

**North Little Rock Planning Commission**  
**Regular Meeting**  
**April 12, 2022**

---

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  
Clifton, Chairman  
Foster  
Phillips  
Wallace  
White, Vice-Chairman

**Members Absent:**

None

**Staff Present:**

Shawn Spencer, Director  
Donna James, Assistant Director  
Elaine Lee, City Attorney  
Alyson Jones, Secretary  
Beau Cooper, Secretary

**Approval of Minutes:**

A motion was made and seconded to approve the March 8, 2022, meeting minutes as submitted.

**Administrative:**

Chairman Clifton welcomes Donna James, Assistant Director of NLR Planning Department.

Chairman Clifton asked for any nominations for Chairman of Planning Commission.

Mr. Chambers nominated Chairman Clifton for reelection and it was seconded with no opposition.

There were no other nominations.

Chairman Clifton opened the floor for nominations for Vice Chairman of Planning Commission.

Mr. Chambers nominated Vice Chairman White for reelection and it was seconded with no opposition.

There were no other nominations.

Chairman Clifton thanked the Commission and public for their vote of confidence.

**Public Hearing:**

- 1. Rezone #2022-11 To Rezone from I2 to RU to allow from future development of a Single Family Subdivision located on property located North of Fontaine Bleau Apartments and West of Country Club of Arkansas Subdivision Phase XXV.**

Brian Dale, Joe White and Associates and Wes Martin, Hathaway Group, Developer

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Rezone #2022-11 passed with (8) affirmative votes.

- 2. SD2022-15 – White Oak Crossing Phase II – (Preliminary Plat of 130 residential lots.)**

- 1. Before the plat is signed, provide an approved City Council ordinance rezoning the property to RU.**

- 2. Engineering requirements before the plat will be signed:**

- Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond.
- Street improvements must be approved by City Engineer and accepted by City Council.
- Provide 25’ property line corner radius.
- Meet the city engineer’s requirements on detention.

- 3. Planning requirements before the plat will be signed:**

- Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- Pay for street signs.
- Pay for one tree per lot or provide a bond.
- Pay for streetlights or provide a bond.
- Street names to be approved by Planning Staff.
- Provide (50’) ROW dedication for White Oak Drive, Stacey Lane, Fitzgerald Lane, Lori Kaye Drive, Kennedy Lane, and Eastwood Creek Drive.).
- Provide 10’ utility easements along front property lines.
- Provide a letter from the Fire Marshall’s office approving the 2<sup>nd</sup> Access plan.

- 4. Permit requirements/approvals submitted before a building permit will be issued:**

- A signed and recorded plat must be on file with the Planning Department.
- Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
- 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:
  - Proposed pipe material specifications.
  - Proposed trench and bedding details, materials and specifications.
- Provide CNLR Grading Permit application to City Engineer with grading plans.

- 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. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
  - g. If applicable, provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
  - h. 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.
  - i. Schedule preconstruction meeting with City Engineer. The contractor's on-site superintendent must be present.
  - j. Street signs for new subdivision must be in place before a building permit will be issued.
- 5. Meet the requirements of the City Engineer, including:**
- a. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
  - b. Contractor shall notify City Engineer for proof rolls.
  - 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.
- 6. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Sites must be designed so that cars parked in driveway do not block the sidewalk.
  - c. Per discussion with staff, relocate stub to the southwest side of the subdivision.
- 7. Meet the requirements of the Master Street Plan, including:**
- a. Provide 6' sidewalks placed at the back of curb and ramps to ADA standards and City standards OR meet the sidewalk design requirements of the City Engineer.
  - b. Provide full street improvements.
  - c. Provide 50' ROW dedication.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide one tree per lot.
- 9. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 10. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
  - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
    - Where there are houses, fire hydrants shall have an average spacing of 500 feet along the road. The maximum distance from any point on a street frontage to a hydrant shall be 250 feet. (Volume 1 Appendix C Table C105.1)
    - Where hydrants are not needed for the protection of structures they shall be provided at spacing not to exceed 1000 feet. (Volume 1 Appendix C Table C105.1c)

- c. Roads will support 85,000 lbs. (NLR Ordinance 9267)
- d. A second fire department access for ingress/egress is required prior to the platting the 30<sup>th</sup> lot within the subdivision.

