

North Little Rock Planning Commission
Meeting Summary
Regular Meeting
July 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:

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

Members Absent:

Banks

Staff Present:

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

Administrative:

Mr. Chambers motioned to excuse any absent Commission members. Mr. White seconded the motion. All members voted in favor of the motion and it was passed.

Chairman Clifton recognized Ms. Rene Pierce as the newest Commission member, representing Ward 4.

Items 6 and 11 were postponed.

Approval of Minutes:

A motion was made and seconded to approve the June 14, 2022, meeting minutes as submitted. Chairman Clifton called for a motion to approve the minutes as submitted. Mr. Chambers made the motion. Mr. Wallace seconded the motion. The Commission unanimously voted in favor of the motion.

Public Hearing:

Rezone #2022-22 Rezoning from R4 to C6 to allow a multi-family development located at 1120 Rockwater Blvd - additional information was provided to the Commission 7/12/2022

Chairman Clifton reminded the audience the Planning Commission was only a recommending body and the final decisions were made by the City Council. He asked the applicants to address the Commission on their request.

Mr. Thomas Pownall of Thomas Engineering and Ms. Lisa Farrell of Shoreline LLC addressed the Commission on the merits of the request. Mr. Pownall stated the request was to rezone an area of the site in order to develop a multi-family complex. Ms. Farrell stated thus far, Shoreline LLC had converted an unused plot of land on the riverfront and developed it into a very desirable residential neighborhood. She stated the development company had the opportunity to acquire what was formerly the Recovery Centers of AR property and develop it into a 'gateway' for the neighborhood. She stated they had the opportunity to meet with residents of the neighborhood and present to them their plans for the development. She stated they had also listened to their concerns. She noted one common comment the neighborhood provided was the desire for a mixed use development in the area by bringing restaurants and retailers into the area. She stated the development team had made some progress in this area and were hoping to continue. She stated another concern of the neighbors was an increase in traffic in the area. She stated Shoreline had consulted with the NLR City Engineer, who would be addressing the Commission regarding this issue. Another issue the neighbors had brought up was the type of zoning they were requesting, which was C6. She stated this zoning was chosen because it allowed a townhome feel with an interior courtyard opening onto Rockwater Blvd., but some neighbors were concerned if the project was not finished or sold to another developer, then the C6 zoning would leave the property open to other types of undesirable development. Ms. Farrell stated Shoreline LLC was very dedicated to this project and already had many things for the development in place such as financing and planning and Shoreline hoped to begin groundbreaking soon.

Chairman Clifton asked if there was anyone in the audience who would like to address the Commission regarding the application. Mr. Adam Day addressed the Commission, stating he was currently a resident of the Rockwater neighborhood. He stated he had concerns with the proposed site plan and zoning, specifically the potential for the site to be resold and developed in an undesirable fashion, if it were zoned C6. He stated the current zoning allowed multi-family development and it would prevent eliminating the required buffer from the R2 and C6.

Mr. White asked to hear Mr. Spencer's thoughts on Mr. Day's comments. Mr. Spencer stated Mr. Day was correct the R4 allowed apartments but C6 allowed mixed use which would allow businesses and restaurants to be built.

Mr. John Owens, former CEO of the NLR Chamber of Commerce and current resident of the Rockwater neighborhood addressed the Commission. He stated he was in support of the project but he did have concerns with an increase in traffic.

Mr. Chris Wilbourn, Engineer for the City of North Little Rock, addressed the Commission and spoke about some of the traffic concerns. Mr. Wilbourn stated the roundabout was designed for an increase in traffic, but in the decade since it was installed there had not been an increase in traffic. He continued with Engineering had not seen an increase in traffic at any time of day for this area.

Mr. Chambers asked how many units would be built on the site and the height of the buildings. Mr. Pownall answered there would be 360 units and they were 4 stories tall, being 64 feet at the highest point. Mr. Chambers stated he had several conversations with residents concerning the proposed fence hindering the walkability of the area and creating an unwelcome air. Mr. Chambers asked if the fences could be placed so at least the two end buildings might be able to be used for future restaurant or retail spaces. Mr. Pownall stated he agreed with the point and it was under discussion. Mr. Chambers asked why the need for C6 zoning instead of R4. Ms. Farrell answered to maintain design and aesthetic consistency with the rest of the neighborhood,

the C6 zoning was required. She stated there would be a bike trail built to connect the property to the larger bike trail going along Pike Ave and the type of fencing and landscaping used would increase the aesthetics of the lot and make it a more pleasant area to walk-in. Mr. Chambers voiced concern with the idea he stated this would be a very large lot which, would be fenced off, forcing pedestrian traffic to walk very far and around the property. Ms. Farrell stated the proposal was very similar to Rockwater, which had not presented any issues for pedestrians.

