

North Little Rock Planning Commission
Regular Meeting
September 11, 2018

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

Members Present:

Banks
Belasco
Chambers
Foster
Phillips
Wallace
Clifton, Chairman

Absent Member:

Dietz
White

Staff Present:

Timothy Reavis, City Planner
Marie Miller, Deputy City Attorney
Keisa Stewart, Secretary
John Pflasterer, Lt. Fire Marshal
Shannon Carroll, City Clerk

Approval of Minutes:

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

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

Administrative:

Special Design Review Committee meeting on September 14th at noon
Special Planning Commission meeting on September 19th at 2PM

Subdivision Administrative:**A. SD2018-61 Collins Industrial Park, Lot 12R (Replat & SPR of expansion of Westrock Coffee located at 30 Collins Industrial Pl)**

- 1. Engineering requirements on detention before the plat will be signed:**
 - a. Pay the drainage in-lieu fee of \$5000/acre (for the additional lot) for commercial/industrial development instead of providing onsite detention.
- 2. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide 30' building setback around property perimeter as shown.
 - c. Provide evidence that all conditions placed on old lot 14, including wetlands, have been removed or mitigated.
 - d. Provide 15' utility easement for the force main on the northern portion of the property as shown.
 - e. Provide a minimum 10' utility easements around property perimeter.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - e. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 4. 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 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.
 - b. Show pipe extension for existing pipe underneath existing building.
 - c. No grading or construction shall begin without Corps of Engineers approval.
 - d. Potential for increased stormwater runoff shall not adversely impact adjoining properties.
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Allow existing dumpster as shown.
 - c. No fence is to be within a front building line.
 - d. Allow phasing of building.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan.**
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (11) street trees

- d. Provide (6) parking lot shade trees
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide a continuous screen of shrubs for any parking spots (including the existing lot) 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. Provide half screen along south property line or 4' privacy fence and trees every 20 feet.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
 - b. Any additional signs are to be monument or wall signs.
 - c. No electronic changeable copy sign permitted.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
 - d. Provide all weather access to three sides of the building.
 - e. All exterior portions of a building must be within 150' of a FD access road.
- 10. Meet the requirements of CAW, including:**
- a. All CAW requirements in effect at the time of request for water service must be met.
 - b. 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.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. Sewer is available to the site.
 - b. Provide 15' utility easement for the force main on the northern portion of the property.
 - c. A complete set of drawings for development must be submitted to NLR Wastewater.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
- 12. Meet the requirements NLR Electric.**
- a. This is outside of NLRED service territory.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative and (2) absent votes.

Public Hearings:

1. Rezone #2018-15

To rezone property from R-1 to a PUD and to amend the Land Use Plan from Single Family to Quiet Business to allow for commercial businesses at 124 Eureka Gardens Rd.

The applicants, Mr. Young Chun and Owner-Mr. Ameen Pabani, were present.

Chairman Clifton asked if anyone in the audience or Commissioners would like to speak on the application.

Mr. Chambers asked if the owner met with the neighbors.

Mr. Pabani stated that he did met with Mr. Bill (previous owner) and his wife regarding the application and they all agreed with the changes.

Mr. Spencer stated that there hasn't been any oppositions since the last meeting.

Conditions:

1. The allowable uses on the property is limited to a grocery store, gift shop, laundry mat, tobacco store, barber shop / beauty salon, and restaurant.
2. No new wall signage allowed that faces the abutting residential properties.
3. No expansion of the existing building allowed.
4. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
5. Business license to be issued after Planning Staff confirmation of requirements.
6. Business license holder understands that failure to comply with these conditions may result in loss of Business License and/or removal of Electric Power Meter.

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

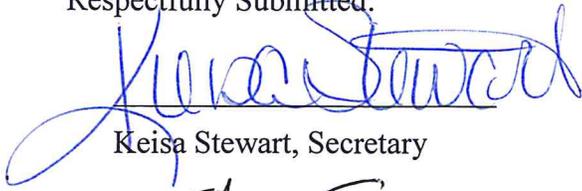
Banks	Yes	Dietz	Absent	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Absent
Chambers	Yes	Phillips	Yes	Clifton	Yes

Rezone 2018-15 was approved with (7) affirmative and (2) absent votes.

Public Comments/Adjournment:

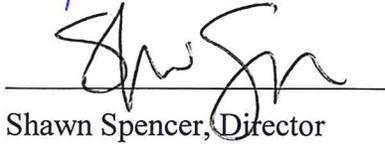
A motion made to adjourn and it was seconded. The motion passed with (7) affirmative votes and the meeting was adjourned at 4:05 pm.

Respectfully Submitted:



A handwritten signature in blue ink, appearing to read "Keisa Stewart", written over a horizontal line.

Keisa Stewart, Secretary



A handwritten signature in black ink, appearing to read "Shawn Spencer", written over a horizontal line.

Shawn Spencer, Director