**11. 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. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
- c. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

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

- a. The White Oak Connection Fee applies to this project. Payment of this fee is required prior to connection to NLRW's collection system.
- b. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

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 (8) affirmative votes.

**3. Rezone #2022-12 To amend the Future Land Use Plan from Light Industrial to Heavy Industrial and to Rezone from I1 to I3 to allow for a heavy processing plant for Safe Foods at 1302 E 8<sup>th</sup> St.**

Josh Minton, Minton Engineering, Steve Huff, Safe Foods & Clayton Bayden, Lewis Architects

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Rezone # 2022-12 was approved with (8) affirmative votes.

**4. SD2022-16 & SD2022-20 8<sup>th</sup> Street Industrial Addition Lot 2R – (Replat and SPR for warehouse at 14 Collins Industrial Place.)**

**SD2022-16 - 8th St. Industrial Add, Lot 2R (SPR of warehousing located at 1302 E. 8th St)**

- 1. Before the plat is signed, provide City Council Ordinance abandoning the easement.**
- 2. Before the plat is signed, provide City Council Ordinance rezoning the property to I3.**
- 3. Before the plat is signed, provide a Board of Adjustment Variance for a reduced building setback.**
- 4. Meet the City Engineers requirements on detention.**
- 5. Planning requirements before the plat will be signed:**
  - a. Provide 80' access easement as shown.
  - b. Provide 30' utility easement as shown.
  - c. Provide 26' sewer and utility and drainage easement as shown.
  - d. Provide 10' utility easements around property perimeter.
  - e. Provide 30' building line, exclusive of the proposed new construction.

6. **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.
7. **Meet the requirements of the City Engineer.**
8. **Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. If a dumpster is added to the site in the future the dumpster is 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.
9. **Meet the requirements of the Master Street Plan, including:**
  - a. Sidewalks not required due to location in industrial subdivision.
10. **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 trees around new truck parking area or propose location for new trees around existing parking area.
  - d. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - e. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
11. **Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
12. **Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
  - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
    - Group F-1 and S-1 facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4 & 903.2.9)
    - Type H occupancies shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.5)
    - Type H occupancies shall be equipped with a fire alarm and detection system. (Volume 1 & 2 907.2.5)
    - Shall comply with the provisions of sections 414 & 415 of Volume 2 as far as they apply. (Hazardous Materials)
    - Comply with the building height and area limitations of Volume 2 Chapter 5.
    - Any required Fire Walls will comply with the requirements of Volume 2 Chapter 7.
    - Meet the fire-resistance rating requirements for exterior walls based on the fire separation distance. (Volume 2 Table 602)
    - Meet the fire flow requirements of Volume 1 Appendix B.
13. **Meet the requirements of CAW, including:**
  - a. Central Arkansas Water has a public water main that crosses this property on the southern portion of the property. Locate the water line and verify it is located in an easement. Submit drawing showing existing water line to CAW for approval.
  - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
  - c. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
  - d. 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.

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

- a. Add 15' sanitary sewer easement to cover the highlighted sewer mains on the attached map. There are easements indicated on the plat that are near these lines but they are situated over lines that have been abandoned.
- b. Please contact NLRW to discuss the location of a required easement.
- c. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
- d. This drawing indicates that a building is to be replaced. All sanitary sewer services to this building must be disconnected with the new building being served by new services. The owner will need to obtain a sewer disconnect permit from NLRW and provide sufficient drawings and access to determine where the existing services are.

**SD2022-20 - 8th St. Industrial Add, Lot 2R (Replat of warehousing located at 1302 E. 8th St)**

- 1. Before the plat is signed, provide City Council Ordinance abandoning the easement.**
- 2. Before the plat is signed, provide City Council Ordinance rezoning the property to I3.**
- 3. Before the plat is signed, provide a Board of Adjustment Variance for a reduced building setback.**
- 4. Meet the City Engineers requirements on detention.**
- 5. Planning requirements before the plat will be signed:**
  - a. Provide 80' access easement as shown.
  - b. Provide 30' utility easement as shown.
  - c. Provide 26' sewer and utility and drainage easement as shown.
  - d. Provide 10' utility easements around property perimeter.
  - e. Provide 30' building line, exclusive of the proposed new construction.
- 6. 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.
- 7. Meet the requirements of the City Engineer.**
- 8. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. If a dumpster is added to the site in the future the dumpster is 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.
- 9. Meet the requirements of the Master Street Plan, including:**
  - a. Sidewalks not required due to location in industrial subdivision.
- 10. 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 trees around new truck parking area or propose location for new trees around existing parking area.
  - d. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - e. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
- 11. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 12. Meet the requirements of the Fire Marshal, including:**