Mr. Day addressed the Commission again, stating his concerns regarding the zoning of the property from R4 to C6. He further stated his belief the property should remain within the confines of the urban grid to ensure walkability. He also referred to other neighborhoods in the City which have overlay districts to protect the homeowners from out of scale development.

Mr. Jimmy Moses with Moses Tucker addressed the Commission, stating the developers had carefully considered the details of the plan with all involved in the project. He further stated Moses-Tucker had been involved in other similar projects with the City and they were all successful projects, well-received, and did not negatively impact the traffic in the neighborhoods. Mr. Moses assured the Commission they were committed fully to the project and had no intention of backing out of their commitment to the City. He also stated Mr. Day was an architect and former colleague of his and he was distressed to hear his statements, stating as Mr. Day knows the difficulties faced when delivering a project this large. He stated they were already well into their commitment to the project and ask the Commission place some trust into the project based on commitments and successes of past projects. He stated there was already a gated apartment complex in the Rockwater neighborhood which seemed to have integrated well. He further stated gating an apartment complex was the new standard for almost all newly built urban complexes.

Mr. Chambers asked if this project required a buffer. Mr. Spencer answered screening was based on the use not the zoning and this project would meet buffer requirements as based on ordinances.

Ms. Regina Celinger addressed the Commission as a Rockwater resident and as someone who helped her parents move into The View apartments. Her concern was the originally proposed development for The View did not match what was actually built and she had concerns with the project living up to its promises as well.

Chairman Clifton stated the City had been involved with this developer and their projects for nearly 15-years and all could see their completed projects within the City. He further stated the City bought this property years ago with the intent to develop and he believed the Commission should approve the project.

Mr. Foster stated he concurred with Mr. Clifton's statement. He also stated he hoped the City could remain committed to their upkeep of Riverfront Road.

Chairman Clifton asked for a roll call to vote.

Banks		Belasco	Yes	Chambers	No
Foster	Yes	Phillips	Yes	Pierce	No
Wallace	Yes	White	No	Clifton	Yes

Rezone 2022-22 was approved with (5) affirmative votes.

Chairman Clifton called for the review of item SD2022-42 Resorts at Rockwater Addition Lot 1R, Prel Plat and SPR (Prel Plat and SPR for a new multi-family development located at 1120 Rockwater Blvd)

Chairman Clifton asked if anyone wanted speak concerning the proposed site plan.

Mr. Day stated he felt it was important to note a portion of the property was currently zoned R2 and no notice was given concerning the R2 zoned property and the request to rezone this portion to C6.

There was a general discussion by the Commissioners, City Staff and the City Attorney concerning the portion of the property which was requested to be rezoned to C6 from R2. The discussion was centered around no notice or discussion was allowed to be presented regarding the request for the R2 rezoning. It was determined the lot zoned R2 was included in the legal description released to the public and advertised in the legal notice but was not included in the notice to the neighbors and the information provided to the Commission. The City Attorney voiced her concern with the discussion not including the R2 zoning and felt the Commission should hear any concerns from residents with regard to the rezoning of the R2 portion of the property to C6. She stated a vote to expunge the previous vote was necessary, due to the small lot on the proposed site being zoned R2, and allow for comment and discussion of the rezoning request. Mr. Chambers made a motion to expunge the original vote. Mr. White seconded the motion.

Chairman Clifton asked for a roll call vote to expunge the original vote.

Banks		Belasco	Yes	Chambers	Yes
Foster	Yes	Phillips	Yes	Pierce	Yes
Wallace	Yes	White	Yes	Clifton	No

Expunging the original vote was approved with (7) affirmative votes.

Chairman Clifton requested anyone wanting to discuss the rezoning from R2 to C6 to address the Commission. Ms. Farrell addressed the Commission and stated when Mr. Pownall made the request to the City, he did include the R2 area. She stated the plat submitted also include the R2 zoned property and it was also included in the information distributed to the public.

