, that means no more water will come off this property then before it was developed. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (8) affirmative and (1) absent votes.

D. SD2016-36 Northshore Business Park, Lot 5, Blk 8 (Site Plan Review of an office bldg. located at 4850 Northshore Lane)

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Provide a recorded replat showing 20' setback on the northern border.

- b. Prior to construction, Owner's Engineer shall submit drainage plans for review and approval by the City Engineer.
 - c. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit to City Engineer.
 - e. Provide CNLR Floodplain Development Permit to City Engineer.
 - 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.
 - i. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
 - j. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shape files in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 2. Meet the requirements of the City Engineer, including:**
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures.
 - 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. Since 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 of copy of FEMA approval to City Engineer.
 - e. Show and label any proposed driveway cross drains, including material and size, within ROW.
 - f. Cross drains in the ROW are to be RCP with flared end section unless approved by Engineering.
 - g. Revise floodplain note to reflect that entire site is in the 100-year floodplain and make reference to updated FEMA map panel. (The Site Plan references a FEMA case number that removes the proposed site from the floodplain, but this could not be located or is out of date).
- 3. 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.
- 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 (4) street trees 40' on center.
 - d. Provide (8) parking lot shade trees.
 - 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.
 - g. 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. 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.
- 8. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. 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.

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. SD2016-37 Springhill Development, Lot 7R, Blk 4 (Replat of 2 lots into one located near the SW corner of Stockton and Smokey Lane)

- 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 or provide on-site detention.
- 2. Planning requirements before the final plat/replat will be signed:**
 - a. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide 20' rear setback line along property line abutting lot 3.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 4. Meet the requirements of the Master Street Plan, including:**

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 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 requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 7. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
- 8. Meet the requirements of NLR Wastewater, including:**
 - a. Sewer is available to the site.

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. SD2016-38 Springhill Development, Lot 7R, Blk 4 (Site Plan Review of a clinic located near the SW corner of Stockton and Smokey Lane)

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Prior to construction, Owner's Engineer shall submit stormwater design report with drainage plan for review and approval by the City Engineer. Stormwater plans and detention calculations (if applicable) 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.
 - b. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - c. Provide CNLR driveway/curb cut permits to City Engineer. One for Stockton and one for Smokey Ln.
 - 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.
 - f. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
 - g. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shape files in ArcGIS

or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

- 2. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. Provide clear calculations showing that detention volumes are sufficient (based on proposed development) with pre and post site runoff comparisons.
 - d. Show and label boundary of detention pond if applicable.
 - e. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - f. Driveways shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - g. If applicable, cross drains in the ROW are to be labeled and to be RCP with flared end section unless approved by Engineering.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening with landscaping.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 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 parking lot shade trees.
 - 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.
 - g. 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. 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.
- 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. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.

- d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
- e. Approval of plans by AR Dept. of Health Engineering Division is required.
- f. Proposed water facilities will be sized to provide adequate pressure and fire protection.

9. 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.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. Mr. White inquired about item 4. Mr. Spencer stated that the owner is responsible for the grass cutting. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (8) affirmative and (1) absent votes.

G. SD2016-39 *Postponed.* Mountaire Addition, Lot 1R

Public Hearings:

1. Special Use 2016-10: To allow a daycare in an R-4 zone located at 1700 N. Locust St

The applicant, Ms. Angela Medley, was present.

Chairman Clifton asked if anyone in the audience or Commissioners have any comments.

There were no comments.

Conditions:

- 1. Hours of operation 6AM – 7PM.
- 2. Playground to be directly accessed from the building
- 3. Playground to have emergency exit away from the building
- 4. Playground fence to be 6’ wood privacy fence,
- 5. Applicant must meet all applicable Federal, State, County, and City requirements,
- 6. Business license to be issued after Planning Staff confirmation of requirements,
- 7. Playground to meet DHS and City of NLR requirements for playground surface and equipment,
- 8. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a level 3 or level 4 registered sex offender resides within 2000 feet of the proposed site for the daycare center / home daycare facility.
- 9. 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.

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

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

Special Use 2016-10 was approved with (8) affirmative and (1) absent votes.

Public Comments/Adjournment:

A motion was made to adjourn and it was seconded. The motion passed with (8) affirmative votes and the meeting was adjourned at 5:50 pm.

Respectfully Submitted:

Keisa Stewart, Secretary

Shawn Spencer, Director

- A. SD2016-42 Northshore Business Park, Lot 1 (Replat and Site Plan Review of an industrial lot located near the NE corner of Northshore Dr & Northshore Ct.)**
- 1. Planning requirements before the replat will be signed:**
 - a. Replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Allow 20 foot side setbacks.
 - c. Allow 25 foot rear setback.
 - 2. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - b. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - c. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR NLR Planning Department.
 - d. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
 - e. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
 - 3. Meet the requirements of the City Engineer, including:**
 - a. 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.
 - 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Allow phasing of project. Last phase to start within 2.5 years (which includes a one time 1 year extension). Any phases started after the 2.5 years will have to reapply for Site Plan Review.
 - c. No dumpster required as per applicant.
 - d. No fence is to be within a front building line.
 - e. 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 18 site trees.
 - d. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property
 - e. 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. Gate to meet Fire Marshal's requirements.
- b. A Fire Department access road will be required for future buildings.
- c. Provide an approved fire protection plan.
- d. Meet Fire Marshal's requirements on fire hydrant location. Multiple fire hydrants will also be required for future development.
- e. 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. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
- d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
- e. Approval of plans by AR Dept of Health Engineering Division is required.
- f. Proposed water facilities will be sized to provide adequate pressure and fire protection.

10. Meet the requirements of NLR Wastewater, including:

- a. Please provide floor plans, plumbing plans, and the stated use of the proposed facility.
- b. White Oak Basin fee applies

11. Meet the requirements of Rock Region Metro (CATA), including:

- a. METRO does not currently serve this location and it is not in our current plans for additional service. Recommend continuation of pedestrian amenities for use by current and future employees' access to trails and future transit.

B. SD2016-43 Levy Church of Christ Addition, Lot 1R (Site Plan Review of an addition to a church located at 5124 Camp Robinson Rd.)

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

- a. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
- b. Provide CNLR driveway/curb cut permit to City Engineer.
- c. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR NLR Planning Department.
- d. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
- e. (Applicable if new storm water culverts and inlets are proposed) 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.

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

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. 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. Driveways shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- e. If applicable, cross drains in the ROW are to be labeled and to be RCP with flared end section unless approved by Engineering.
- f. Provide striping for crosswalks per City Engineers requirements.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Building height limit for this zone is 40 feet.
- c. Existing 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.

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 along Camp Robinson (provide drawing)
- d. Provide (2) parking lot shade trees in handicapped parking area.

- 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.
 - g. Provide 6 foot front yard landscape strip between property line and paving.
 - h. Provide 4 foot side yard landscape strip between property line and paving.
 - i. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 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 and FDC location.
 - c. Provide all weather access to three sides of the building.
 - d. 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. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. Please provide floor plans, plumbing plans, and the stated use of the proposed facility.
 - b. Please show sanitary sewer main including flowline and rim elevations of the manholes.
- 10. Meet the requirements of Rock Region Metro (CATA), including:**
- a. Location is served by METRO on route 4; stop is located in front of the facility. Design plans indicate a continuous pedestrian way from the existing sidewalk to the front entrance of the new facility.
-

C. SD2016-45 WNLR Commercial Addition, Lot 2 (to vacate a plat located at NW corner of Maumelle Blvd and Paul Eells Dr.)

1. Requirements before the vacation of a plat will be signed:

- a. Provide approved City Council ordinance abandoning the 10' front/rear easements and the 5' side easements.
-

CASE: Conditional Use #2016-12

REQUEST: To allow a car lot with 3 cars total in a C-4 Zone

LOCATION OF REQUEST: 3004 E. Broadway St.

APPLICANT: Beau Turnbo

OWNER: Oscar B. Hamlett JR

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

SITE CHARACTERISTICS: Site is the location of Turnbo's Auto Center. A small parking area abuts E. Broadway & Baldwin St. A fenced in vehicle storage area is located in rear of property along with service bays.

MASTER STREET PLAN: Principle Arterial

ZONING: C-4

LAND USE PLAN: Trade Fair

SURROUNDING USES:

NORTH: C-4 - Mobile Homes

SOUTH: R-4 - Single Family House

EAST: C-4 - Florist

WEST: C-4 - Gas Station / Convenience store

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Car lots have been approved along E. Broadway in the past.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: None.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? If managed properly, no negative consequences are expected.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Yes. It will reinforce the city's continued allowance of car lots on E. Broadway.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

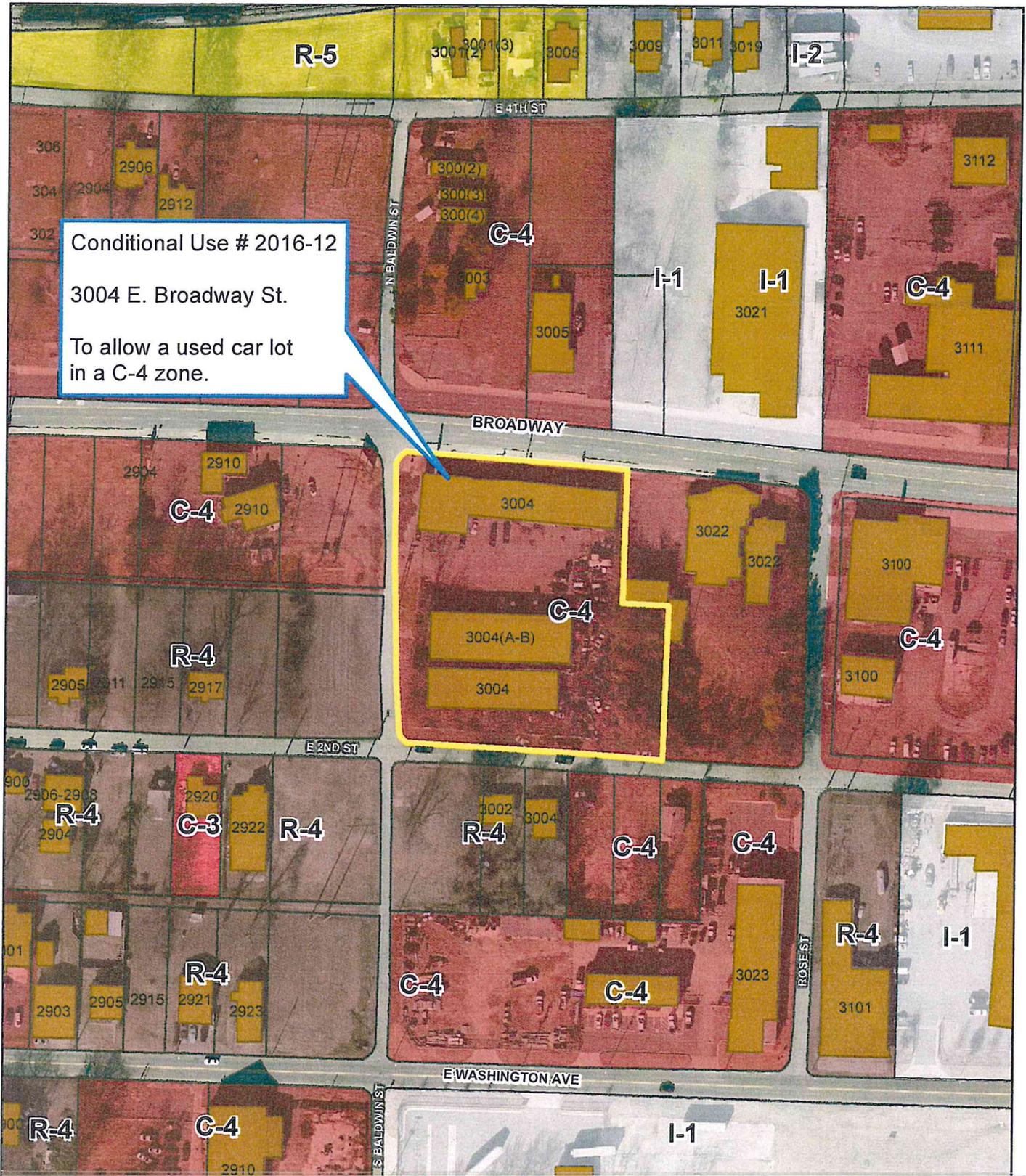
SUMMARY: Applicant is requesting a conditional use for a car lot in a C-4 zone. The spot the applicant is requesting to be used as a car lot is a small parking area at the corner of E. Broadway and Baldwin St. which would allow for a maximum of 3 vehicles for sale at one time. The primary business at this location is for auto repair / collision services. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with conditions