- a. Provide an approved fire protection plan.
- b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
  - Group F-1 and S-1 facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4 & 903.2.9)
  - Type H occupancies shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.5)
  - Type H occupancies shall be equipped with a fire alarm and detection system. (Volume 1 & 2 907.2.5)
  - Shall comply with the provisions of sections 414 & 415 of Volume 2 as far as they apply. (Hazardous Materials)
  - Comply with the building height and area limitations of Volume 2 Chapter 5.
  - Any required Fire Walls will comply with the requirements of Volume 2 Chapter 7.
  - Meet the fire-resistance rating requirements for exterior walls based on the fire separation distance. (Volume 2 Table 602)
  - Meet the fire flow requirements of Volume 1 Appendix B.

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

- a. Central Arkansas Water has a public water main that crosses this property on the southern portion of the property. Locate the water line and verify it is located in an easement. Submit drawing showing existing water line to CAW for approval.
- b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
- c. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- d. 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.

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

- a. Add 15' sanitary sewer easement to cover the highlighted sewer mains on the attached map. There are easements indicated on the plat that are near these lines but they are situated over lines that have been abandoned.
- b. Please contact NLRW to discuss the location of a required easement.
- c. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.
- d. This drawing indicates that a building is to be replaced. All sanitary sewer services to this building must be disconnected with the new building being served by new services. The owner will need to obtain a sewer disconnect permit from NLRW and provide sufficient drawings and access to determine where the existing services are.

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 (8) affirmative votes.

**5. SD2022-17 Collins Industrial Addition Lot 4 – (SPR of an office warehouse at 14 Collins Industrial Place).**

**1. 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 on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
- c. Provide CNLR Grading Permit application to City Engineer with grading plans.
- d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- e. Provide CNLR driveway/curb cut permit application to City Engineer.
- f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.  
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. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- e. All driveways are to be concrete within the ROW.
- f. Provide 24' wide driveway.

**3. Meet the requirements of Community Planning, including:**

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Provide minimum 30' setbacks on all four sides to comply with industrial zoning regulations.
- c. Dumpster is 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, including:**

- a. Sidewalks not required due to location in industrial subdivision.

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 6 street trees.
  - d. Provide 3 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 landscape strip adjacent to any parking area, including down the west and east sides of parking lot out front. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
  - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
  - h. Provide 6 foot front yard landscape strip between property line and paving.
  - i. Provide 4 foot side yard landscape strip between property line and paving.
6. **Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
7. **Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
  - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
    - Group F-1 and S-1 facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4 & 903.2.9)
    - Meet the fire flow requirements of Volume 1 Appendix B.

Fire apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
8. **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. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities.
  - c. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
9. **Meet the requirements of NLR Wastewater, including:**
  - a. There is an existing 6" force main parallel to Counts Massie near the northern limits of this property. Have the contractor contact our office prior to beginning work in this area to discuss any planned excavation.
  - b. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

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 (8) affirmative votes.

