

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

---

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  
Chambers  
Clifton, Chairman  
Foster  
Phillips  
Wallace  
White, Vice- Chairman

**Members Absent:**

Belasco  
Deitz

**Staff Present:**

Shawn Spencer, Director  
Timothy Reavis, Assistant Director  
Mike Mosley, Deputy City Attorney  
Alyson Jones, Secretary  
Jerry Robinson, Fire Marshal  
Shannon Carroll, Deputy City Clerk

**Approval of Minutes:**

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

**Administrative:**

A motion was made and seconded to excuse members Belasco and Dietz. Item numbers E, F, and G were postponed.

**Subdivision Administrative:**

**A. SD2019-47 Counts Massie Industrial Park, Lot 8 (SPR at 9201 Commerce Cove)**

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. Provide CNLR Grading Permit application to City Engineer with grading plans.
  - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - c. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
  - d. Provide CNLR Floodplain Development Permit application to City Engineer.
  - e. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer if developing in a wetland.
  - a. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater 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.
- 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. Show and label 100-year flood boundary.
  - c. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
  - d. Driveway radii shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
  - e. Match concrete flume detail dimension with plan view label dimension.
- 3. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. No dumpster permitted in the front.
  - c. No fence is to be within the front building line.
  - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide (6) street trees as shown.
  - d. Provide (5) parking lot shade trees.
  - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
  - g. Provide 6 foot front yard landscape strip between property line and paving.
  - 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.

- 5. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 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. Needs to meet the requirement of AFC.
  - d. Meet the Fire Marshal's requirements regarding access to all sides of the building.
- 7. Meet the requirements of CAW, including:**
  - a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
  - b. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
  - c. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
- 8. Meet the requirements of NLR Wastewater, including:**
  - a. A complete set of drawings for development must be submitted to NLR Wastewater.

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 votes.

**B. SD2019-48      Northshore Business Park, Lots 2A & 2B (Replat at 4901 Northshore Dr.)**

- 1. 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 cross access easement on plat for the existing asphalt drive.
  - c. Provide cross parking easement on plat.
  - d. Show front building line on plat as parallel with the existing building's front canopy across both lots.
- 2. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Relocate dumpster location from lot 2B to lot 2A as shown.
  - c. Dumpster to have masonry screening.
  - d. No fence is to be within a front building line.
  - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.

- f. Allow a waiver of the lot width / depth ratio for lot 2B as shown.
- 3. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 4. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 5. 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. Meet the requirements of the AFC.
- 6. Meet the requirements of CAW, including:**
  - a. No objections. All CAW requirements in effect at the time of request for water service must be met.
- 7. Meet the requirements of NLR Wastewater, including:**
  - a. No comments or objections.

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 votes.

**C. SD2019-49            Wrights Industrial Addition, Lot 1R (Replat on Counts Massie Road)**

- 1. Provide City Council Ordinance abandoning the easement.**
- 2. Provide legal document from surrounding property owner agreeing to remove the access easement.**
- 3. Planning requirements before the plat will be signed:**
  - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
  - b. Provide 40' ROW dedication along Counts Massie as shown.
  - c. Provide 10' utility easements on north, east, and south sides of property.
  - d. Allow existing encroachment.
- 4. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
- 5. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 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.
- 7. Meet the requirements of CAW, including:**
  - a. No objections. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- 8. Meet the requirements of NLR Wastewater, including:**

- a. White Oak Connection fee required.
- b. Please ensure the sanitary sewer main running across the front of the property is within an easement.

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 votes.

**D. SD2019-52            Ozark Candy & Nut, Lot 1 (SPR & Replat at 6208 MacArthur Dr.)**

- 1. 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. Allow existing encroachment.
  - c. Meet Pulaski County requirements.
  - d. Provide 10' utility easements around property perimeter.
  - e. Allow existing encroachment of front building line.
  - f. Provide letter from Central Arkansas Water approving the plat & easements.
- 2. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. Provide copy of ARDOT driveway permit to City Engineer. Coordinate all work within state right of way with ARDOT.
  - 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 Planning Department if an extension of a main is required.
- 3. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Provide dumpster location.
  - c. Dumpster to have masonry screening.
  - d. Allow existing fence to be within the front building line as shown.
  - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide 5 street trees 40' on center.
  - d. Provide 6 foot front yard landscape strip between property line and paving.
  - e. Provide 4 foot side yard landscape strip between property line and paving.
  - f. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 5. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 6. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
  - b. Gravel areas shall be able to support 75,000 lbs per the 2012 Fire Code.

**7. Meet the requirements of CAW, including:**

- a. There is an existing 8" ductile iron water utility inside a 5' wide easement on this property that is not shown on the plat. Please include the water utility and the easement.

**8. Meet the requirements of NLR Wastewater, including:**

- a. Please submit plans to NLRW for review.