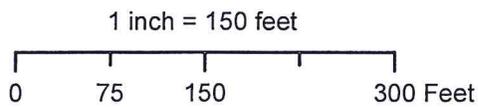
CONDITIONS TO BE CONSIDERED:

1. Fences shall not be allowed in the front yard of a vehicle sales lot, except as mandated under Article 15 hereof.
2. Existing fences located in the front yard of a vehicle sales lot shall be removed, unless required when adjacent to residential use.
3. 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.
4. Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
5. 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. This allows for 3 vehicles. Open lot area does not include any structures.
6. 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.
7. 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.
8. All signage shall meet the requirements of Article 14 of the zoning ordinance.
9. 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.
10. Vehicle sales lot shall be maintained at all times.
11. Sales vehicles shall be locked and secured after business hours.
12. Sales vehicles shall not be used as storage.
13. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
14. Business license to be issued after Planning Staff confirmation of requirements.
15. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Conditional Use # 2016-12



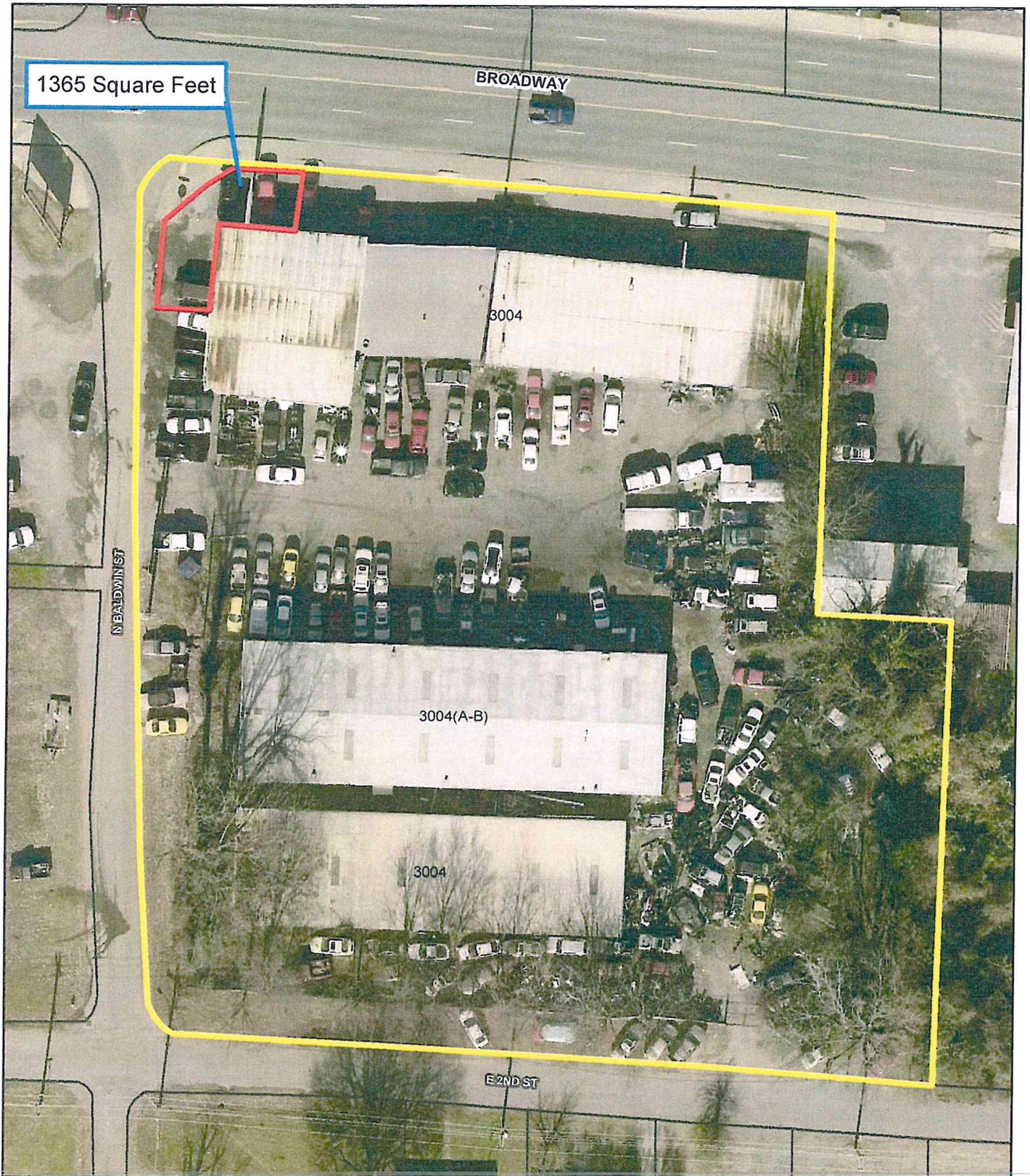
Zoning Map



Date: 7/27/2016

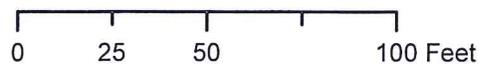
Map is not to survey accuracy

Conditional Use # 2016-12



Ortho Map

1 inch = 50 feet



Date: 7/27/2016

Map is not to survey accuracy

Turnbo's

Auto Center

PHONE
955-2120

MASTERCARE CAR SERVICE

3004 E. Broadway N.L.R
beau_turnbo@yahoo.com

July 27, 2016

NLR Community Planning
120 Main Street
North Little Rock, AR 72114

re: Application for Special Use Permit

Dear NLR Community Planning Committee:

My name is Beau Turnbo and I own and operate a small business named Turnbo's Auto Center which was established in 1995 and is located at 3004 E. Broadway, North Little Rock, Arkansas. At that time, I applied for and was granted a privilege license to do business at Turnbo's Firestone. I was issued four licenses from the city of North Little Rock: one to sell new and used tires, one to repair automobiles, and one to sell automobiles. For years, this business was operated under these four licenses issued by the City of North Little Rock. I am the owner of the entire block located at 3004 E. Broadway Street. My business' legal description is: Lot A, Block 1, Rhodes Subdivision, NLR, Arkansas. The nature of my business is that I buy and sell automobiles and I conduct repairs on automobiles. I currently hold one license from the City of North Little Rock to repair/ service automobiles. Please see attached. And, I hold a Used Motor Vehicle Dealer's License from the state of Arkansas. Please see attached.

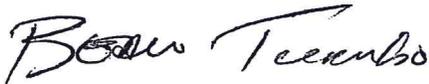
However, in the late 2000's, the Arkansas State Highway Department widened Broadway Street. This construction blocked the entrance to Turnbo's Firestone and created an adverse effect on Turnbo's Firestone's customers as it inhibited their ability to access Turnbo's Firestone storefront. Due to the fact that the state's construction on Broadway impeded my customer's access to Turnbo's Firestone, the business was forced to close for several years. During that time, I maintained my phone number and utilities with the City, and I paid bills I received, which included my privilege license. Turnbo's Firestone was unable to survive after the widening of Broadway Street due to a lack of a storefront. So, I refocused my business at Turnbo's Auto Center and began to perform auto repairs and auto sales.

I assumed that my business still had all licenses in operation when it re-opened. That is, until I was recently informed by code enforcement that I needed a special privilege license to sell cars. I went to the North Little Rock Planning Office for advice. There, I was informed that my block now required a special use permit to sell cars. This is the first time that I became aware that the zoning had changed on this block. I have never received notice that the block I have owned since 1995 had been rezoned. I was also informed that I would need to go through this process to apply for a special use permit to sell cars although I never had to have this special use permit in the past twenty years of running my business. Therefore, I am respectfully requesting that the special use license be issued to me.

As you can see from the attached business layout/ development plan, the office to my business is located in the center of the property and runs the length of a city block, 294.66 feet. The office is highlighted in yellow and the area we want to sell cars in would be the northwest corner of the property, which is also marked on the plan. It is my understanding that notice is not required to be given to any abutting property owners, as no businesses fall within 200 feet of my office. Therefore, no proof of notification is attached.

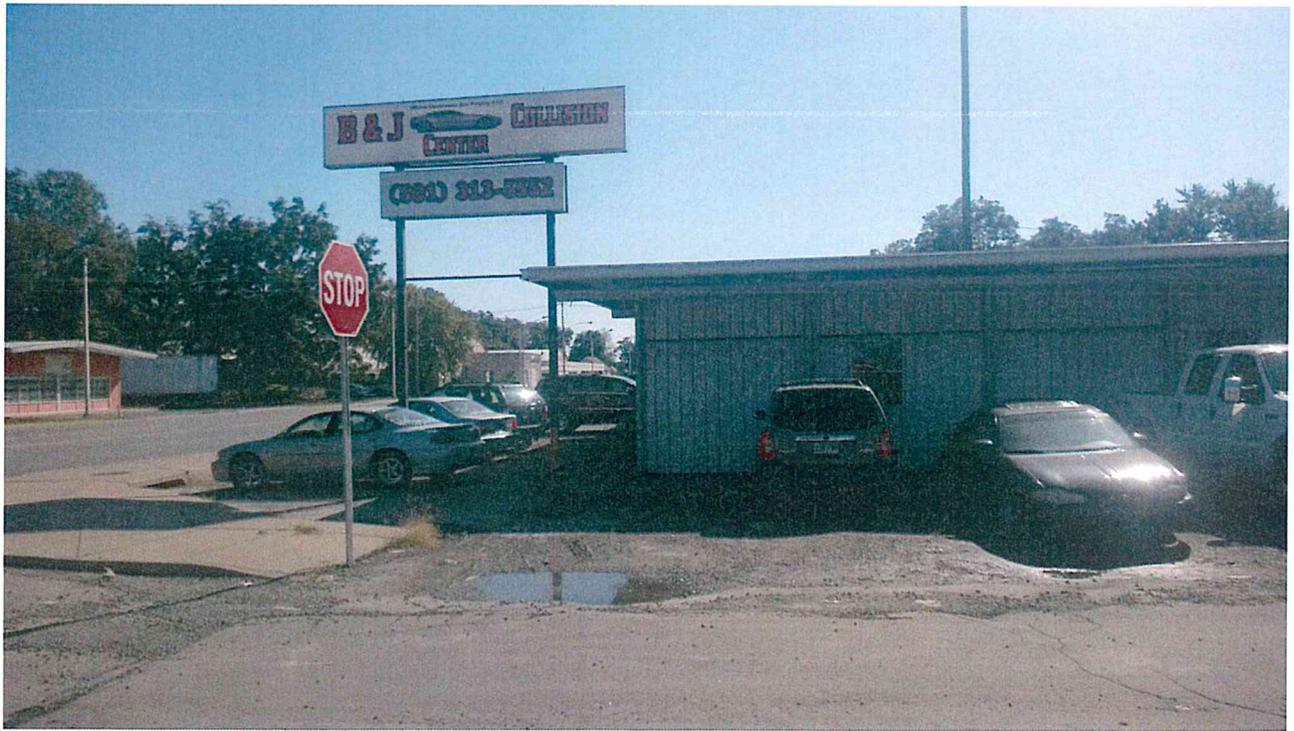
I kindly request I be issued a special use permit for this business. If you need anything additional, please do not hesitate to call me: (501) 955-2120 (office) / (501) 690-4667 (cell)*.

Sincerely,



Beau Turnbo

Attachments: 1-Application for Special Privilege License;
2-Check in the amount of \$150.00 representing the application fee;
3-Check in the amount of \$20.00 representing the sign fee;
4-My current business layout/ development plan;
5-Copy of the repair shop service license issued by the City of North Little Rock;
6- Copy of the Used Motor Vehicle Dealer's License issued by the Arkansas State Police.



CASE: Conditional Use #2016-13

REQUEST: To allow a car lot in a C-4 zone

LOCATION OF REQUEST: 7323 Cock of the Walk Ln

APPLICANT: Warren Robinette, Presidential Conversions

OWNER: WILKINS TROY LEE JR/SANDRA K

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

SITE CHARACTERISTICS: Site consists of a parking lot in front with an office and a fenced in paved area in the rear.