## 6. SD2022-18 Southern Farmers Addition Lot 1 – (SPR of a warehouse at 3860 River Park Rd).

1. **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. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
  - 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. 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. Warehouse shall not be located in Floodway.
    - b. NLR Floodplain & Grading Permits already received.
  - 3. Meet the requirements of Community Planning, including:**
    - a. Provide the standard requirements of Zoning and Development Regulations.
    - b. Provide paved handicap parking space.
  - 4. Meet the requirements of the Master Street Plan, including:**
    - a. Sidewalks not required due to location in industrial subdivision.
  - 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 (1) parking lot shade tree planted within the property boundaries.
    - d. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - 6. Meet the following requirements concerning signage:**
    - a. All signs require a permit and separate review.
  - 7. Meet the requirements of the Fire Marshal, including:**
    - a. Provide an approved fire protection plan.
    - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
      - S-1 facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
      - Meet the fire flow requirements of Volume 1 Appendix B.
    - Fire apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
  - 8. 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. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities.
    - c. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
    - d. 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.
  - 9. Meet the requirements of NLR Wastewater, including:**
    - a. The proposed building is located immediately south of an existing 54" sewer main. This is a critical line and provides sewer service to a large portion of NLR. Indicate on the drawing the distance between the nearest point of the building to the centerline of the sewer main. If possible, please consider modifying the building orientation or dimensions to provide additional distance between the building and the sewer main. This will reduce the likelihood of damage to the building should the sewer main fail and allow for excavation of the sewer main should it be required.

b. Submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

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

Chairman Clifton asked for any questions or comments.

Mr. White asked if they would need approval from the Fire Marshall.

Mr. Spencer confirmed and added they had no problems with the application.

Mr. Chambers added that the discussion at that particular hearing was that the sewer line was large and they wanted to make sure to keep the distance in case of repair. In case the sewer line ever had to be repaired, it would not mess up the foundation of the building.

There were no additional comments from Commissioners or the audience.

The motion to approve passed with (8) affirmative votes.

**7. SD2022-19 ~~WITHDRAWN~~ Gracy Addition Lots 1-16 – (Preliminary Plat & SPR for Quad-plexes at 412 Parker Street).**

**8. SD2022-21 Springhill Development Block 4, Lot 5A, (Replat and SPR of a bank at 4240 Stockton Drive).**

**1. Engineering requirements before the plat will be signed:**

- a. Provide an in-lieu drainage fee of \$5,000 per acre OR provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
- b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) prior to the issuance of a CO.

**2. Planning requirements before the plat will be signed:**

- a. Provide City Council Ordinance abandoning easement running through the old lot lines.
- b. Provide 10' utility easements around property perimeter.
- c. Provide 40' front setbacks from Stockton and Smokey Lane as shown.

**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. 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.
- c. Provide CNLR Grading Permit application to City Engineer with grading plans.
- d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- e. Provide CNLR driveway/curb cut permit application to City Engineer.
- f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.

- g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
  - h. 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.
- 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 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. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department) OR comply with the City Engineer's requirements.
  - e. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
  - f. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
  - g. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
  - h. All driveways are to be concrete within the ROW.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
  - b. If a dumpster is added in the future the dumpster must 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.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards OR match the existing sidewalk construction.
  - b. Provide ½ street improvements.
- 7. 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 along Stockton Dr. as shown.
  - d. Provide 5 parking lot shade trees as shown.
  - 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 landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
  - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.

- h. Provide 6 foot front yard landscape strip between property line and paving.
- i. Provide 4 foot side yard landscape strip between property line and paving.
- 8. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
  - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
    - Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
    - Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
- 10. 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. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 11. Meet the requirements of NLR Wastewater, including:**
  - a. Manholes are required at all changes in direction or grade on 6” sewer lines.
  - b. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

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 (8) affirmative votes.

