

**North Little Rock Planning Commission**  
**Regular Meeting**  
**May 14, 2019**

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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  
Dietz  
Foster  
Wallace  
Clifton, Chairman

**Members Absent:**

Phillips  
White

**Staff Present:**

Shawn Spencer, Director  
Timothy Reavis, Assistant Director  
Mike Mosley, Deputy City Attorney  
Alyson Jones, Secretary

**Approval of Minutes:**

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

**Administrative:**

Motion was made and seconded to excuse members Phillips and White.

## **Subdivision Administrative:**

### **SD2019-17 Wildbergers Addition, Block 9, Lot A (SPR of a parking lot located at 115 E. 24<sup>th</sup> St.) Planning Commission comments**

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. Pay the drainage in-lieu fee of \$5000/acre for net increase in impervious surface for commercial development instead of providing onsite detention.
  - b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk,) or a performance bond. Sidewalks shall be a minimum of 5' wide and any sidewalk located at the curb must be 6' wide.
  - c. Replace the proposed parallel parking spaces on E. 24<sup>th</sup> St. by extending the no parking zone to the intersection with Poplar.
  - d. Provide CNLR Floodplain Development Permit application to City Engineer.
  - e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - f. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
- 2. Meet the requirements of the City Engineer, including:**
  - a. Driveways shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department). Indicate driveway radii on plans.
  - b. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
  - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
  - 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.
- 3. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Dumpster to have masonry screening.
  - c. 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 along Poplar St.
  - b. Provide 6' sidewalk directly behind curb and gutter along E. 24<sup>th</sup> St.
- 5. 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 (4) street trees along Poplar as shown
  - d. Provide (6) street trees along E. 24<sup>th</sup> St. as shown.
  - e. Provide (7) parking lot shade trees as shown.
  - f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - g. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property as shown.
  - h. Provide 6 foot front yard landscape strip between property line and paving as shown.
  - i. Provide 4 foot side yard landscape strip between property line and paving as shown.
  - j. 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. Remove sign located at the SE corner of the property that crosses the property line.
- 7. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
- 8. Meet the requirements of NLR Wastewater, including:**
- a. Label manhole rim elevations
  - b. Backwater valve required if SSMH rim is below the FFE.
  - c. Provide grease interceptor required if food is prepared or served.
  - d. Show the sanitary sewer main on the western side of the property.
- 9. Meet the requirements of CAW.**
- 10. Meet the requirements of Rock Region Metro (CATA).**

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.

**SD2019-18 Wilson's Subdivision, Block 1, Lot 1R (Replat of a commercial property located at 4116 E. Broadway)**

- 1. Engineering requirements before the plat will be signed:**
- a. Provide ½ street improvements (street, curb and gutter, sidewalk) or a performance bond for the portions of the property fronting East Broadway, School Street, and Coral Street.
  - b. Provide dedicated ROW of 40' from centerline of E. Broadway.
  - c. Provided dedicated ROW of 25' from centerline of School Street.
  - d. Provide 25' property line corner radius at intersection of E. Broadway and School Street.
- 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 25' front yard building line along E. Broadway. Allow existing building to encroach.
  - c. Provide 20' building line along School St.
  - d. Provide 20' building line along Coral St. Allow existing building to encroach.
  - e. Provide 0' building line along on eastern side of the property.
  - f. Provide 10' utility easements along E. Broadway, School St. and east property line.
- 3. 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. 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 a 250 square foot future building addition to extend within 3.7 feet of the property line along Coral St. (due to the odd shape and size of the adjacent lot 9) and to encroach 2 ft. over the front building line along E. Broadway (due to location of existing building).
  - c. Allow a 150 square foot future building addition to extend 7.7 ft over the 20' building setback
- 5. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks along Coral Street with ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards or a signed waiver.

- b. Provide 5' sidewalks along East Broadway and School Street with ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 7. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
- 8. Meet the following requirements concerning signage.**
  - a. All signs require a permit and separate review.
- 9. Meet the requirements of NLR Wastewater.**
- 10. Meet the requirements of CAW.**
- 11. Meet the requirements of Rock Region Metro (CATA).**

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 Hearings:**

**1. Conditional Use #2019-10**

To allow a school in a C-3 zone.

Chairman Clifton asked if the applicant was present and to state name.

Jason with Half+Marlar stated his name and request.

Chairman Clifton stated that the applicant had met with the Design Review Committee. He asked Jason if he agreed to the requirements.

Jason stated that he did agree with the requirements.

Chairman Clifton asked if there were any other questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Conditional Use #2019-10 was approved with (7) affirmative votes.

**2. Special Use #2019-6**

To allow an axe throwing business in an I-1 zone.

Chairman Clifton asked if the applicant was present and to state name.

Sharee Young stated her name and her request for an axe throwing business that would be family friendly and for all ages.

Chairman Clifton asked staff if they have had any inquiries about this business.

Mr. Spencer stated that he has had quite a few calls but no concerned callers. He asked Ms. Young to explain how this business will be set up.

Ms. Young stated that it will be set up like a batting cage. Each area will be 12'x12' with a safety line. The participants will be required to watch a safety video and sign a waiver. She stated that participants just throw the axe to a target.