MASTER STREET PLAN: local street

ZONING: C-4

LAND USE PLAN: Trade Fair

SURROUNDING USES:

NORTH: C-4 – Southern Pipe & Supply Co

SOUTH: C-3 – Vacant land

EAST: I-1 - Vacant land

WEST: C-3 – Tanglewood Plumbing

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Somewhat. A car lot specific to wheelchair accessible vehicles is unusual.
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? If managed properly, no negative consequences are anticipated.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No. All car lots in a C-4 zone require a conditional use.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

SUMMARY: Applicant is requesting a conditional use to allow for a car lot in a C-4 zone. This car lot will be specific to wheelchair accessible vehicles. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with conditions.

CONDITIONS TO BE CONSIDERED:

1. Fences shall not be allowed in the front yard of a vehicle sales lot, except as mandated under Article 15 hereof.
 2. Existing fences located in the front yard of a vehicle sales lot shall be removed, unless required when adjacent to residential use.
 3. 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.
 4. Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
 5. 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. This allows for 23 vehicles. Open lot area does not include any structures.
 6. 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.
 7. 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.
 8. All signage shall meet the requirements of Article 14 of the zoning ordinance.
 9. 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.
 10. Vehicle sales lot shall be maintained at all times.
 11. Sales vehicles shall be locked and secured after business hours.
 12. Sales vehicles shall not be used as storage.
 13. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
 14. Business license to be issued after Planning Staff confirmation of requirements.
 15. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
-



2887 N College Ave, Ste B
Fayetteville, AR 72703
Office: 479-521-8433 Ext # 107
Fax: 888-430-4011
Email: wrobinette@accesspci.com

8-16-2016

The City of North Little Rock
Community Planning
120 Main St.
North Little Rock, AR 72114-2134

Dear Mr. Reavis,

Included with this mailing is Presidential Conversions' formal application to The City of North Little Rock for conditional use to allow for the sale of new and used wheelchair accessible vehicles at 7323 Cock of the Walk Suite B & C.

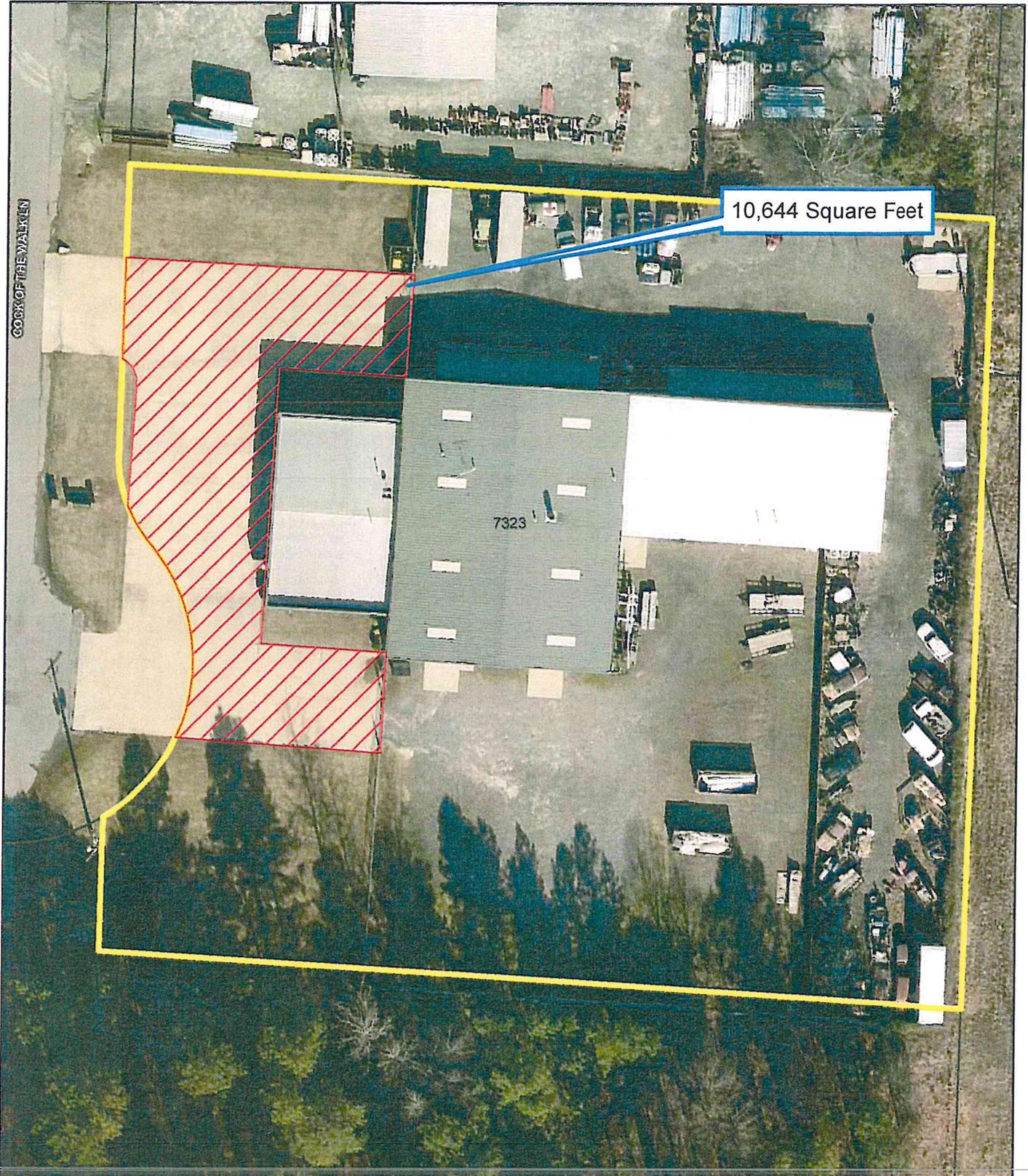
Presidential Conversions has been in business in Fayetteville, AR since 1977 and also in Jonesboro, AR since 2006. We have established business relationships in the Little Rock area including the Veterans Administration, Spinal Cord Commission, United Cerebral Palsy, and the Multiple Sclerosis Foundation.

If you have any questions please feel free to call me.

Sincerely,

Warren Robinette
PCI Controller

Conditional Use # 2016-13



10,644 Square Feet

7323

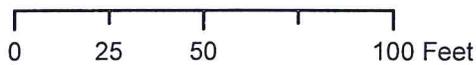
COCK OF THE WALK LN



Ortho Map

1 inch = 50 feet

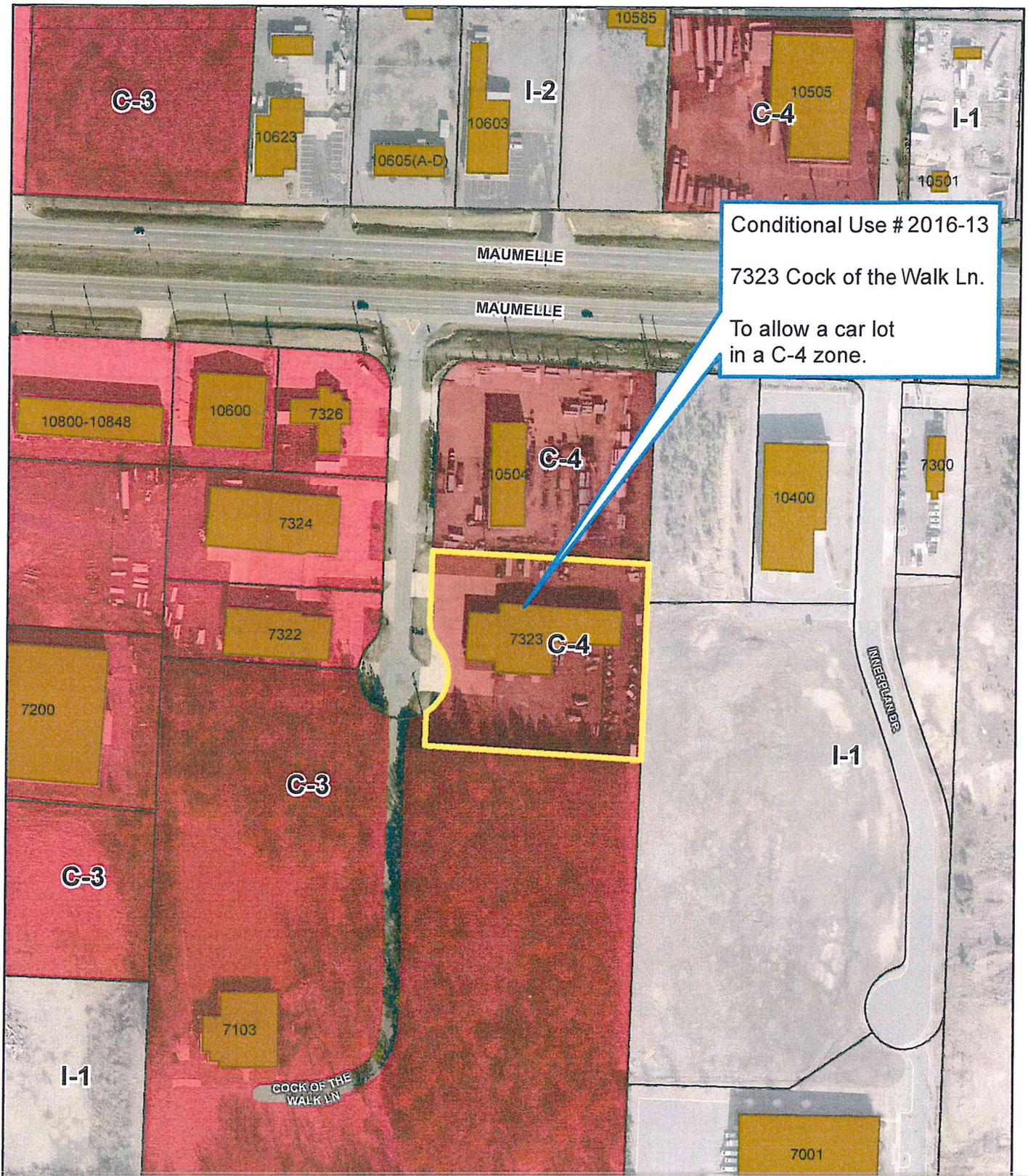
$$10644 \div 450 = 23$$



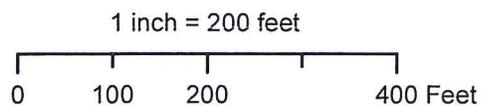
Date: 8/31/2016

Map is not to survey accuracy

Conditional Use # 2016-13



Zoning Map



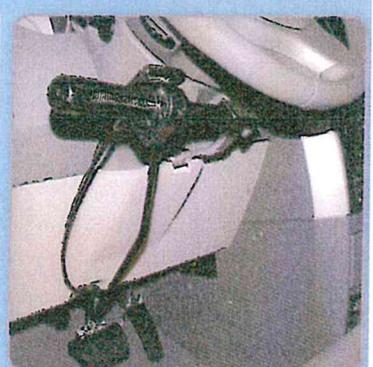
Date: 8/17/2016

Map is not to survey accuracy



GET OUT & GET ACTIVE

The right adaptive equipment can provide you with the freedom of mobility and optimize proper accessibility. Call our experts at Presidential Conversions to find out how we can help you.



VAN LIFTS
Side and rear entry options expand opportunities for travel and transportation.

STAIR LIFTS
Enjoy access to your entire home with a curved or straight rail stairlift.

TRANSFER SEATS
A simple and reliable solution for transferring from chair to driver's or passenger's position.

HAND CONTROLS
PCI offers a wide range of adaptive controls to keep you behind the wheel.