**9. SD2022-22 Tulip Farms Addition Lot 2 – (Preliminary Plat & SPR of a warehouse at 13101 HWY 70).**

- 1. Engineering requirements before the plat will be signed:**
  - a. Provide on-site stormwater detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons. Calculations are required prior to the signing of the final plat.
  - b. Provide 80’ ROW dedication.
  - c. Provide drainage easements as shown.
- 2. Planning requirements before the plat will be signed:**
  - a. Provide 10’ utility easements around property perimeter except within the areas currently zoned CONS.
  - b. Provide 50’ platted buffer abutting R2.
  - c. Provide 30’ building setback except within the areas currently zoned CONS.
  - d. Provide 15’ water easement as shown.
  - e. Provide 20’ sewer easement as shown.
- 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. 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.
  - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
  - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - e. Provide copy of ArDOT driveway permit.
  - f. Provide CNLR Floodplain Development Permit application to City Engineer.
  - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
  - h. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer OR provide a letter from the COE stating the site is cleared for development.
  - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
  - 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-Builts of these shapefiles 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. Provide full set of Civil Plans to City Engineer for review.
  - 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. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
  - 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 a copy of FEMA approval to City Engineer.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
  - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
  - c. Provide City Council ordinance approving the proposed fence.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Provide ½ street improvements.
  - b. Provide ROW dedication.
- 7. 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 11 street trees as shown.
  - d. Plant two rows of trees in the 50 foot buffer as shown.
  - e. Provide trees every 40' around perimeter of fence as shown.
  - f. Provide 50 parking lot shade trees for employee parking as shown.
  - g. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - h. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
  - i. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
  - j. Provide 6 foot front yard landscape strip between property line and paving.
  - k. Provide 4 foot side yard landscape strip between property line and paving.
  - l. 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.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
  - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
    - Group S-1 facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.9) (ESFR sprinklers)
    - Exit access travel distance shall not exceed 250 feet or a performance-based design analysis from a fire protection engineer that the performance objectives intended by the fire code are met. (Volume 2 Section 1016.2)
    - The building shall be equipped as necessary to comply with the requirements of Volume 1 Section 510 for emergency responder radio coverage.
    - Meet the fire flow requirements of Volume 1 Appendix B.
    - Meet the fire hydrant distribution requirements of Volume 1 Appendix C.
    - The facility will be provided with two remote fire apparatus access roads complying with the requirements of Volume 1 Section 503.1.2, D104.
    - The facility will be equipped with an aerial apparatus access road meeting the requirements of Volume 1 Section D105.
  - c. Fire apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 10. 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. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is 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.
  - d. Provide a 20-ft Utility easement along AR HWY 70 road frontage.
- 11. Meet the requirements of NLR Wastewater, including:**

- a. The Hill Lake Connection Fee applies to this project. The current rate for the Hill Lake Connection Fee is \$1,353.00 per acre. The fee will increase on January 1, 2023. Payment of this fee is required prior to connection to NLRW's collection system.
- b. Please provide the days and hours of operation for the facility.
- c. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction. NLRW will then determine if this project will have to comply with our industrial pretreatment requirements.
- d. The developer shall provide a 12" force main to serve the development, extended to the eastern property line and installed within the existing sanitary sewer 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 (8) affirmative votes.

**10. SD2022-23 Giles Addition Block 5, Lot 6 – (SPR of an office and shop building at 800 Parker Street).**

- 1. Provide parking area that allows vehicles to turn around on property instead of backing out into ROW.**
- 2. Provide 15' setback along north property line due to residential zoning abutting commercial.**
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. Property has been previously platted.
  - b. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
  - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
  - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - e. Provide CNLR driveway/curb cut permit application to City Engineer.
  - f. 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. 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. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
  - c. All driveways are to be concrete within the ROW.
- 5. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. If a dumpster is added in the future the dumpster screening must be masonry.
  - c. Fence not to extend in front of the building line along W. 8<sup>th</sup> St.
  - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
  - e. Backing out onto the street from commercial is not permitted.
- 6. Meet the requirements of the Master Street Plan, including:**
  - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
  - b. Provide ½ street improvements.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched. Provide automated underground irrigation to all required trees and shrubs.
  - b. Provide 3 street trees along Parker St.

- c. Provide 5 street trees along W. 8<sup>th</sup> St.
  - d. Provide 1 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 landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
  - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
  - h. Provide 6 foot front yard landscape strip between property line and paving.
  - i. Provide 4 foot side yard landscape strip between property line and paving.
  - j. Provide a full screen including an 8 foot opaque screen and trees every 20 feet between C6 and R2.
- 8. Meet the following requirements concerning signage:**
- b. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
- c. Provide an approved fire protection plan.
  - d. Meet the requirements of the 2012 Arkansas Fire Prevention Code.
- 10. 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. Please submit plans for water facilities to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities.
  - c. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
  - d. 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.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. An oil/water interceptor or other type of interceptor may be required based on the type of activity in the shop area.
  - b. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements with minor revisions. There were no additional comments from Commissioners or the audience.

The motion to approve passed with (8) affirmative votes.