Mr. Edward Boye, of 1302 Rockwater Lane, addressed the Commission, speaking against rezoning the R2 to C6. He stated the neighborhood in general was for the development but they did not want C6 zoning next to R2.

Ms. Farrell stated to the Commission the developers had built other projects in the area, zoned C6, and had seen their proposals and commitments through and they would do it again with this one.

Ms. Leah Charleton addressed the Commission, stating keeping the lot as R2 presents the perfect opportunity for a buffer zone as the neighbors were asking. She also stated the neighbors were concerned for an old magnolia tree on the property. She stated she lived in the Residences at Rockwater and felt the company had not lived up to their promises, so she has trouble trusting them on this project.

Mr. Chambers made the motion to rezone the R2 and R4 zoning designations of the development to C6. Ms. Belasco seconded the motion.

Chairman Clifton asked for a roll call to vote.

Banks		Belasco	Yes	Chambers	No
Foster	Yes	Phillips	Yes	Pierce	No
Wallace	Yes	White	No	Clifton	Yes

Rezone 2022-22 was approved with (5) affirmative votes.

SD2022-42 Resorts at Rockwater Addition Lot 1R, Prel Plat and SPR (Prel Plat and SPR for a new multi-family development located at 1120 Rockwater Blvd)

1. Engineering requirements on detention:

- 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.

2. Engineering requirements before the plat will be signed:

- a. Provide street improvements on Pike Ave (street, drainage, curb and gutter, trail connection to River trail, streetlights) as shown on Site Plan or a performance bond.
- b. Repair River Trail along property as directed by City Engineer or a performance bond.

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 street trees or provide a bond.
- c. Provide streetlights or provide a bond.
- d. Provide half of 50' ROW dedication along Pike Avenue.
- e. Provide 10' utility easements around property perimeter.
- f. Provide 10' utility easement on all property lines/boundaries.
- g. Provide approved City Council ordinance abandoning the street rights of ways and utility easements as proposed for abandonment.

4. Other Boards approvals required before applying for a building permit.

- a. Provide approved City Council ordinance rezoning property to allow development.

5. 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 attributedata 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.

6. 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. Repair or replace existing sidewalk and curb to City Engineer's standards.
- 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.
- e. 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.
- f. 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.
- 1. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- J. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- k. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - 1. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- m. Cross drains in the ROW shall be labeled and shall be RCP with flare end sections unless otherwise approved by Engineering.
- n. All driveways are to be concrete within the ROW.

7. 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 located in front of the buildings.
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- e. If the western drive onto Rockwater Blvd is proposed as a full service drive (enter and exit drive) the gates should be relocated to 30-feet from the property line to eliminate the potential for cars stacking into the right of way awaiting entry.

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

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
- b. Provide ½ street improvements.
- c. Provide ROW dedication on Pike Ave 25-feet from centerline.
- d. Connect the bike path from Pike Ave to River Trail.

9. 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 21 street trees 30' on center along Rockwater Blvd. Provide 25 street trees along River Road.
- d. Provide 69 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.
 - 1. Provide 4 foot side yard landscape strip between property line and paving.
- j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- k. A portion of the western perimeter does not include the placement of the required continuous row of screening shrubs.
 - 1. Retaining walls greater than 3 ½-feet in height require a 3-foot fence and the combination of the retaining wall and fence shall not exceed 8-feet in height.

10. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. Provide sign location on site plan.
- c. No electronic changeable copy sign permitted.

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

- a. Must meet the 2012 Fire and Building Codes
- b. Gates must be 14 feet either side of the islands
- c. Fire apparatus access must allow 150 feet access to all portions of the building.
- d. Sprinkler Systems and alarms will be required.
- e. Addition fire hydrants will be required.

12. 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. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
- c. The water main along Parker St will need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
- d. 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.
- e. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

13. Meet the requirements of NLR Electric.

14. Meet the requirements of NLR Wastewater, including:

- a. Provide the peak flow contribution for the purposed development.
- b. Please submit a full set of sanitary sewer plans to NLRW for review and approval prior to construction; main location may need to be relocated.
- c. Grease interceptor required if food will be prepared and sold.
- d. Lint interceptor required if there will be common laundry.
- e. Connections to the sanitary sewer are not permitted for swimming pool drains.
- f. Sanitary sewer improvements shall be completed prior to ROW abandonments.

15. Meet the requirements of Rock Region Metro (CATA).

Mr. Chambers stated that the Design Review Committee reviewed the application, the applicants were present and agreed to the requirements. He stated the Committee recommended approval. Ms. Belasco seconded the recommendation.