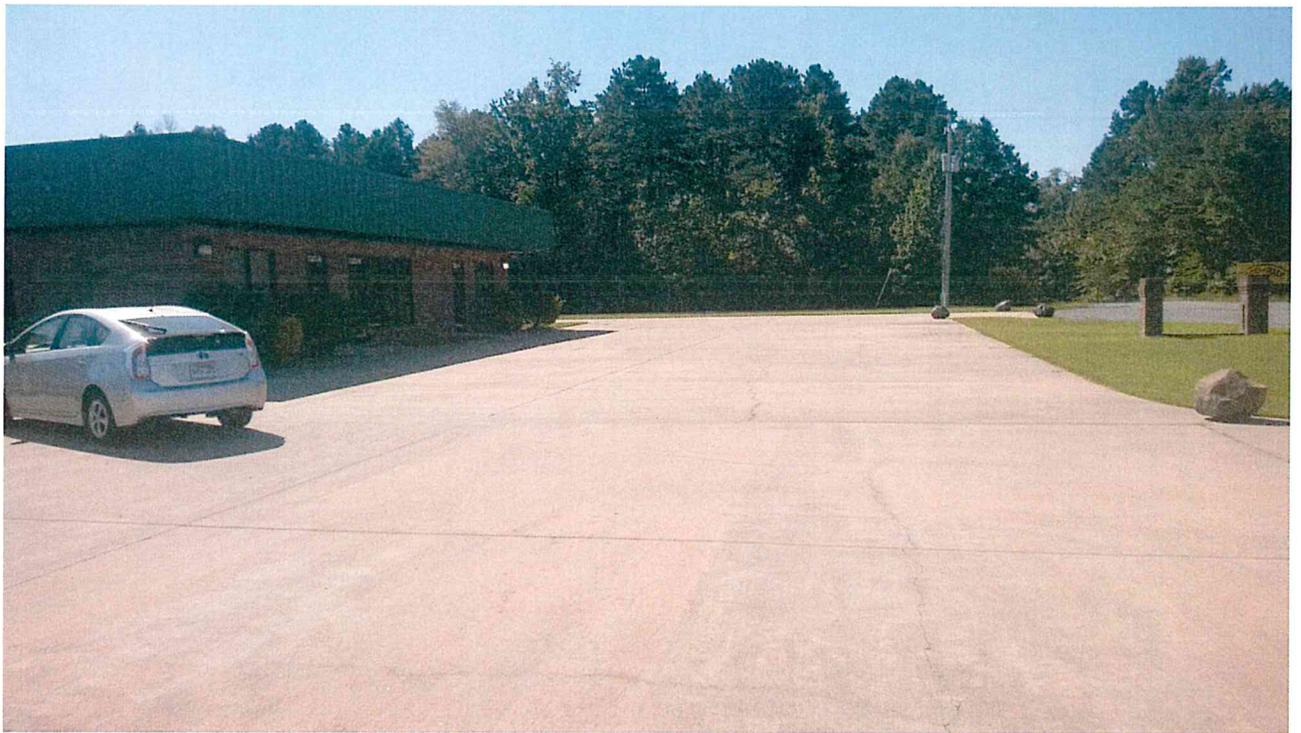
We are the oldest and most respected supplier of services and equipment for the physically challenged in Arkansas and surrounding areas. Ask our professional staff about Financing and Service!

888-995-9591
www.accesspci.com



FAYETTEVILLE
2887 N College Ave., Ste B
Fayetteville, AR 72703

JONESBORO
2500 Commerce Dr., Bldg. A, Ste
Jonesboro, AR 72401



CASE: Rezoning #2016-10

REQUEST: To rezone from the C-3 zoning classification to the proposed I-3 zoning classification and to amend the land use plan from light industrial to heavy industrial to allow for scrap metal recycling

LOCATION OF REQUEST: 7005 & 7205 Highway 70

APPLICANT: Maridale Corp.

OWNER: Northeast Development Corp.

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

SITE CHARACTERISTICS: Site is a largely empty former salvage yard.

MASTER STREET PLAN: Minor Arterial

ZONING: C-3

LAND USE PLAN: Light Industrial

SURROUNDING USES:

NORTH: Railroad Tracks & Mobile Home Park

SOUTH: I-2 / Undeveloped land

EAST: I-1 / Auto – Salvage & Truck Driver Training

WEST: I-3 / Metro Scrap Metals Inc.

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Yes. The parcel of abutting the west side of this property was previously rezoned from C-3 to I-3 for this same use.
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?
This type of business is similar to the surrounding uses in the area. As shown in the enclosed ortho maps, the site has been drastically cleaned up over the last two years.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Yes. Surrounding I-1 and I-2 zoned plots could now be able to reasonably look at rezoning to I-3.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No. I-3 is the proper request for scrap metal recycling.

SUMMARY: Applicant is requesting to rezone property from C-3 to I-3 and to amend the land use plan from light industrial to heavy industrial to allow for scrap metal recycling. The applicant is looking to expand the scrap metal business currently in operation at 6915 Hwy 70, directly west of this property.

STAFF RECOMMENDATION: Approval

MARIDALE CORPORATION, INC

September 13, 2016

Mr. Shawn Spencer, Director
North Little Rock Community Planning
City Services Building
120 Main St.
North Little Rock, AR 72114

Dear Mr. Spencer:

Maridale Corporation, Inc. is respectfully submitting an application to rezone 7005 and 7021 Highway 70 East in North Little Rock from C-3 to I-3.

Maridale Corporation, Inc. currently owns 6915 Highway 70 East in North Little Rock, which is the property immediately to the west of the two properties we are seeking to rezone. Metro Scrap Metals, Inc. currently is zoned I-3 and operates a full service scrap metal recycling company on this site.

The majority ownership of Metro Scrap Metals, Inc. and the majority ownership of Maridale Corporation, Inc. are the same.

Metro Scrap Metals, Inc. has been operating at this location since 1983 and it has been zoned I-3 since that time. Metro Scrap Metals, Inc. has outgrown this location and wishes to expand eastward on Highway 70. Metro Scrap Metals, Inc. plans to operate the same type of business it has been operating on Highway 70 for over 30 years, which makes this rezoning request a necessity for this expansion to occur.

Rezoning to I-3 would allow Metro Scrap Metals to remain in North Little Rock as an ongoing operation and steady employer for years to come and we greatly appreciate your favorable consideration of this request.

Yours very truly,

MARIDALE CORPORATION, INC.