**11. Conditional Use #2022-3 To allow an Electric Fence in I2, Light Industrial District at 2901 HWY 161.**

Michael Pate, Amarok, device installer, stated that he attended the meeting for technical information and questions. He asked if he was correct in his understanding that a front yard fence would not be allowed.

Mr. Spencer agreed.

Mr. Pate stated that it doesn't work that way.

Mr. Spencer stated that Planning Commission does not have the authority to waive that condition and added he would have to ask for the waiver from the City Council.

Chairman Clifton stated that this application went through site plan review and many questions were answered.

Chairman Clifton asked if there were any comments or questions from the audience or Commissioners. Mr. White asked why this fence was needed. Mr. Pate asked if he could explain to the Commission how the fence and security system worked. Mr. Pate explained that there are two fences around the perimeter and once the alarm is tripped, an alarm panel is notified, which triggers an audible on-site alarm as well as a silent alarm which notifies a call center. The call center notifies whoever is on their call list for the property. The call center can also look at a cctv cameras of the fence line to identify what has set the alarm off.

Mr. Chambers asked Mr. Pate to clarify if the fence delivers an electric shock. Mr. Pate answered in the affirmative, comparing the intensity of the shock to the type of static shock someone might receive by walking across a carpet and touching a metal door knob. He also reassured the Commission that there would be many prominent signs, warning that the fence is electrified. He also assured the Commission that the fence meets all National Electric Code standards and that the shock is very quick and would not hurt pacemakers, children, animals, etc.

Chairman Clifton asked for a roll call to vote.

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

Conditional Use #2022-3 was approved with (8) affirmative votes.

**12. Conditional Use #2022-4 To allow an Electric Fence in I2, Light Industrial District at 8950 Commerce Cove.**

Chairman Clifton recognized Mr. Pate, who had addressed the Commission for the previous item.

Mr. Pate stated that this was the exact same product and specifications that he had spoken about for the previous property. Chairman Clifton asked if there were any comments or questions from the audience or Commission members.

Mr. White asked if there was an uptick in crimes that was necessitating an increase in these types of fences being built. Mr. Pate stated that there didn't seem to be an increase necessarily, but that these clients were trying to be proactive in protecting their properties. Mr. Pate stated that these were the 5<sup>th</sup> or 6<sup>th</sup> electric fence permits he's requested in the past several years.

Mr. Foster asked what type of property these fences were protecting. Mr. Pate answered that from what he knew, these two properties have outdoor rental equipment as well as precious metals

associated with wiring for buildings and equipment that would be protected by the fences, but that he wasn't sure what was inside the buildings at the properties.

Chairman Clifton asked the City Attorney, Ms. Lee, to speak on the liability of these two projects. Ms. Lee stated that because these fences were designed to deter and not to injure and because there have already been three similar fences approved and built, that these two projects represent little to no risk for liability issues.

Chairman Clifton asked for a roll call to vote.

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

Conditional Use #2022-4 was approved with (8) affirmative votes.

**13. Rezone #2022-13 To amend the Future Land Use Plan from Community Shopping to Trade Fair and to Rezone from C3 to C4 to allow indoor mini-storage at 2400 W 58<sup>th</sup> Street.**

Chairman Clifton asked for the applicant to address the Commission. Mr. Tyler Turchi approached the microphone to address the Commission. Mr. Turchi said that he is proposing to repair and remodel the old school on the property and use it for an indoor mini-storage.

Chairman Clifton asked if there was anyone in the audience who had any comments or questions regarding this proposal. Mr. James Smalley approached the microphone to address the Commission and stated his address as 2501 W. 58<sup>th</sup> St., NLR. His neighbor, Mr. Bill Deveaux, approached the microphone with him. Mr. Smalley stated that he had lived in the neighborhood for 50 years. He stated that the new school that was built in the neighborhood already causes a high amount of traffic, especially during the afternoons when school lets out, inconveniencing the residents. Mr. Smalley is opposed to the proposed mini storage, out of concern that it will cause even more traffic in the neighborhood, as it is located just a few blocks away.