The Commission voted unanimously for approval. SD2022-36 was approved.

SD2022-36 North Argenta Addition Replat Blk 41, Lots 1R- 3R (a replat of 2 residential lots running east/west with no street access into 3 lots running north/south at 520 W 14th St)

1. Engineering requirements on detention:

- a. Pay the drainage in-lieu fee of \$500/acre for residential development instead of providing onsite detention.

2. Engineering requirements before the plat will be signed:

- a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
- b. Street improvements must be approved by City Engineer and accepted by City Council.

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 1 tree per residential lot located within 10-feet of the front property line or provide a bond.
- c. Provide 10' utility easements around property perimeter.
- d. Provide all building setbacks on the proposed plat. The minimum side yard setback for R3 zoned property is 6-feet.
- e. The building setback for Lot 3R should follow the sewer easement.

4. 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.

5. 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. Repair or replace existing sidewalk and curb to City Engineer's standards.

6. Meet the requirements of Planning, including:

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

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

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standard and City standards.
- b. Provide ½ street improvements.

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 1 tree per residential lot or provide a bond.

9. Meet the requirements of the Fire Marshal.

10. Meet the requirements of NLR Electric.

11. Meet the requirements of NLR Wastewater, including:

- a. Due to the proposed replat a sanitary sewer main extension will be required to serve Lot 1R.
- b. Please submit a full set of plans to NLRW for review and approval.

12. Meet the requirements of CAW.

Mr. Chambers stated that the Design Plan Review Committee reviewed the application, the applicants were present and agreed to the requirements. He stated the Committee recommended approval. Ms. Belasco seconded the recommendation.

The Commission voted unanimously for approval. SD2022-36 was approved.

SD2022-40 White Oak Crossing Lot 2, SPR (SPR for development of 2 commercial buildings located at 9330 White Oak Xing)

1. Provide a preliminary plat for the commercial area indicting review and approval by the Planning Commission.

2. Engineering requirements on detention:

- b. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.

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

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

- c. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
- d. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
- h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- i. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- j. All driveways are to be concrete within the ROW.

5. Meet the requirements of Community Planning, including:

- b. Provide the standard requirements of Zoning and Development Regulations.
- c. Provide the location of the order menu board, if applicable, for the proposed drive-thru uses.
- d. Dumpster to have masonry screening.
- e. No fence is to be within a front building line.
- f. All exterior lighting shall be shielded and not encroach onto neighboring properties.

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

- c. Provide 5' sidewalks and ramps with a minimum of 5' green space between the sidewalks and curb to ADA standards and City standards.
- d. Provide ½ street improvements as required.
- e. Provide ROW dedication as required.

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 8 street trees 30' on center.
- d. Provide 10 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 all parking areas. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart. The area along White Oak Xing and areas along the eastern and western perimeters lack the require shrub placement.
- 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 buffer between dissimilar uses or zoning. Do not remove trees from full buffers. A full screening buffer is required along the southern perimeter where adjacent to residentially zoned and used property.
- 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. Must meet the 2012 Arkansas Fire and Building Codes.
 - b. There will need to be a fire hydrant within 600' of any portion of the building if it is equip a fire sprinkler system, or 400' if not.
- 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. A water main extension will be needed to provide water service to this property.
 - c. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - d. 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.
 - e. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 11. Meet the requirements of NLR Electric.**
- 12. Meet the requirements of NLR Wastewater, including:**
 - a. Please submit a full set of sanitary sewer plans to NLRW for review and approval.
 - b. The White Oak Connection Fee applies and will be required.
 - c. Grease interceptor required if food will be prepared and sold.

Mr. Chambers stated that the Design Review Committee reviewed the application, the applicants were present and agreed to the requirements. He stated the Committee recommended approval. Ms. Belasco seconded the recommendation.

The Commission voted unanimously for approval. SD2022-40 was approved.