Chairman Clifton asked Ms. Young what she had in place to prevent ricochet.

Ms. Young stated that the cages are built tall to prevent the axes from entering another cage.

Chairman Clifton asked Ms. Young what the backboard was made of.

Ms. Young stated that she has a few options but she is looking a MDS to go behind the target to create two barriers.

Mr. Chambers asked if participants could bring their own equipment or would the equipment be provided.

Ms. Young stated that the participants would be required to use the safety gear and the equipment that is provided by the business. To ensure all gear and equipment is up to code and meet safety regulations.

Mr. Chambers stated that is a nice safety feature. He asked Ms. Young if she was familiar and agree to all of the requirements.

Ms. Young stated she agreed to all but four and five.

Mr. Chambers asked how she would like to address item four.

Ms. Young stated that she understands the variable parking for arena events. She is requesting to use street parking and approval to stripe a handicap parking space on the street, similar to the handicap space near the library. She wants to maximize the family entertainment by transforming the gravel area into outdoor family seating area with tables and plants. Therefore she stated that she does not want to extend the concrete in the area.

Mr. Chambers asked staff if he was correct that the purpose of extending the concrete is to not spread the gravel over the concrete.

Mr. Spencer stated that he was correct. Also, that it must be wheelchair accessible. Therefore there must be a sidewalk to get into the entrance.

Mr. Chambers asked if the applicant could get a plan approved of a paved space from the street to the building. If there will be no truck traffic would that requirement still be necessary.

Mr. Spencer stated that it would be up to the Building Official and City Engineer to approve the sidewalk. Also, any time there is a gravel drive that is one of the requirements. But since it was a smaller parking lot and no trucks will be able to drive through the gravel that it would be acceptable

to delete that requirement as long as the applicant agrees to sweep any gravel that gets on the pathway for safety and code requirements.

Mr. Chambers proposed to delete requirement number five and allow public street parking and a striped handicap parking space on the street pending City Engineer.

Mr. Dietz asked where else are these type of parking spaces.

Mr. Chambers stated that they are located at the Laman Library. Also that the applicant would use a small space of the gravel for the sidewalk. The other part would be a family recreational area.

Mr. Foster asked the applicant to confirm that there is no onsite parking.

Ms. Young confirms that there is no onsite parking, but there is parking all around the building. Also an open lot across the street. She stated that she is planning on more parking in the future.

Mr. Foster asked the applicant to confirm that there is no onsite parking. He stated that he believes that it is required to provide a handicap parking space onsite.

Ms. Young stated that she was requesting curbside parking.

Mr. Foster stated that he does not believe the Board has the right to waive that requirement.

Chairman Clifton asked staff if it was a requirement to have onsite parking.

Mr. Spencer states that it is required by code and ordinance to have onsite parking. He states the Board does not have the right to waive that requirement. He advises that the Board keep that requirement and let City Council decide if they would like to go through that process. Also he stated that there is a fenced in parking area with a sidewalk onsite, the applicant is just choosing to use it as a recreational area.

Mr. Foster that there would only be one handicap space and it would be on the street meaning they would have to pull out into traffic.

Ms. Belasco asked if the applicant chose to use alternative parking could they present a letter of permission.

Ms. Young asked if she could bring the owner up to help describe the request.

George Collins stated that he was the owner of the property and that he has discussed that he needs to rezone from an I-1 to a C-6 where there is no parking required. He stated that there is not a zone for axe throwing. Also that the existing curb cut located to the left of the front door could be used for handicap parking. Therefore the fenced area would still be a family recreational area.

Mr. Chambers asked if the applicant could get a plan approved for a paved space from the street to the door.

Chairman Clifton asked if that space would block the gate.

Mr. Foster stated it was to the left of the gate.

Chairman Clifton asked the applicant if they were planning on improving the curb cut.

Mr. Foster asked if the existing curb cut was allowed for handicap parking.

Mr. Spencer stated that they could use a T shaped parking spot to keep it safer. He stated that the applicant proposed onsite parking and this was the first time hearing the change.

Mr. Chambers made a motion to amend the requested conditions, deleting number five and change number four to allow street parking.

Mr. Spencer asked Mr. Chambers to clarify the request for street parking.

Mr. Chambers stated that application could be approved for street parking in front of the Planning Commission, but it would still have to go to City Council to be approved.

Mr. Spencer stated that the City Engineer has not heard the new proposal.

Mr. Chambers stated that they are not waiving number four in favor of onsite parking.

Chairman Clifton asked for a roll call to vote.

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

The recommendation was approved with (7) affirmative votes.

Mr. Foster asked for clarification that the street parking needed to be approved by the City Engineer before it will be allowed to go before City Council.

Mr. Spencer reassured him that he was correct.

Mr. Foster stated that he was worried about the safety of the handicap parking spot.

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

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

Special Use #2019-6 was approved with (7) affirmative votes.

**Public Comments/Adjournment:**

Chairman asked if there are any other comments.

Chairman Clifton adjourned the meeting at 4:24pm.

Respectfully Submitted:

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Tim Reavis, Planning