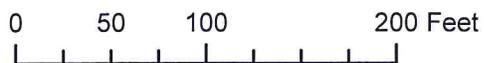


Steve Ronnel

Rezone Case #2016-10



1 inch = 100 feet



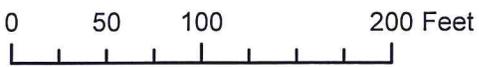
Ortho Map

Date: 9/13/2016

Rezone Case #2016-10



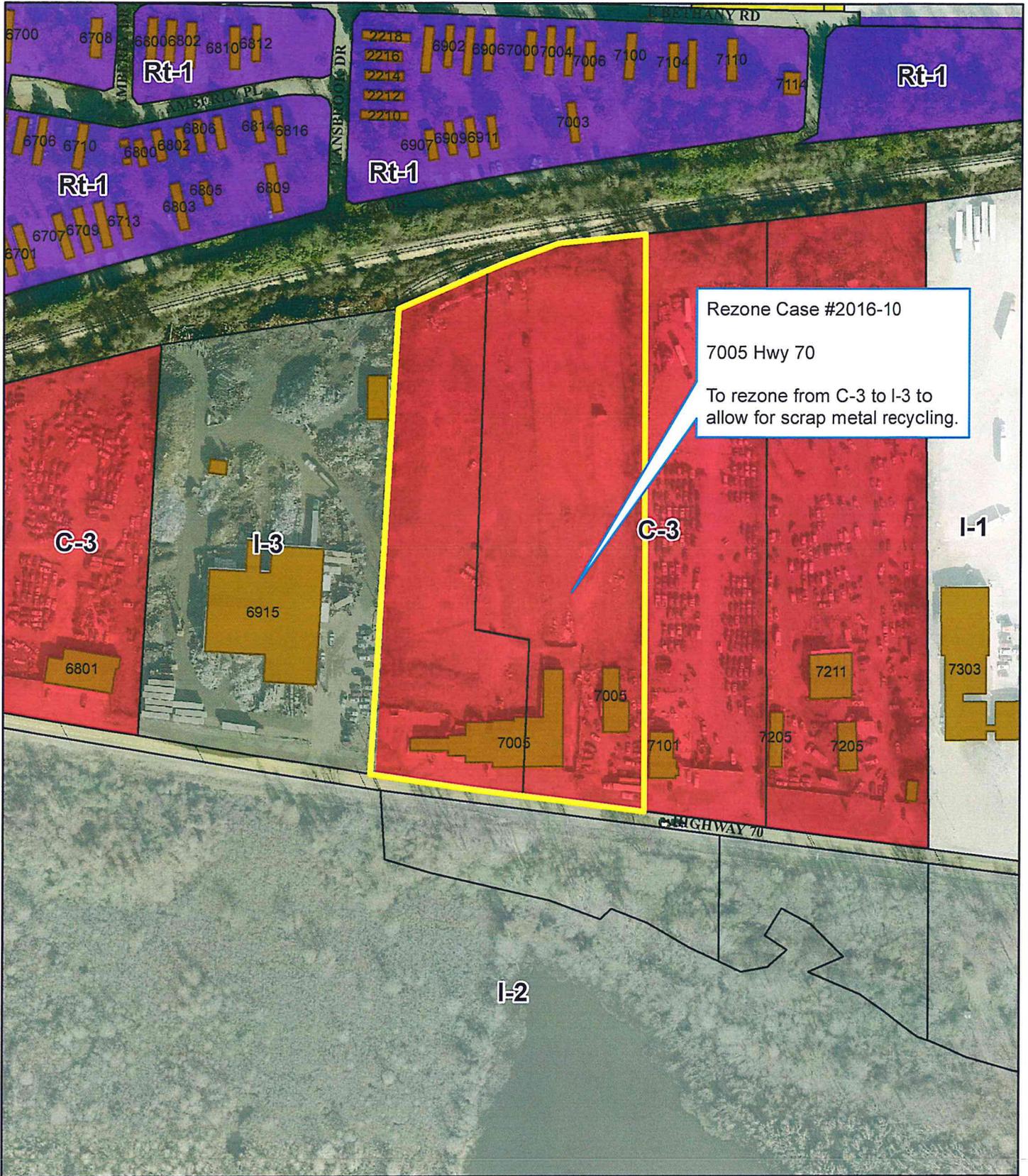
1 inch = 100 feet



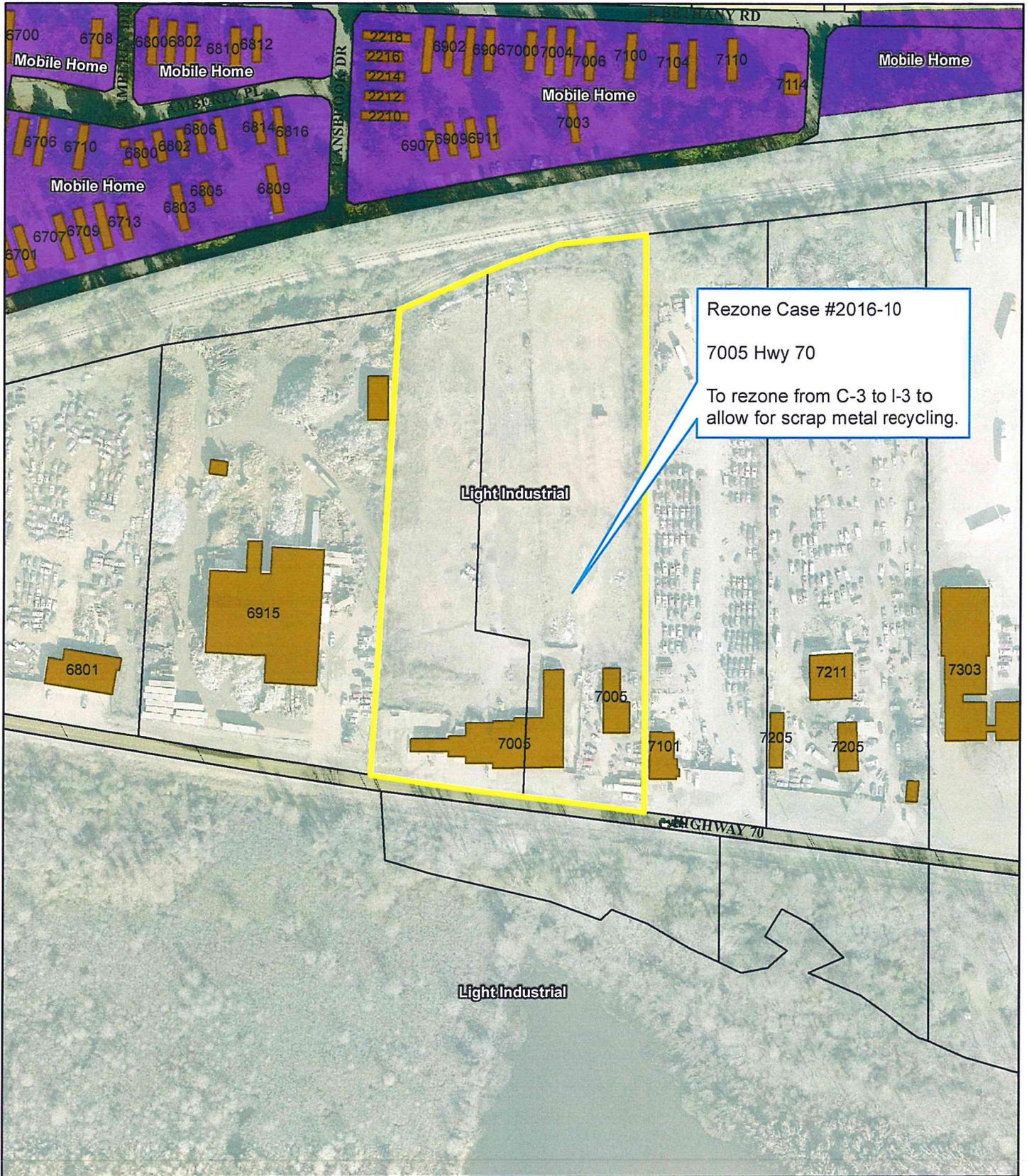
Ortho Map

Date: 9/13/2016

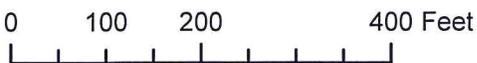
Rezone Case #2016-10



Rezone Case #2016-10



1 inch = 200 feet



Land Use Map

Date: 9/13/2016

CASE: Special Use #2016-12

REQUEST: To allow a daycare center in an R-3 zone

LOCATION OF REQUEST: 2001 Parker St.

APPLICANT: Anthony Pettigrew

OWNER: Anthony Pettigrew

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

SITE CHARACTERISTICS: Site was previously a daycare, but has since closed. It is currently unoccupied. The playground is in the rear of property abutting an alley. A small parking area exists on south side of the building along 20th St.

MASTER STREET PLAN: local street

ZONING: R-3

LAND USE PLAN: Single Family

SURROUNDING USES:

NORTH: R-3 / Single Family House

SOUTH: R-3 / Single Family House

EAST: R-3 / Single Family House

WEST: R-3 / Single Family House

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Site was previously a pre-1983 daycare.
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? If managed properly, no negative consequences are anticipated.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? All daycares in an R-3 Zone require a special use.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

SUMMARY: The applicant seeking a special use to allow a daycare in an R-3 Zone. The site had previously been a daycare, but has since closed, and now requires a conditional use permit. The applicant met with the Design Review Committee.

DESIGN REVIEW COMMITTEE RECOMMENDATION: Approval with Conditions.

CONDITIONS TO BE CONSIDERED

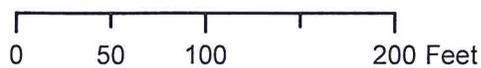
1. Hours of operation 6AM – 8PM Monday - Friday.
 2. Playground to be directly accessed from the building
 3. Playground to have emergency exit away from the building
 4. Playground fence to be 6' wood privacy fence,
 5. Applicant must meet all applicable Federal, State, County, and City requirements,
 6. Business license to be issued after Planning Staff confirmation of requirements,
 7. Playground to meet DHS and City of NLR requirements for playground surface and equipment,
 8. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a level 3 or level 4 registered sex offender resides within 2000 feet of the proposed site for the daycare center / home daycare facility.
 9. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.
-

Special Use #2016-12



Zoning Map

1 inch = 100 feet



Date: 8/22/2016

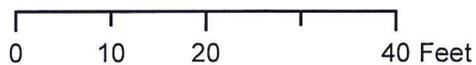
Not an actual survey

Special Use #2016-12



Ortho Map

1 inch = 20 feet



Date: 8/22/2016

Not an actual survey

Development Plan

2001 Parker Street

North LR AR 72114

Parking

Parking

Parking

Parking

Drop of Area

Drop of Area

Entrance

Play Ground
Chain Fence In
Gate

Play
Ground
Exit
Door

Back

Middle

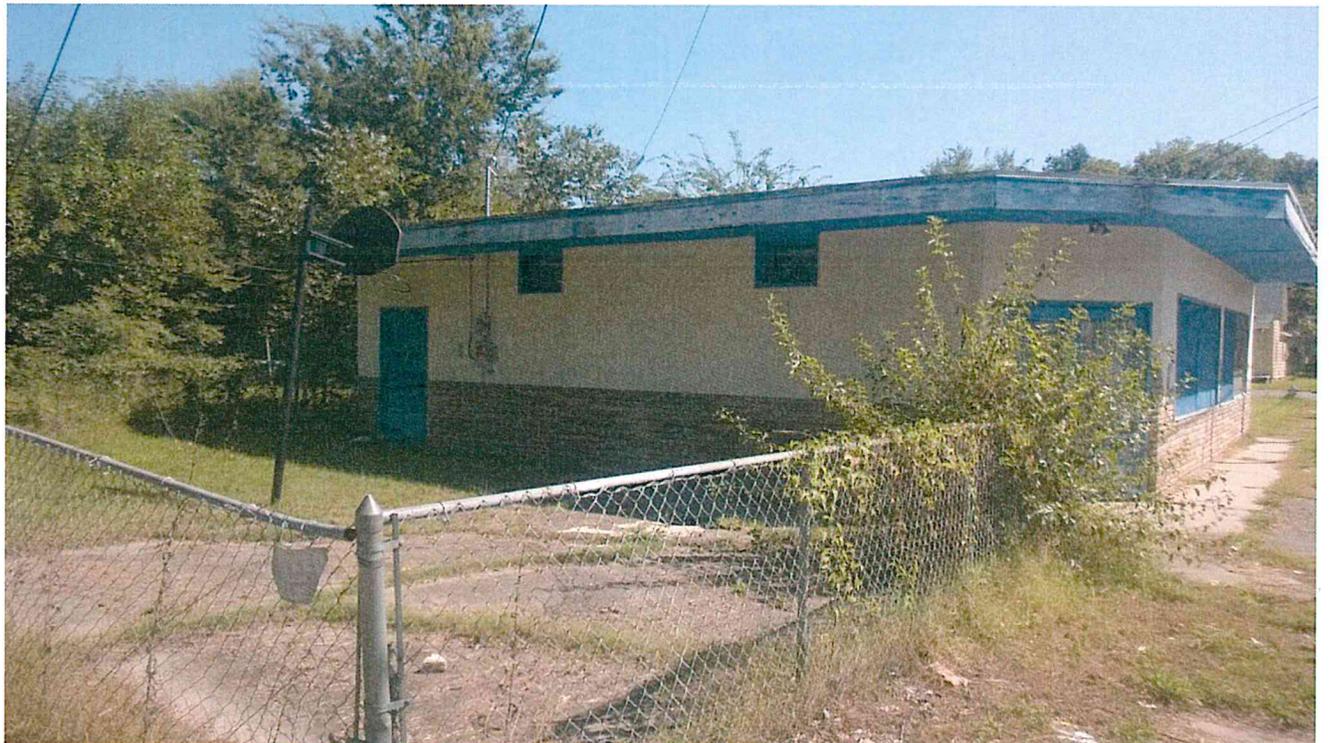
Front

Parker St

1 worker per 15

65 kids

4 employees



CASE: Special Use #2016-13

REQUEST: To allow a halfway house in an R-3 zone.

LOCATION OF REQUEST: 1503 Maple St.

APPLICANT: Donald Williams, Hand Up Housing Executive Director

OWNER: Hand Up Housing of Arkansas

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

SITE CHARACTERISTICS: Site is a single family house

MASTER STREET PLAN: local street

ZONING: R-3

LAND USE PLAN: Single Family

SURROUNDING USES:

NORTH: R-3 / Single Family House

SOUTH: R-3 / Single Family House

EAST: R-3 / Single Family House & Family Life Center of a Church

WEST: R-3 / Single Family House

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: A halfway house for women was approved in 2004 one block away from this location at 1411 Maple St.
2. NEIGHBORHOOD POSITION: Six phone calls from the neighborhood have been received in opposition to this request at the time of printing. Safety is their primary concern.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: None.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? Doubtful. Halfway houses do not promote neighborhood stability.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Possibly.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

SUMMARY: The applicant is requesting a special use to allow for a halfway house in an R-3 zone. The halfway house will be for four men with substance-abuse or mental health issues. Those living in the house will be participants of Project Restart, a program designed to re-introduce incarcerated individuals back into society.

STAFF RECOMMENDATION: While the goals of the applicant are noble, careful consideration is implored. Due to safety concerns, the neighborhood has voiced their clear opposition to the special use.

CONDITIONS TO BE CONSIDERED:

1. A maximum of four men and one house manager are allowed to live in the house.
 2. Sex offenders not allowed to live in the house.
 3. Hand Up Housing shall maintain active supervision of the house at all times.
 4. Business license to be issued after Planning Staff confirmation of requirements.
 5. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
-



MAILING: P.O. Box 1917
North Little Rock, AR 72115
LOCATION: 620 Curtis Sykes Dr.
North Little Rock, AR 72114
Phone: 501-658-1449
Email: ddmishi@sbcglobal.net

Luke 2:52 And Jesus grew in wisdom and stature, and in favor with God and man.

September 9, 2016

Dear Planning Commission Members:

Hand Up Housing, which has been working in North Little Rock since 2011, is requesting permission to facilitate a residence in our community to be utilized as housing for men with substance-use or mental health issues with criminal justice involvement. This undertaking will be operated under a larger program entitled Project ReStart.

The residence at 1503 North Maple Street would provide housing for 4 men. If approved, this house will offer the restorative services that are desperately needed for successful re-entry into society following incarceration. We will provide a safe, therapeutic home environment with supervision, structure, a high level of accountability and compassion. Some of the important components of our holistic program include:

Mental health screenings/assessments	Case management with individual case plans
Career training and employment	Addiction recovery and relapse prevention
Counseling	Personal growth/empowerment curriculum
Spiritual growth and enrichment	Financial literacy
Family restoration/parenting classes	Health and wellness education

Hand Up Housing is a 501(c) 3 tax-exempt nonprofit registered with the state of Arkansas. Our mission is to provide holistic services to individuals impacted by poverty, addiction, homelessness, or incarceration to provide the services needed for transformation. Working under the direction of Hand Up Housing, Project ReStart will bring together a like-minded group of mental health professionals, career development and life skills trainers, clergy, addiction recovery and counseling experts, community leaders and entrepreneurs.

All these partners share a common vision of restoring hope and reducing recidivism. Our initial participants will be required to have graduated from the Pathway to Freedom program. While the State has not issued an official recidivism study for Pathway To Freedom, rough data indicates that, for ex-offenders who have been out three years and returned to prison, the recidivism rate for PTF graduates is half of the ADC's 48% recidivism rate for non-PTF ex-offenders.

As one who has been working in the inner city for over three decades, I understand the needs of the area and have a passion to assist those who truly want to change their lives. My wife and I live in the community and are fully invested in seeing Project ReStart, through Hand Up Housing, develop into a shining example of a program that brings positive change to a community and its citizens. If you would like further information please contact me.

Respectfully,

A handwritten signature in blue ink that reads "Don Williams".