SD2022-41 Choctaw Addition Lots 6 & 7, Blk 20, SPR (SPR for a commercial building located at 2207 E Broadway St)

- 1. The building construction must comply with all City, County, State and Federal requirements.**
 - a. Submit plans for commercial building plan review.
- 2. Meet the requirements of the City Engineer.**
- 3. Meet the requirements of Community Planning, including:**
 - g. Provide the standard requirements of Zoning and Development Regulations.
 - h. If a dumpster is added the dumpster to have masonry screening.
 - i. No fence is to be within a front building line. Remove the existing front yard fence. If the front yard fence is allowed to remain relocate the fence back to 30-feet from the front property line.
 - j. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan.**
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - k. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - l. Provide automated underground irrigation to all required trees and shrubs.
 - m. Provide 4 street trees 30' on center.
 - n. Provide 1 parking lot shade trees.

- o. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - p. 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.
 - q. 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.
 - r. Provide 6 foot front yard landscape strip between property line and paving.
 - s. Provide 4 foot side yard landscape strip between property line and paving.
 - t. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the following requirements concerning signage:**
- b. All signs require a permit and separate review.
 - c. Provide sign location on site plan.
 - d. No pole sign permitted.
 - e. No electronic changeable copy sign permitted.
- 7. Meet the requirements of the Fire Marshal, including:**
- a. Must meet the 2012 Fire and Building Codes
 - b. Must have a fire hydrant within 400 feet of the building.
- 8. Meet the requirements of CAW.**
- 9. Meet the requirements of NLR Electric.**
- 10. Meet the requirements of NLR Wastewater.**

Mr. Chambers stated the Design Review Committee reviewed the application, the applicants were present and agreed to the requirements. He stated the Committee recommended approval. Ms. Belasco seconded the recommendation.

Mr. Damon Thomas addressed the Commission, stating they were willing to do whatever the City would like them to do. Mr. Clifton asked him if he received the requirements from the Design Review Committee and if he agreed to them. He answered yes to both.

The Commission voted unanimously for approval. SD2022-41 was approved.

SD2022-43 UP Railroad SPR (SPR for a wastewater treatment facility located at 600 Pike Avenue) was Postponed

Rezone #2022-19 Rezoning from C3 to R6 to allow a manufactured home located at 8004 MacArthur Dr

Ms. Brenda Fernandez, the applicant, addressed the Commission, stating she was now in compliance with the conditions set forth by the Design Review Committee.

Mr. Joe Reynolds addressed the Commission as a representative of homeowners in the area. He stated he and others were oppose to the R6 zoning, believing it should be C3. He continued with when the City of North Little Rock annexed this area, it was voted by the Planning Commission the area should be zoned C3 and they would like to keep that zoning. He continued there had been two previous manufactured homes at this address which had to be removed. He recognized there were other homes in the area on similar properties but they had been grandfathered in with the annexation.

Mr. Chambers stated he would like to see in addition to the site plan for cases like this pictures from the property lines and pictures to give a good sense of the depth of the property and how far back the home could be and would be placed. He asked if a Special Use or Conditional Use would work for the property. Mr.

Spencer answered neither of those options would work for this property and if the rezoning was approved, the Board of Adjustments would then decide if they would issue a variance for the setback.

Chairman Clifton asked for a roll call to vote.

Banks		Belasco	No	Chambers	No
Foster	No	Phillips	No	Pierce	No
Wallace	No	White	Yes	Clifton	No

Rezone 2022-22 was not approved with (1) affirmative votes.

Rezone #2022-20 Rezoning from R3 to R4 to recognize two existing residential homes on a single lot located at 1315 W 16th St

Mr. Hayden Buckley, the applicant, addressed the Commission, stating he was happy to answer any questions by the Commission.

Mr. Chambers stated while he did not normally support rezoning cases like this, he was in support of this one, due to the age and nature of these residential lots.

Mr. Clifton asked Mr. Buckley if he had received and agreed to the staff recommendations. Mr. Buckley answered yes to both. Mr. Clifton asked Mr. Spencer if Mr. Buckley would have to present a site plan to City Council. Mr. Spencer answered that Mr. Buckley was essentially wanting to have two meters on the property and he would have to meet whatever requirements City Council requested.

Mr. Chambers if he would have to follow any ADA requirements. Mr. Spencer answered he would not unless he decided to rent the property to an individual with ADA requirements.

Chairman Clifton asked for a roll call to vote.

Banks		Belasco	Yes	Chambers	Yes
Foster	Yes	Phillips	Yes	Pierce	Yes
Wallace	Yes	White	Yes	Clifton	Yes

Rezone 2022-20 was approved with (8) affirmative votes.

