

**North Little Rock Planning Commission
Regular Meeting
July 13, 2021**

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
Dietz
Wallace
White, Vice- Chairman

Members Absent:

Banks
Foster
Phillips

Staff Present:

Shawn Spencer, Director
Timothy Reavis, Assistant Director
Elaine Lee, City Attorney
Alyson Jones, Secretary

Approval of Minutes:

A motion was made and seconded to approve the June meeting minutes as presented.

Administrative:

A motion was made and seconded to excuse members Banks, Foster, and Phillips.

Public Hearing:

1. SD2021-29 Carriage House Development, Lots 1A & 1B (Replat at 10701 Burkhalter Haas Dr.)

- 1. Planning requirements before the plat will be signed:**
 - a. Minimum lot width for R4 is 70 ft. The stem of lot 1-B connecting at Burkhalter Haas Dr. to be 70 ft. wide.
 - b. Provide a 15' wide sanitary sewer easement centered over the existing sewer main crossing lot 1A.
- 2. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations. As lot 1-A is zoned I2, all industrial – residential screening and buffer requirements will apply when the lot is developed.
- 3. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to lots located on Burkhalter Haas Dr. being an industrial subdivision.
- 4. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 5. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
- 6. Meet the requirements of NLR Wastewater, including:**
 - a. Provide a 15' wide sanitary sewer easement centered over the existing sewer main crossing lot 1A.

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 (6) affirmative votes.

3. SD2021-31 Lusk Commercial Addition, Lot 3 (Preliminary plat & SPR for a mini-storage development at 9240 Maumelle Blvd)

Subdivision meeting on 06/16/21 at 2pm. Provide 8 sets of updated drawings at this meeting. Failure to provide updated drawings may cause item to be postponed. Underlined items are to be reflected on updated drawings.

- 1. Engineering requirements before the plat will be signed:**
 - a. Option to pay the drainage in-lieu of fee of \$5000 / acre instead of providing onsite detention.
- 2. Planning requirements before the plat will be signed:**
 - a. Provide half of 200' ROW dedication along Maumelle Blvd.

b. Provide 20' utility easement along front property line for the existing 16 inch water main.

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. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.

i. 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. 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.

b. 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. No fence is to be within a front building line.

c. All exterior lighting shall be shielded and not encroach onto neighboring properties.

- 6. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location along state highway.
 - b. Provide half of 200' ROW.
- 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 (12) street trees 30' on center.
 - d. Provide (7) 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.
- 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. Group S-1 storage facilities with fire areas exceeding 12,000 square feet are to be sprinklered. Fire Code 903.2.9
 - c. There shall be a fire hydrant within 600' of any portion of the exterior of the sprinklered buildings. Fire Code 507.5.1
 - d. Shall meet the fire flow requirements of the Fire Code, Appendix B
 - e. Minimum gate width shall be 20 feet. Fire Code, Appendix D
 - f. Provide an exhibit showing that the turning radius around the buildings is be sufficient to accommodate Fire Dept. apparatus. Contact Fire Marshal for vehicle dimensions.
 - g. Fire Apparatus roads shall be able to support the imposed load of fire apparatus weighing at least 85,000 pounds per NLR Ordinance 9267.
- 10. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. Provide a 20 ft. utility easement along Maumelle Blvd for the existing 16-inch water main.
 - c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Approval of plans by AR Dept of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
 - f. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
- 11. Meet the requirements of NLR Wastewater, including:**

- a. White Oak Connection Fee is required to connect to public sanitary sewer.

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

Mr. White asked the applicant if there would be any outdoor storage.

Brian Dale stated everything would be stored indoors.

There were no additional comments from Commissioners or the audience. The motion to approve passed with (6) affirmative votes.