**9. Meet the requirements of Pulaski County, including:**

- a. The local VFD (Oak Grove Fire) will need to approve the proposal before Pulaski County signs the plat.

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 votes.

**Public Hearing:**

**1. Rezone 2019-24**

To rezone from C-2 to R-0 and to amend the Land Use Plan from Community Shopping to Single Family to allow for a zero lot line residential development.

Chairman Clifton asked the applicant to state name and address.

Brad Peterson with Rausch Coleman stated that he was requesting to rezone the last corner lot of Faulkner Crossing subdivisions. The remainder are already zoned single family. He stated that commercial properties would be better near the Highway.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Yes</b>	<b>Dietz</b>	<b>Absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Absent</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Rezone #2019-20 was approved with (7) affirmative votes.

**2. Conditional Use 2019-8**

To amend a Conditional Use to allow a tire store, auto detailing, and auto repair in C-4 at 923 E Broadway.

Chairman Clifton asked the applicant to state name and address.  
Larry Carpenter, 923 E Broadway

Chairman Clifton asked that applicant if he agreed to all of the recommendations made by the city.

Mr. Carpenter stated that he agreed.

Mr. Chambers asked how he would handle the storage unit that has the requirement of looking like the building.

Mr. Carpenter stated that he was not planning on keeping the storage unit on the property.

Mr. Chambers asked what the time frame was on moving the unit.

Larry Carpenter stated that it would be fixed or gone in 30 to 45 days.

Chairman Clifton asked for any other questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Yes</b>	<b>Dietz</b>	<b>Absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Absent</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Rezone #2019-20 was approved with (7) affirmative votes.

### **3. Conditional Use 2019-20**

To allow a car lot in C-4 at 4325 MacArthur Dr.

Chairman Clifton asked the applicant to state name and address.

Victor Fuller, 4325 MacArthur Dr.

Chairman Clifton asked the applicant if they agreed with all of the requirements.

Mr. Fuller stated that he does agree with the requirements.

Chairman Clifton asked for any other questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Yes</b>	<b>Dietz</b>	<b>Absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Absent</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Rezone #2019-20 was approved with (7) affirmative votes.

**4. Conditional Use 2019-23                      Postponed**

**5. Special Use 2019-19**

To allow a daycare center in an R-5 zone located at 1821 Edmonds St.

Chairman Clifton asked the applicant to state name and address.

Torianna Smith-Johnson, 1821 Edmonds St.

Chairman Clifton asked the applicant if she agreed to all of the requirements.

Ms. Smith-Johnson stated that she did agree.

Chairman Clifton asked staff if there has been any opposition on this application.

Mr. Reavis stated that there had not been any opposition on the application.

Chairman Clifton asked for any other questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Yes</b>	<b>Dietz</b>	<b>Absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Absent</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Rezone #2019-20 was approved with (7) affirmative votes.

**6. Special Use 2019-20**

To allow indoor recreation in I-2 at 41 Collins Industrial Pl.

Chairman Clifton asked the applicant to state name and address.

Candace James, 41 Collins Industrial Pl.

Chairman Clifton asked if this was an indoor recreation center and if she agreed to all of the requirements.

Ms. James stated that she did agree with the requirements and it would be an indoor nerf gun recreation center.

Chairman Clifton asked staff if they had received any opposition on this application.

Mr. Reavis stated that the parking plan was provided to all members. He stated that the City Engineer was still reviewing it.

Mr. Spencer stated that it would only go to City Council if it was approved by the City Engineer.

Chairman Clifton asked if this was recently approved for a different location.

Mr. White stated that they did recently approve a nerf gun recreation center.

Ms. James stated the large trucks would be for other businesses and only come on days they are closed.

Chairman Clifton asked if there were any requirements for this area.

Mr. Spencer stated that there is no governing body for this type of use expect fire safety.

Mr. Robinson stated that he met with the applicant to access the safety of the building. He stated that there would be a required fire separation wall that would have to be added due to the size of the building.

Mr. Mosley asked that applicant if the agreed to install a fire separation wall.

Ms. James stated that she did agree to do so.

Mr. Robinson stated that he met with the owners and the applicant and both agreed.

Mr. Spencer stated that this requirement must be met before a business license would be issued.

Chairman Clifton asked for any other questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Yes</b>	<b>Dietz</b>	<b>Absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Absent</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Rezone #2019-20 was approved with (7) affirmative votes.

**7. Rezone 2019-21 & 2019-22      Postponed**

**8. Rezone 2019-23                      Postponed**

**Public Comments/Adjournment:**

Chairman Clifton asked if there are any comments.

Mr. Chambers made a motion to adjourn.

Chairman Clifton adjourned the meeting at 4:24pm.

Respectfully Submitted:

---

Tim Reavis, Planning