Rezone #2022-21 Rezoning from C3 to C6 to allow residential as an allowable use located at 2120 Main St

Mr. Butch Penney, the applicant, addressed the Commission, stating he had owned the property for several years and had always rented it for small businesses. The recent tenant was told the property would need to be rezoned for residential when they were trying to get the electric service for the property.

Mr. Chambers stated he would prefer the people using the site park on the circle drive behind the house. Mr. Penney stated they also owned the gravel lot next to the property and this was usually where the tenants parked.

Chairman Clifton asked for a roll call to vote.

Banks		Belasco	Yes	Chambers	Yes
Foster	Yes	Phillips	Yes	Pierce	Yes
Wallace	Yes	White	Yes	Clifton	Yes

Rezone 2022-21 was approved with (8) affirmative votes.

Conditional Use #2022-11 - To allow auto sales in a C4 zone at 1815 E. Broadway Street

Ms. Veronica Moll-Edwards, the applicant, addressed the Commission. Chairman Clifton asked Ms. Moll-Edwards if she had received a copy of the requirements for the property and if she agreed to them. She answered yes to both, but also acknowledged that one of the conditions was the front yard fence, which the Commission could not approve allowing the fence to remain but she would bring the requests to allow the fence to City Council.

Chairman Clifton asked for a roll call to vote.

Banks		Belasco	Yes	Chambers	Yes
Foster	Yes	Phillips	Yes	Pierce	Yes
Wallace	Yes	White	Yes	Clifton	Yes

Conditional Use 2022-11 was approved with (8) affirmative votes.

Conditional Use #2022-10 to allow an after school program located at 5301 McClanahan Drive Suite B1 was **Postponed**

Special Use #2022-07 to allow the sale of dirt for a 3-year period located at 12602 Faulkner Lake Rd

Mr. Rick Middleton, the applicant, addressed the Commission, stating he intended to build a home on the property in the future and he planned to dig a pond, which was why he was selling the dirt.

Ms. Danielle Cunningham, a neighbor in the area, addressed the Commission, stating she had concerns with flooding and runoff if Mr. Middleton started digging and removes the topsoil. Mr. Chambers assured Ms. Cunningham the Special Use request, which if approved, contained conditions, and one of the conditions was the City Engineer must approve the drainage plan and ensure there was a guard against erosion. Ms. Cunningham stated she was also concerned with an increase in traffic on Faulkner Lake Road stating the road was already in poor shape.

Ms. Marie Hollowell, representing the Stone Link Neighborhood Assoc., addressed the Commission, stating she had met with the Middletons and her only concerns with the project was the heavy trucks and the additional traffic on Faulkner Lake Road would further deteriorate the road, as well as an increase in dirt and debris from the sale of dirt.

Ms. Lynetta Dickerson, a neighbor in the area, addressed the Commission stating she also had concerns with the increase of traffic on the road and an increase in dirt and debris.

Mr. Chambers informed everyone the City and the County were currently in talks to upgrade Faulkner Lake Road and address some of the roads current condition and address the flooding issues.

Commissioner Wallace stated he was currently a resident of the area and there was a great deal of activity happening on the property. He asked Mr. Middleton to speak on how he would address the noise and the dust. Mr. Middleton stated he planned to pave the drive “down to the tree line” and the hours of operation would be limited to 8:00 am -5:00 pm.

Mr. Spencer clarified the application was for a Special Use to sell the dirt, only. He stated Mr. Middleton could dig the pond and build a house today but the Commission was only considering the Special Use request for the sale of dirt. He also stated Mr. Middleton did not currently own the property, so any activity happening now was from the current owners.

Mr. Walter Cunningham addressed the Commission, asking for clarification on the hours of operation. Mr. Middleton stated that hours would be Monday - Friday from 8:00 am - 5:00 pm and maybe on Saturdays mornings during the spring.

Ms. Cunningham addressed the Commission again stating Mr. Middleton had addressed all of her concerns and she was in support of the project.

Chairman Clifton asked for a roll call to vote.

Banks		Belasco	Yes	Chambers	Yes
Foster	Yes	Phillips	Yes	Pierce	Yes
Wallace	Yes	White	Yes	Clifton	Yes

Special Use 2022-07 was approved with (8) affirmative votes.

Public Comments/Adjournment:

Chairman Clifton asked for any public comments.

Mr. Chambers moved to adjourn the meeting. Ms. Belasco seconded the motion.

Chairman Clifton adjourned the meeting at 6:05 pm.

Respectfully Submitted:

Donna James, Planning