4. SD2021-32 Northshore Business Park, Lot 13 (SPR for a container bar at 5401 Northshore Cove)

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Provide CNLR Floodplain Development Permit application to City Engineer.
- 2. Meet the requirements of the City Engineer, including:**
 - a. 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.
 - b. 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.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No permit provided for “existing deck” shown on drawing – located in the floodway.
 - c. No permit provided for “existing structure” shown on drawing – located in the floodway.
 - d. Provide letter from a structural engineer stating the container as altered is safe and meets all NLR Codes.
- 4. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- 5. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 6. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 7. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
- 8. Meet the requirements of NLR Wastewater, including:**
 - a. Submit plans for NLRW for review and approval.

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 (6) affirmative votes.

5. SD2021-35 Northshore Business Park, Lot 13 (SPR for an outdoor lounge structure at 5401 Northshore Cove)

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - b. Provide CNLR Floodplain Development Permit application to City Engineer.
- 2. Meet the requirements of the City Engineer, including:**
 - a. 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.
 - b. 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.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No permit provided for “existing deck” shown on drawing – located in the floodway.
 - c. No permit provided for “existing structure” shown on drawing – located in the floodway.
- 4. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- 5. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 6. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 7. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
- 8. Meet the requirements of NLR Wastewater, including:**
 - a. Submit plans for NLRW for review and approval.

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 (6) affirmative votes.

6. SD2021-33 Holt's Industrial Addition, Block 5, Lot 9R (Replat & SPR of a Circle K at 1604 Pike Ave)

- 1. A signed and recorded plat must be on file with the Planning Department before applying for a building permit.**
- 2. Engineering requirements on detention:**
 - a. Storm water detention plan not required as there is no increase of impervious surface.
- 3. Planning requirements before the plat will be signed:**
 - a. Provide 40' setback line along Pike Ave. and W. 16th St.
 - b. Provide a 20' setback along north property line.
 - c. Label ROW on Pike and W. 16th. Master Street Plan requires an 80 foot ROW for Pike, 60 ft. ROW for W. 16th St.
 - d. Pay for street trees or provide a bond.
 - e. Provide 10' utility easement along front property line.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. If applicable, 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:
 - b. Proposed pipe material specifications.
 - c. Proposed trench and bedding details, materials and specifications.
 - d. If applicable, 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
 - f. showing silt fence, storm inlet protection, and drainage details.
 - g. Provide copy of ARDOT driveway permit for Pike and CNLR driveway permit for West 16th.
 - h. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - j. If applicable, 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.
- 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 on West 16th.
 - c. If applicable, 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).
- 6. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No fence is to be within a front building line except when serving as a screen.
 - c. The fence along the alley should not go all the way to the property line along W. 16th in order to keep the sight triangle clear.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 7. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks are existing.
 - b. Label ROW for Pike and W. 16th. 80 ft. ROW required for Pike, 60 ft. ROW required for W. 16th.
- 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 automated underground irrigation to all required trees and shrubs.
 - c. Provide (6) street trees 30' on center along Pike.
 - d. Provide (4) street trees 30' on center along W. 16th.
 - e. Provide (3) parking lot shade trees.
 - f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - g. Provide a continuous screen of shrubs for any 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.
 - h. 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.
 - i. Provide 6 foot front yard landscape strip between property line and paving.
 - j. Provide 4 foot side yard landscape strip between property line and paving.
 - k. Provide full buffer between dissimilar uses or zoning - the house to the north. 8 ft. opaque fence and trees every 20 feet.
- 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
- 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. 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. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

- c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
- d. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.

12. Meet the requirements of NLR Wastewater, including:

- a. No objections to replat.
- b. Grease interceptor required if food will be prepared and sold.
- c. Submit full set of plans for NLRW for review and approval.

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 (6) affirmative votes.

7. Special Use 2021-14 To allow a daycare in R3 at 2001 Parker St.

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

Joyce Howell stated unsure of the recommendations.

Tim Reavis explained the Staff recommendations and asked her to read over them and make sure there are no concerns or conflicts.

Ms. Howell stated that she agrees with the recommendations.

Mr. White asked if the property would be inspected for Fire Prevention Compliance before the business license would be issued.

Mr. Spencer stated that the applicant would have to complete all of the recommendations in order to pass an inspection before the business license can be issued.

Mr. White asked who was in charge of recommendation #10.