Don Williams, Executive Director

Project ReStart Overview

Mission Statement:

Through collaboration among like-minded organizations provide the foundational components necessary for the formerly incarcerated to re-discover hope, re-establish healthy relationships and re-claim their place as productive members of society

core values:

accountability, affirmation, determination, excellence, productivity, spiritual growth, transparency

goals:

to forge partnerships with individuals and organizations to provide expertise in specific areas of need for those making a productive transition from incarceration back into society

to develop and implement a personalized strategy and action plan to assist the formerly incarcerated a hand up as they strive to become successful in every area of life

to serve as a clearing house of services and resources necessary to allow the formerly incarcerated the ability, based on personal accountability and perseverance, the opportunity to break the chain of recidivism by restoring family relationships and making good choices

Project ReStart will offer the following services to those selected for the program:

- Addiction Recovery and Relapse Prevention
- Career Development and Employment
- Community Involvement
- Documentation and Restitution
- Family Restoration and Parenting classes
- Health and Wellness Education
- Housing
- Life Skills and Mentoring
- Mental Health and Medical Services
- Spiritual Growth and Enrichment
- Transportation

Project ReStart partners:

- Hand Up Housing
- Goodwill Industries of Arkansas
- SOBR Incorporated (addiction recovery/relapse prevention/counseling)
- River City Ministries
- River City Church
- Hope Works
- The Cone Group
- Operation Restore (employment agency)
- City Connections
- Shields & Associates Construction/Development
- Dale Sharp
- Dot Robbins

Program Specifics:

Project ReStart will be a very selective program, and in its beginning stages will be working with those who are graduates of the Pathway to Freedom program, formally operated at the Hawkins unit in Wrightsville. A maximum of four (4) men will be selected to enter Project ReStart initially, who have successfully completed the PTF program, have been approved for release by the parole board and meet other specific criteria outlined in the program handbook.

Prior to acceptance into Project ReStart, each candidate will undergo one-on-one interviews, a mental health evaluation and begin the process of documentation and an individual action plan. They will sign an agreement, which will cover their responsibilities while in the Project ReStart program. They will also begin interaction with their personal mentor, who will remain involved with them for the duration of their time in Project ReStart and possibly beyond.

Project ReStart will be a nine (9) month program, broken into two (2) stages:

Stage One (Alpha) will consist of intensive employment and life skill/job training. During stage one, participants will live in dormitory style housing with an on-site house manager. Participants will be allowed limited freedom and will be monitored and held accountable to set curfews. They will be required to be actively involved in addiction recovery (if necessary), and encouraged to participate in spiritual growth and enrichment activities. Interaction with family will be allowed based on forward progress in the program.

During stage two (Omega) participants will continue addiction recovery and spiritual growth activities along with the opportunity to relocate to a facility offering individual rooms. They will be required to work at least twenty-five (25) hours per week and will pay rent based on salary. Participants will have additional freedom, increased interaction with family and relaxed curfews. Community service will be required during the Omega stage. Once participants reach their six (6) month anniversary in the program (displaying good behavior and consistent progress) they will be allowed to exit and move forward on their own. If participants want to continue development in any area, they can choose to remain in Project ReStart for the full nine (9) months.

Once they have successfully completed the Project ReStart program, graduates can remain in the life skills program and also continue employment and career training with our partners.

Security/Accountability:

During the pre-screening process and prior to being accepted into Project ReStart, each potential candidate will be required to review and understand the program handbook, and be willing to sign and accept all rules, regulations and sanctions covered within the handbook. Failure to do so will automatically disqualify individuals from participating in Project ReStart. Each participant will also be fully aware that the Project ReStart coordinator and all partners will stay in constant communication with Arkansas Community Corrections through their respective parole officers in an effort to keep individuals accountable and responsible.

Men entering Project ReStart will be required to wear an ankle monitor for the first three months (90 days) in the program. For the remainder of their time in Project ReStart, they will have an assigned mentor who will personally meet with them weekly. They will also meet with a Hope Works counselor to discuss and assess their progress on a weekly basis. A licensed counselor will also be available as needed. Participants will be required to complete a sign-out/sign-in sheet daily and will be aware that drug screening can take place at any time. During stage one of Project ReStart, a live-in house manager will provide additional security and accountability for residents. Also the Executive Director of Hand Up Housing, Don Williams, lives five blocks away and will be on call 24/7/365 in the event he is needed. Further information on security and accountability can be found in the program handbook.

Since it's inception in 2011, Hand Up Housing has never had to place a call to law enforcement for any security concerns – in large part due to the priority placed on strict adherence to all rules and regulations. Any deviation or failure to comply with rules, regulations or sanctions results in immediate removal or dismissal from the program to assure the safety for other clients in the home and the community.

Special Use #2016-13



Ortho Map

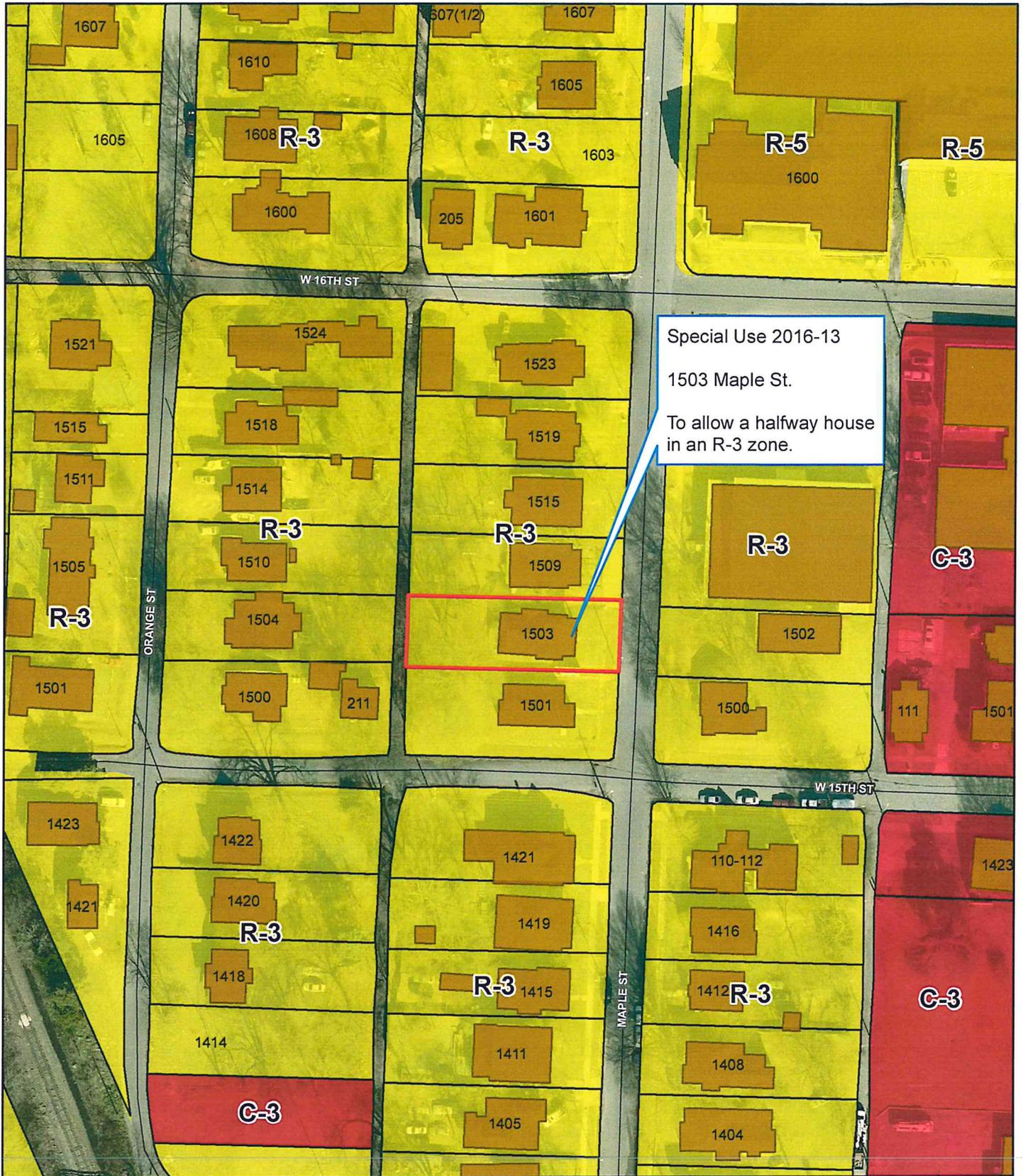
1 inch = 25 feet



Date: 9/9/2016

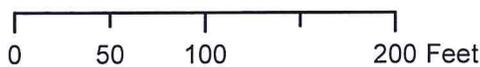
Not an actual survey

Special Use #2016-13



Zoning Map

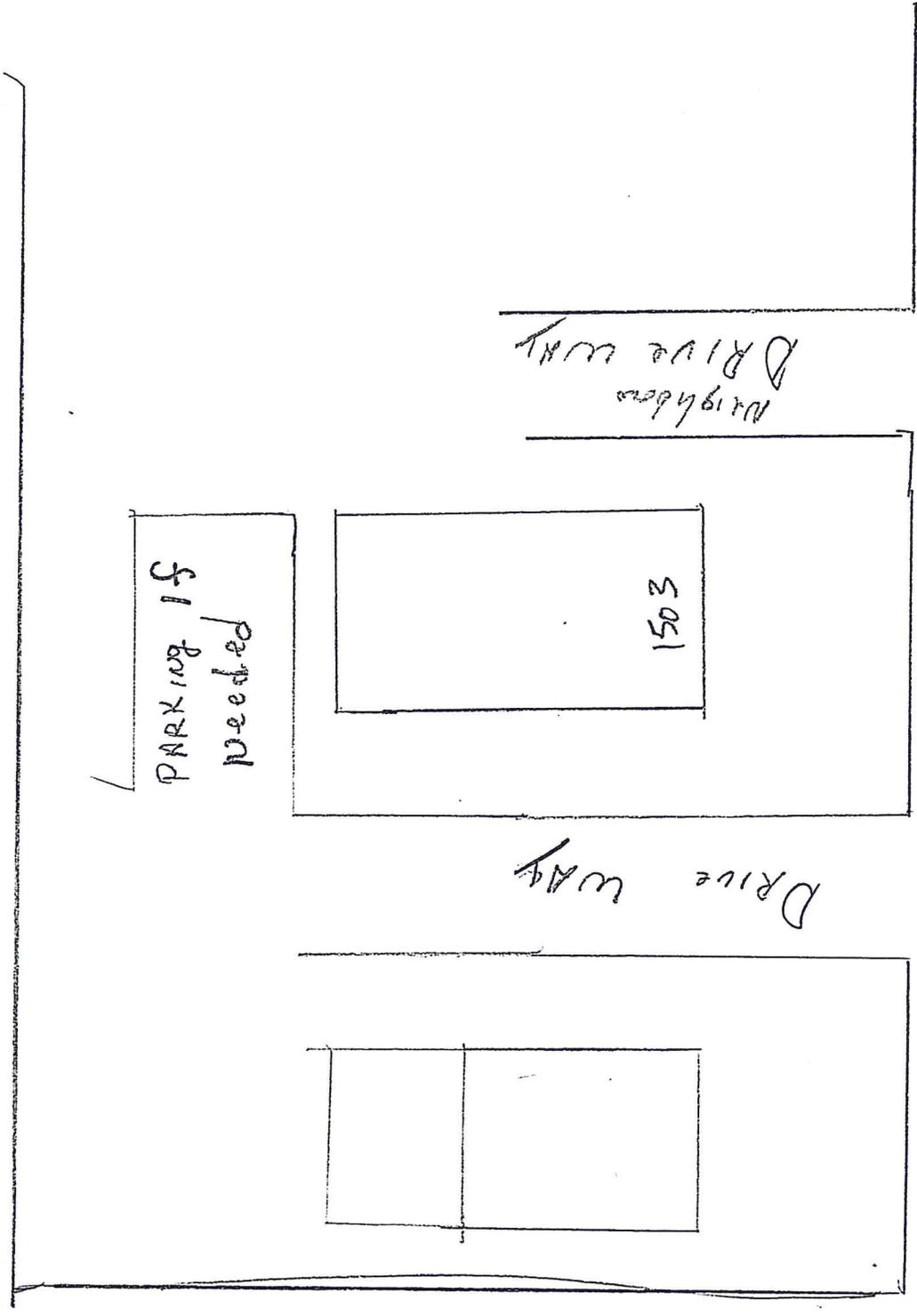
1 inch = 100 feet



Date: 9/9/2016

Not an actual survey

Site map 1503 N. Maple WLR, AR 72114



N. MAPLE ST

1503 Maple St.



CASE: Special Use #2016-14

REQUEST: To allow a halfway house in an R-3 zone

LOCATION OF REQUEST: 108 & 110 Park Pl

APPLICANT: Randy Turner

OWNER: Randy Turner

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

SITE CHARACTERISTICS: Single family houses sit next door to each other.