Mr. Chambers asked Shawn Spencer if there is a special use or conditional use zoning that could be used to support the proposed mini-storage. Mr. Chambers noted that the building is currently empty and that the type of indoor storage facilities, like the one proposed, do not typically see a large amount of traffic or other disturbances. Mr. Spencer answered that conditional use would not be possible but a special use would be. Mr. Chambers asked Mr. Spencer to confirm that the special use would stay with the owner to whom it was granted and would not transfer to a new owner or business. Mr. Spencer confirmed that was correct. Mr. Chambers stated that special use zoning also gives the owner the chance to prove that the business does work for the area and then they can apply for more permanent zoning. Mr. Spencer confirmed that. Mr. Chambers stated his support for this project. Mr. Chambers asked if the owners would be required to install any sort of buffers between the property and the adjacent residential lots. Mr. Spencer stated that it could be required with a special use zoning.

Ms. Belasco stated that she has heard from many concerned neighbors about this project, mainly regarding concerns of an increase in traffic. She stated she shares Mr. Chambers' concerns that it should be zoned as special use so that future businesses would not be able to use the lot for something that would be inappropriate or disruptive to the neighborhood. She also stated concern for car lights disturbing neighboring residential lots, since most storage facilities are accessible 24-hrs a day. She stated that she wanted it noted in the minutes that she stated to the Commission her desire, and the desire of other neighbors she has spoken with, that they do not want to see apartments built there.

Mr. Smalley stated that there are already two storage facilities within a few blocks of this proposed plan.

Mr. Chambers stated that with special use zoning some of the concerns, such as hours of operation, headlights disturbing neighbors, traffic organization, and neighboring lot barriers could be addressed before approval. He asked Mr. Spencer to speak about zoning as special use. Mr. Spencer stated that if the applicant would like to withdraw the current proposal and resubmit with a special use zoning, then that would enable the Commission to approve a site use plan, which could include hours of operation, property buffers, etc.

Mr. White stated that this is a highly residential area and that this lot is a prime spot for homes to be built. He stated that he felt building a storage facility would be unfair to the residents of the neighborhood. He also stated concerns of asbestos in the current building, and the possibility of eventually people storing large items such as boats or RVs outside the facility and it becoming an eyesore for the neighborhood. He stated that he could not support this project, regardless of zoning.

Mr. Foster stated that this school has been empty for several years and asked if there had been any other applicants or interest in developing this property. Mr. Spencer stated that there had been a request several years ago for a C3 zoning for a mixed use building, but the applicant never followed through with the project.

Chairman Clifton asked Mr. Turchi if he had the option or the interest in postponing this application in order to resubmit as a special use request. Mr. Turchi asked for clarification about the special use process. Mr. Chambers explained the process. Mr. Turchi requested to postpone the consideration of this project so that it could be considered for special use and to allow him to consider all his options. Mr. Spencer told him to contact him the next day for assistance with that process.

**Chairman Clifton asked for a vote to postpone this request.**

**The postponement was approved with (8) affirmative votes.**

**14. Rezone #2022-14 To Rezone from R0 to RU to allow for a future single family subdivision located at the Country Club of AR Phase XXV-C.**

Chairman Clifton asked for the applicant to step forward to address the Commission. Mr. Roy Andrews approached the microphone to address the committee. Chairman Clifton stated that this proposal has been before the site plan review committee and asked Mr. Spencer if the City Planning Department had received any objections to this project. Mr. Spencer stated that he had not received any calls. Chairman Clifton asked if there was anyone in the audience or on the Commission who wished to speak about this proposed project. Mr. Chambers stated that they had recently approved a similar project for rezoning. There were no other comments concerning this proposal.

Chairman Clifton asked for a roll call to vote.

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

Rezone # 2022-14 was approved with (8) affirmative votes.

15. **Special Use #2022-3 – POSTPONED - To allow a Daycare Center in C2 and C3 at 4210 E Broadway Street.**
16. **Special Use #2022-02 – POSTPONED - To allow an Assisted Living Home for Veterans in R2 at 5 W Avalon Drive.**

**Public Comments/Adjournment:**

Mr. White asked about clarification on electric fences, especially in residential use. Mr. Spencer stated that city ordinance states that fences cannot be in the front yard. Mr. Chambers stated that the two items regarding electric fences that the Commission had heard today were for industrial zoned areas, not residential.

Chairman Clifton adjourned the meeting at 4:47 pm.

Respectfully Submitted:

---

Donna James, Planning