Mr. Spencer stated that the applicant is responsible for this but it is not required just there to make the applicant where that it is available for use if they want to make use of it.

Chairman Clifton asked if there was a check system in place to go behind the applicant and make sure this is done.

Mr. Spencer stated that it is not required so if it is not done it will not shut the business down.

Mr. Dietz asked if the employees would be required to undergo a background check.

Chairman Clifton stated that he believes DHS is responsible for checking employees' background.

Joyce Howell confirmed that DHS will perform the employee background checks.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Special Use 2021-14 was approved with (6) affirmative votes.

8. Conditional Use 2021-14 To allow a modular home in R3 at 914 F St.

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

Mary Jones stated that she emailed a letter to the City Clerk stating that the goals are unobtainable. She stated that she has tried to buy the adjacent lot but the owner was not interested in selling. She stated that the modular home salesperson was rude to her so she is looking for a new company.

Mr. Spencer stated that staff has not received a siteplan showing that the home will fit on the property.

Mr. Chambers stated that he believes Ms. Jones is trying to find a new company to find a home within the guidelines. He told Ms. Jones that she has the option to postpone until the next meeting so she will have time to find a home that will meet the requirements. He asked Ms. Jones if she would like to postpone.

Ms. Jones said yes she would like to postpone.

Mr. Chambers made a motion to postpone this case until next month with no opposition.

9. Rezone 2021-12 To rezone from R1 to C4 to allow for a mini-storage business on White Oak Crossing

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

Chairman Clifton stated that if this is approved the applicant would need to come back for a site plan review. He asked the applicant if he agreed.

Mark Redder, Holloway Engineering, agreed.

Chairman Clifton asked for any questions or comments.

Mr. White if there would be any outdoor storage.

Mr. Redder stated that this is a preliminary sketch and he would come back with the finalized plans.

Mr. White asked if there would be any outdoor storage in the future.

Mr. Redder confirmed it is his intention to have some outside storage.

Mr. Spencer stated that outdoor storage will require a Conditional Use, so at this time there will be no outdoor storage until they go through the correct process.

Mr. White reiterated that there would be no outdoor storage at this time.

Mr. Redder stated that the storage would be behind decorative fencing.

Mr. Chambers asked Mr. Spencer if this area is becoming less R1 and more commercial on the zoning map.

Mr. Spencer confirmed it is becoming more commercial.

Chairman Clifton asked for a roll call to vote.

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

Rezone 2021-12 was approved with (6) affirmative votes.

Chairman Clifton asked Mr. Chambers to assume the chair.

Mr. Chambers took over the chair.

2. SD2021-30 Clifton Industrial Addition, Lots 1 & 2 (Preliminary plat at 700 Dixie St.)

- 1. Engineering requirements before the plat will be signed:**
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond on Dixie St.
- 2. Engineering requirements on detention:**
 - a. Payment for the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention is deferred until development. Not required with this replat.
- 3. Planning requirements before the plat will be signed:**
 - a. A minimum 30 ft. setback of the existing buildings is required on each lot.
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 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 street trees 30' on center.
- 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.
- 8. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. Public sanitary sewer is not available to the proposed parcel. The nearest public sewer main is on Progress St.

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

Thomas Pownall, Thomas Engineering, asked to amend recommendation 1A. He stated he would like it to a variance by the city as an option to fulfill this requirement.

Mr. Chambers stated that when it goes to City Council, it would not matter if that was amended as they can override any recommendations by Planning Commission. He asked if anyone opposed to amending the recommendation.

Mr. Spencer stated that it would imply that Planning Commission is supporting a variance. He said he believes if it is done with this case it should be done with all cases. He asked the City Attorney for her suggestion.

Ms. Lee stated that she believes Mr. Spencer is correct that if it is allowed for this application then it should be allowed for all applications. She stated that would be the safest way.

There were no additional comments from Commissioners or the audience. The motion to approve passed with (6) affirmative votes.

Public Comments/Adjournment:

Chairman Clifton adjourned the meeting at 4:22pm.

Respectfully Submitted:

Tim Reavis, Planning