MASTER STREET PLAN: local street

ZONING: R-3

LAND USE PLAN: Mobile Home

SURROUNDING USES:

NORTH: R-3 / Single Family House

SOUTH: R-3 / Single Family House

EAST: C-4 / Mobile Home Park

WEST: R-3 / Single Family House

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: North Little Rock has not approved two halfway houses next door to each.
2. NEIGHBORHOOD POSITION: Several phone calls have been received in opposition to the special use request with safety being the primary concern.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: None
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? Doubtful. Halfway houses do not promote neighborhood stability.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Possibly.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

SUMMARY: The applicant is requesting a special use to allow for two halfway houses in an R-3 zone. This request is being made in conjunction with another request for two other halfway houses across the street. Individuals attempting to get sober would live in the houses. The applicant is proposing that 108 Park Pl would house 4 people and 110 Park Pl would house 6 people.

STAFF RECOMMENDATION: It is unprecedented in North Little Rock for multiple halfway houses to be located so close together. As such, even with responsible management, the effect it might have on the neighborhood is unknown. Careful consideration is advised.

CONDITIONS TO BE CONSIDERED:

1. A maximum of 4 people may live at 108 Park Pl & 6 people at 110 Park Pl.
 2. Sex offenders are not allowed to live in the houses.
 3. Applicant shall maintain active supervision of the houses.
 4. Applicant shall provide tenants with transportation to and from Narcotics Anonymous meetings as necessary
 5. Applicant shall install security systems including cameras on the houses.
 6. Tenants to be regularly drug tested.
 7. Business license to be issued after Planning Staff confirmation of requirements.
 8. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
-

TO: City of North Little Rock
Planning Commission
120 Main Street
P.O. Box 936
North Little Rock, AR 72115

SUBJECT: Request for special use rezoning

APPLICANT: Randy Turner
Handy Home Repair
23525 Colonel Glenn Road
Little Rock, AR 72210
(501) 804-4542

PROPERTY OWNER: Randy Turner

PURPOSE: Request special use rezoning for four sober living houses.

LOCATION: 108 Park Place, NLR, AR, 72117 Park Place Subdivision, Lot 23, Block 0
109 Park Place, NLR, AR, 72117 Park Place Subdivision, Lot 5, Block 0.
110 Park Place, NLR, AR, 72117 Park Place Subdivision, Lot 22, Block 0
111 Park Place, NLR, AR, 72117 Park Place Subdivision, Lot 6, Block 0

DEVELOPMENT PLAN I've been involved with Narcotics Anonymous (NA) for approximately 10 years and understand the needs of people who are just beginning to get sober and attempting to reenter into society. I plan to provide all the tools and resources necessary for a successful recovery including a narcotics anonymous based living environment and transportation to and from NA meetings. Once an addict decides to get sober, a whole list of problems present themselves including where do I live, how do I get my driver's license or identification, and where do I find other people that can relate to the problems I am having. All of these things and many more conspire against a recovering addict and their attempts to get clean. My sober living houses will be aware of these problems and do everything in their power to address them.

I currently am the owner/operator of a successful construction company in Little Rock. I feel I have the time and resources to truly make a difference. I have a network of friends within our community to provide advice, counseling, and a good strong support system for any members of these chemical free sober living houses. I also understand that places like these can, if not managed properly, have a negative impact on the neighborhood. I plan to be an active daily part of these houses. All tenants of these houses will be drug

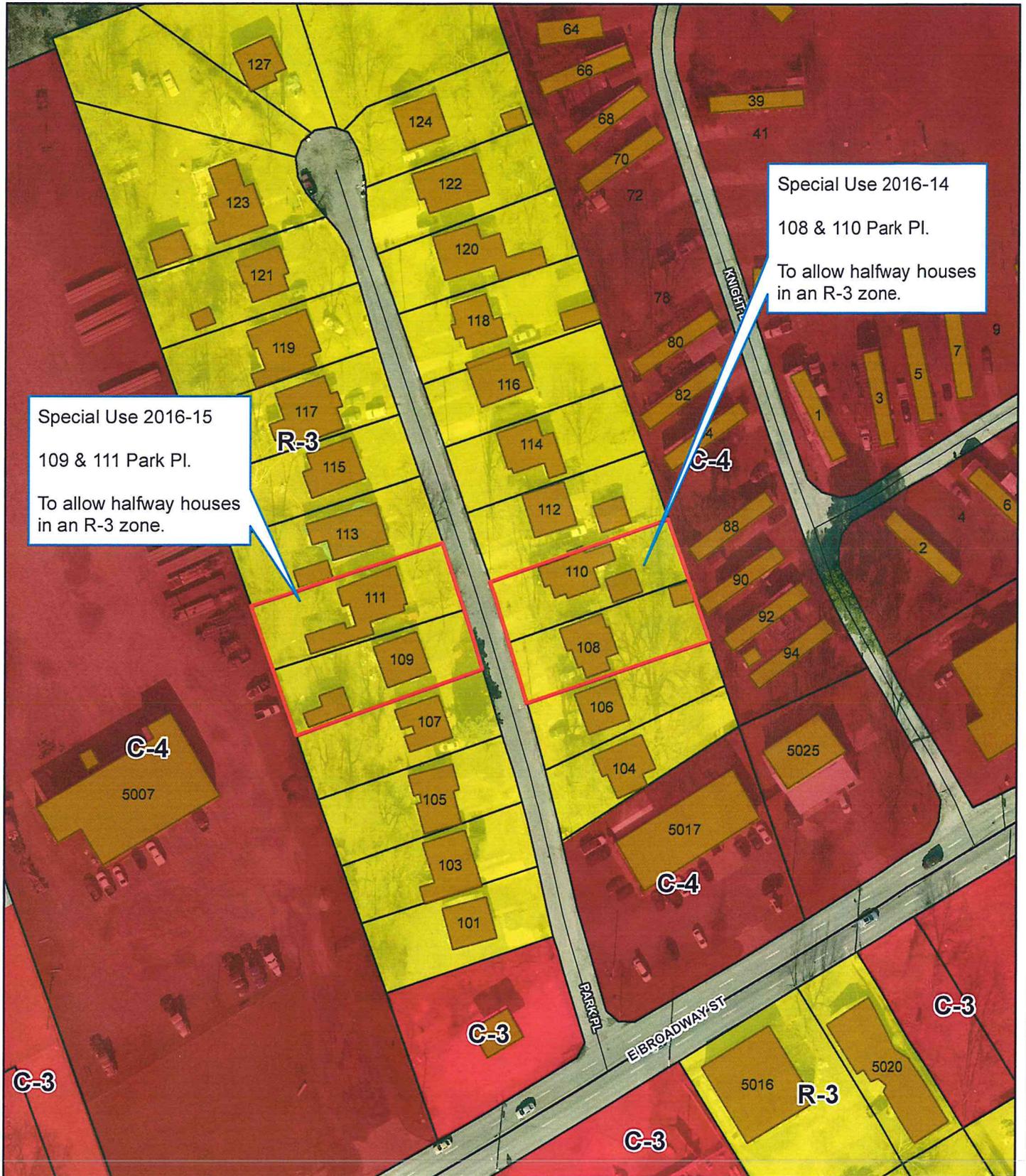
tested on a regular basis. Any tenant failing this test will be asked to leave immediately. Any suspected drug activity will NOT be tolerated. The houses and yards will be maintained to an above average standard.

We are proposing to have the above addresses rezoned for sober living houses. 108 and 109 Park Place are 2 bedroom, 1 bath houses and would each house 4 people. 110 and 111 Park Place are 3 bedroom, 2 bath houses and would each house 6 people. All 4 houses will be completely remodeled before tenant move in. We plan to provide transportation to and from doctors appointments, narcotics anonymous meetings, grocery stores, doctors, job interviews, and any other needs that may arise. Counseling services will be provided as needed. These houses will be maintained by my company, for example, paint, yard work, garbage disposal, and general maintenance. Security systems will be installed on each house including cameras that can be monitored 24 hours a day. There will be at least 2 employees that will take care of transportation. There is ample parking space for the expected number of vehicles.

ATTACHMENTS:

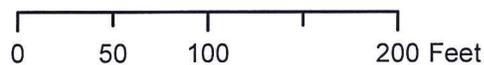
Development plan including legal description, property boundaries, building locations, building outlines, driveways, parking lots, abutting streets, north arrow, and applicant information.

Special Use #2016-14 and #2016-15



Zoning Map

1 inch = 100 feet



Date: 9/13/2016

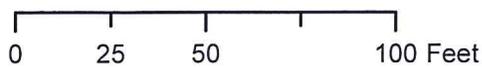
Not an actual survey

Special Use #2016-14 and #2016-15



Ortho Map

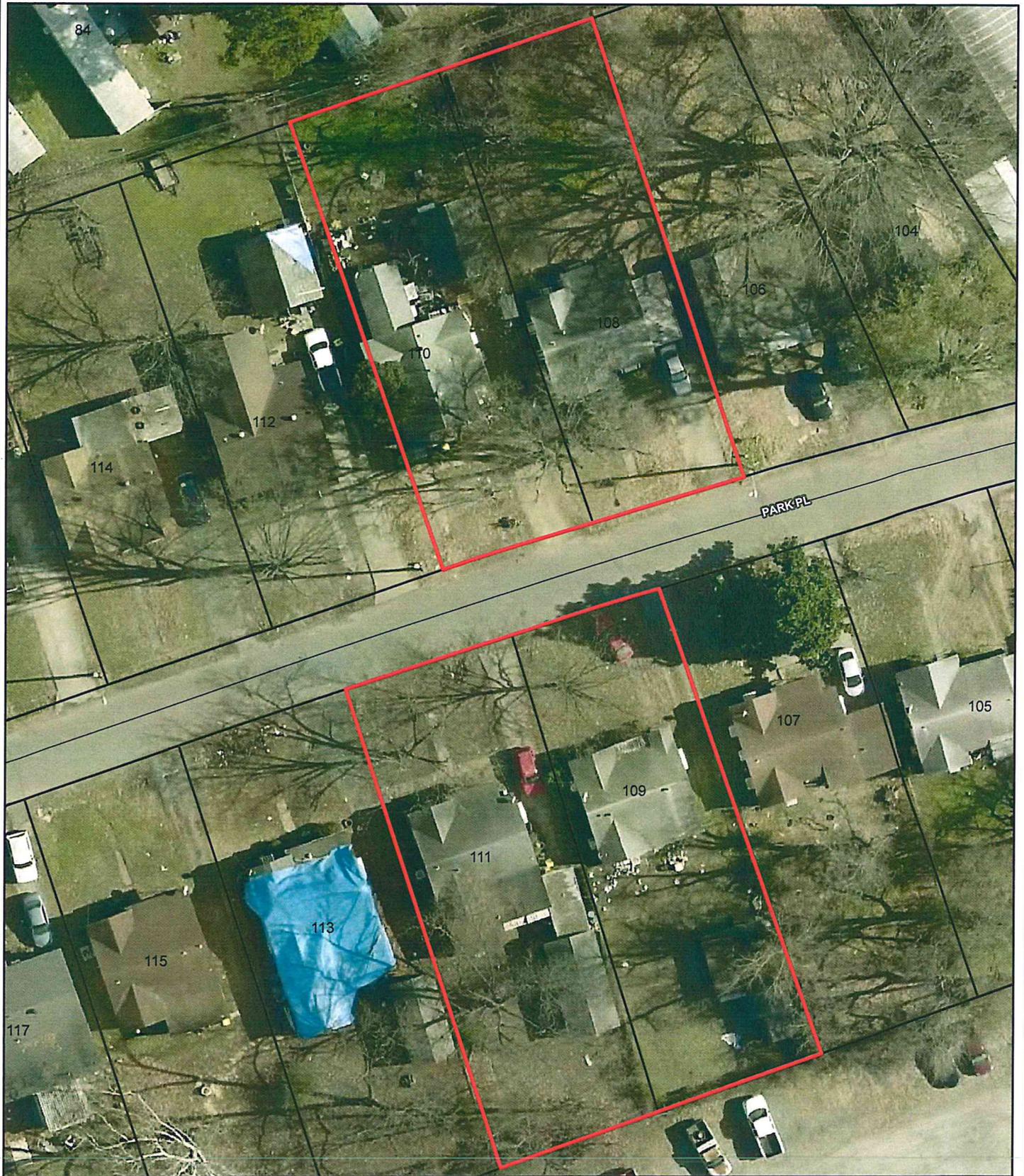
1 inch = 50 feet



Date: 9/13/2016

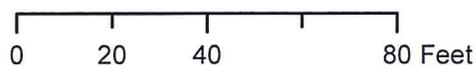
Not an actual survey

Special Use #2016-14 and #2016-15



Ortho Map

1 inch = 40 feet



Date: 9/13/2016

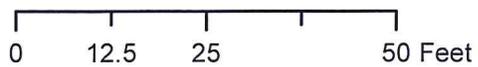
Not an actual survey

Special Use #2016-14



Ortho Map

1 inch = 25 feet



Date: 9/13/2016

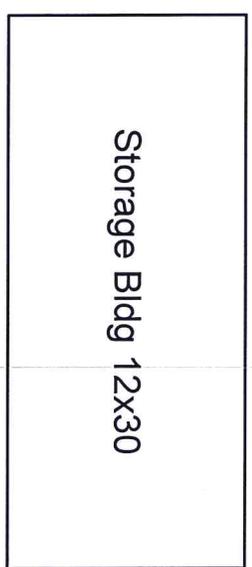
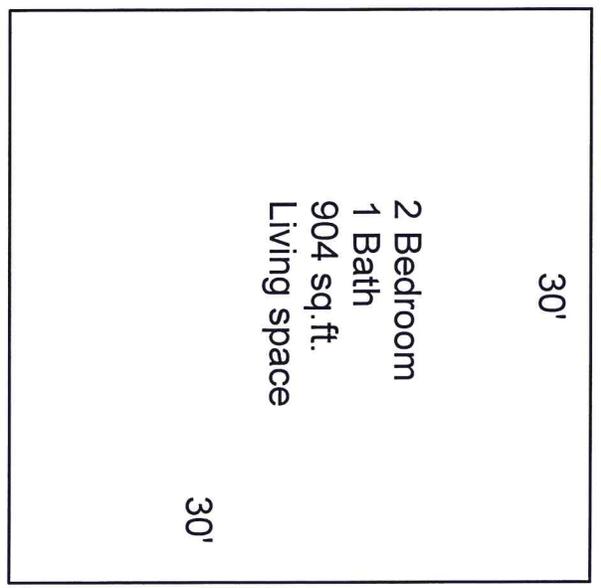
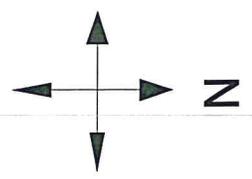
Not an actual survey

Park Place

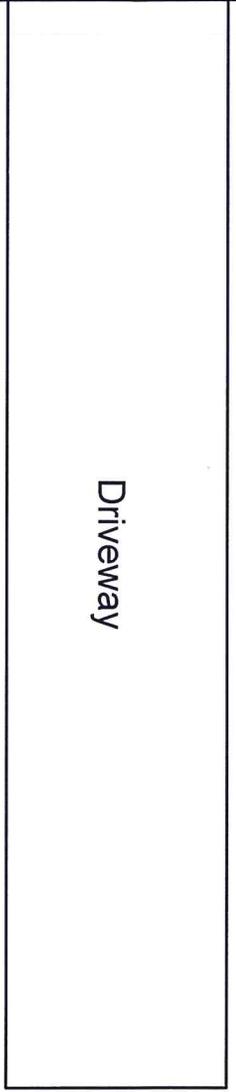
Randy Turner
Special Use Rezone

108 Park Place
32-2N-11
Lot 23, Block 0
NLR, AR 72117
Park Place Subdivision

100'



50'

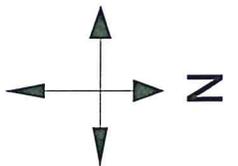


Park Place

Randy Turner
Special Use Rezone

110 Park Place
32-2N-11
Lot 22, Block 0
NLR, AR 72117
Park Place Subdivision

100'



3 Bedroom
2 Bath
1,004 sq.ft.
Living space

50'

12'

18'

50'

Driveway

Garage 16x20

108 Park Pl.



110 Park Pl.



CASE: Special Use #2016-15

REQUEST: To allow a halfway house in an R-3 zone

LOCATION OF REQUEST: 109 & 111 Park Pl

APPLICANT: Randy Turner

OWNER: Randy Turner

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

SITE CHARACTERISTICS: Single family houses sit next door to each other

MASTER STREET PLAN: local street

ZONING: R-3

LAND USE PLAN: Mobile Home

SURROUNDING USES:

NORTH: R-3 / Single Family House

SOUTH: R-3 / Single Family House

EAST: R-3 / Single Family House

WEST: C-4 / Jones Heavy Hauling

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: North Little Rock has not approved two halfway houses next door to each other.
2. NEIGHBORHOOD POSITION: Several phone calls have been received in opposition to the special use request, at time of printing, with safety being the primary concern.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: None.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? Doubtful. Halfway houses generally do not promote neighborhood stability.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Possibly.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

SUMMARY: The applicant is requesting a special use to allow for two halfway houses in an R-3 zone. This request is being made in conjunction with another request for two other halfway houses across the street. Individuals attempting to get sober would live in the houses. The applicant is proposing that 109 Park Pl would house 4 people and 111 Park Pl would house 6 people.

STAFF RECOMMENDATION: It is unprecedented in North Little Rock for multiple halfway houses to be located so close together. As such, even with responsible management, the effect it might have on the neighborhood is unknown. Careful consideration is advised.

CONDITIONS TO BE CONSIDERED:

1. A maximum of 4 people may live at 109 Park Pl & 6 people at 111 Park Pl.
 2. Sex offenders are not allowed to live in the houses.
 3. Applicant shall maintain active supervision of the houses.
 4. Applicant shall provide tenants with transportation to and from Narcotics Anonymous meetings as necessary
 5. Applicant shall install security systems including cameras on the houses.
 6. Tenants to be regularly drug tested.
 7. Business license to be issued after Planning Staff confirmation of requirements.
 8. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
-

TO: City of North Little Rock
Planning Commission
120 Main Street
P.O. Box 936
North Little Rock, AR 72115

SUBJECT: Request for special use rezoning

APPLICANT: Randy Turner
Handy Home Repair
23525 Colonel Glenn Road
Little Rock, AR 72210
(501) 804-4542

PROPERTY OWNER: Randy Turner

PURPOSE: Request special use rezoning for four sober living houses.

LOCATION: 108 Park Place, NLR, AR, 72117 Park Place Subdivision, Lot 23, Block 0
109 Park Place, NLR, AR, 72117 Park Place Subdivision, Lot 5, Block 0.
110 Park Place, NLR, AR, 72117 Park Place Subdivision, Lot 22, Block 0
111 Park Place, NLR, AR, 72117 Park Place Subdivision, Lot 6, Block 0

DEVELOPMENT PLAN I've been involved with Narcotics Anonymous (NA) for approximately 10 years and understand the needs of people who are just beginning to get sober and attempting to reenter into society. I plan to provide all the tools and resources necessary for a successful recovery including a narcotics anonymous based living environment and transportation to and from NA meetings. Once an addict decides to get sober, a whole list of problems present themselves including where do I live, how do I get my driver's license or identification, and where do I find other people that can relate to the problems I am having. All of these things and many more conspire against a recovering addict and their attempts to get clean. My sober living houses will be aware of these problems and do everything in their power to address them.

I currently am the owner/operator of a successful construction company in Little Rock. I feel I have the time and resources to truly make a difference. I have a network of friends within our community to provide advice, counseling, and a good strong support system for any members of these chemical free sober living houses. I also understand that places like these can, if not managed properly, have a negative impact on the neighborhood. I plan to be an active daily part of these houses. All tenants of these houses will be drug

tested on a regular basis. Any tenant failing this test will be asked to leave immediately. Any suspected drug activity will NOT be tolerated. The houses and yards will be maintained to an above average standard.

We are proposing to have the above addresses rezoned for sober living houses. 108 and 109 Park Place are 2 bedroom, 1 bath houses and would each house 4 people. 110 and 111 Park Place are 3 bedroom, 2 bath houses and would each house 6 people. All 4 houses will be completely remodeled before tenant move in. We plan to provide transportation to and from doctors appointments, narcotics anonymous meetings, grocery stores, doctors, job interviews, and any other needs that may arise. Counseling services will be provided as needed. These houses will be maintained by my company, for example, paint, yard work, garbage disposal, and general maintenance. Security systems will be installed on each house including cameras that can be monitored 24 hours a day. There will be at least 2 employees that will take care of transportation. There is ample parking space for the expected number of vehicles.

ATTACHMENTS:

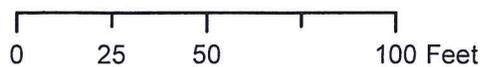
Development plan including legal description, property boundaries, building locations, building outlines, driveways, parking lots, abutting streets, north arrow, and applicant information.

Special Use #2016-14 and #2016-15



Ortho Map

1 inch = 50 feet



Date: 9/13/2016

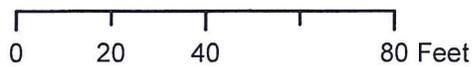
Not an actual survey

Special Use #2016-14 and #2016-15



Ortho Map

1 inch = 40 feet



Date: 9/13/2016

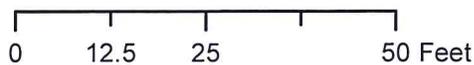
Not an actual survey

Special Use #2016-15



Ortho Map

1 inch = 25 feet

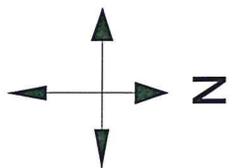


Date: 9/13/2016

Not an actual survey

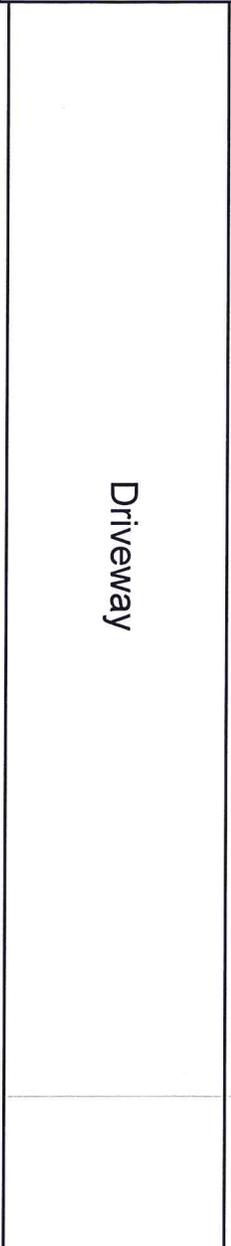
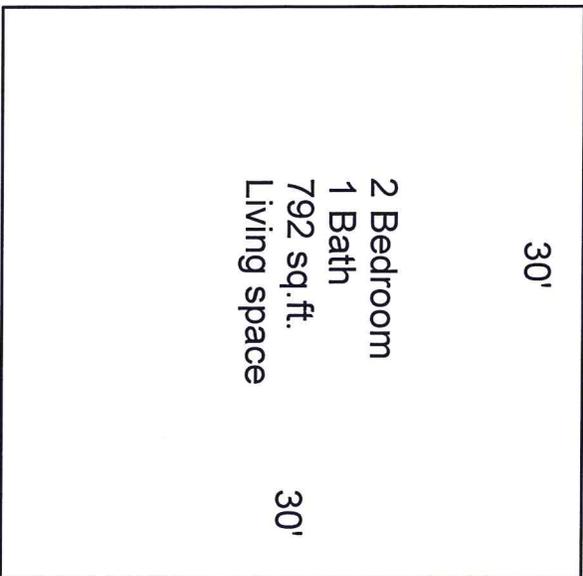
Randy Turner
Special Use Rezone

109 Park Place
32-2N-11
Lot 5, Block 0
NLR, AR 72117
Park Place Subdivision



100'

50'

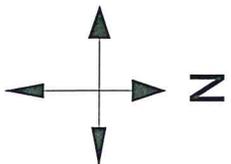


Park Place

Randy Turner
Special Use Rezone

1111 Park Place
32-2N-11
Lot 6, Block 0
NLR, AR 72117
Park Place Subdivision

100'



3 Bedroom
2 Bath
1,144 sq.ft.
Living space

44'

30'

50'

Garage 12x30

Driveway

Park Place

109 Park Pl.



111 Park Pl.

