

North Little Rock Planning Commission
Regular Meeting
October 13, 2020

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 In-person:

Clifton, Chairman
Chambers
Foster

Members Present via Phone / Zoom:

Belasco
Dietz
Phillips
White
Wallace (joined the meeting in-progress)

Member Absent

Banks

Staff Present:

Shawn Spencer, Director
Tim Reavis, Assistant Planning Director
Elaine Lee, Assistant City Attorney
Jerry Robinson, Fire Marshal's Office

Approval of Minutes:

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

Administrative:

Chairman Clifton announced that item numbers 13, 14, and 15 were postponed and that item numbers 1 and 2 were withdrawn.

Planning Commission Items:

- 1. Rezone #2020-16** To rezone from R4 to C4 on the eastern portion of the lot and Conservation on the western portion of the lot to allow for a mini-storage facility with conservation space at 3000 N. Hills Blvd. (Withdrawn)
- 2. SD2020-43** The Pointe at North Hills, Lots 1R & 2 (Replat & SPR of mini storage facility at 3000 N. Hills Blvd) (withdrawn)
- 3. Public Hearing #2020-22** To amend the NLR Master Street Plan

Tim Reavis with the Planning Department stated that a proposed bike path through the Esplande Development is proposed to be removed and a proposed bike route along River Rd. is proposed to be changed into a bike lane.

David Cook with the Engineering Department stated the need due to future development in the area that Denton Rd. should be classified as a collector.

Mr. Chambers asked if parking was allowed on both sides of a collector. Mr. Cook said yes.

Mr. Foster asked if the bike lane on River Rd. was on both sides. Mr. Reavis said it would only be on the one side of the Rd.

Mr. Chambers made a motion to accept all three changes to plan. And it was seconded.

There was no comment from the audience.

The vote to combine all three into one motion:

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

Chairman Clifton called for a vote.

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

Mr. Clifton announced that due to a conflict Item number 8 would be heard next.

- 4. SD2020-47** Denton Road Addition, Block 1, Lots 2-12 (Preliminary Plat & SPR of duplexes on Denton Rd.)

Mr. Chambers stated that the applicant agreed to the following items and the DRC recommends approval. V. Belasco Seconded. There were no comments from the commissioners or the audience.

- 1. Before the plat is signed, if lot width is less than 60 foot minimum, provide City Council ordinance waiving the zoning ordinance minimum lot size requirement.**
- 2. Engineering requirements before the plat will be signed:**

- a. Meet the City Engineer requirements on detention.
 - b. Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond for both streets. Street improvements must be approved by City Engineer and accepted by City Council.
 - c. Label 25' property line corner radius.
- 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. Lots to meet minimum lot width requirement of 60 feet.
 - c. Pay for street signs.
 - d. Pay for street lights or provide a bond.
 - e. Provide street name for cul-de-sac street.
 - f. Street names to be approved by Planning Staff.
 - g. Provide (60') ROW dedication along for Denton Rd.
 - h. Provide 10' utility easements as shown along front property lines.
- 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.
 - b. Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
 - c. 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.
 - d. 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. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - 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.
- 5. Meet the requirements of the City Engineer, including:**

- a. Denton Road shall be designed as a collector with 60' ROW.
 - 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.
- 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.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 7. 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 to on the south side of Denton Rd. and both sides of cul-de-sac rd. Sidewalks on north side of Denton Rd. are deferred until future development.
 - b. Provide full street improvements for both streets.
 - c. Provide 50' ROW dedication for cul-de-sac road and 60' ROW for Denton Rd.
- 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 street trees 40' on center along south side of Denton Rd.
 - 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.
 - f. 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.
 - g. Provide 6 foot front yard landscape strip between property line and paving.
 - h. Provide 4 foot side yard landscape strip between property line and paving.
 - i. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 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 Fire Marshal's requirements on fire hydrant location.
- 11. Meet the requirements of CAW, including:**
- a. All CAW 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 the property along the cul-de-sac road.
 - c. 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.
 - d. Approval of plans by AR Dept of Health Engineering Division and NLR Fire Department is required.
- 12. Meet the requirements of NLR Wastewater, including:**

- a. Sewer service is not available to the site without a main extension.
- b. any offsite main extension or improvements required to serve the proposed development.

Chairman Clifton called for a vote.

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

5. Conditional Use #2020-13 To allow a car wash in a C3 zone at 4315 McCain Blvd.

The applicant, Vernon Williams of Garnet Engineering, was present. He agreed to all of the conditions. There were no comments from the audience or the commissioners.

Conditions:

- 1. Hours of operation: Monday – Sunday 6AM – 10PM.
- 2. Meet the requirements of Arkansas Department of Environmental Quality (ADEQ)
- 3. Meet the requirements of NLR Wastewater
- 4. Meet the requirements of Site Plan Review
- 5. No building may cross the building setback line.
- 6. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
- 7. Business license to be issued after Planning Staff confirmation of requirements.
- 8. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Chairman Clifton called for a vote.

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

The application passed with 7 affirmative votes.

6. SD2020-45 Tom Salmon Subdivision, Lot 1 (SPR for a car wash at 4315 McCain Blvd.

The applicant, Vernon Williams of Garnet Engineering was present. Mr. Chambers stated that the applicant agreed to the following items and the DRC recommends approval. V. Belasco Seconded. There were no comments from the commissioners or the audience.

- 1. Before applying for a building permit, provide City Council Ordinance approving a Conditional Use for a car wash.**
- 2. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
 - b. A signed and recorded plat must be on file with the Planning Department.

- 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. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - f. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 3. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No building can encroach into an easement.
 - c. Provide dumpster location.
 - 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.
- 4. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 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 3 street trees along McCain Blvd.
 - d. Provide 4 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 buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 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.
 - 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 AR Dept of Health Engineering Division and NLR Fire Department is required.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. Submit Plans to NLR Wastewater for approval.

Chairman Clifton called for a vote.

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

The application passed with 7 affirmative votes.

7. SD2020-42 Collins Industrial Park, Lot 12RRR & 16RR (Replat & SPR of a building addition to Westrock Coffee at 30 Collins Industrial Pl).

The applicant, Brian Dale of White-Daters, was present. Mr. Chambers stated that the applicant agreed to the following items and the DRC recommends approval. V. Belasco Seconded. There were no comments from the commissioners or the audience.

- 1. Before the plat is signed, provide City Council ordinance abandoning the easement running through lot 16R.**
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient.
 - b. Show and label boundary of detention area as drainage easement.
- 3. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide easement for NLR wastewater force main crossing the northern part of the property.
 - c. Provide cross access easement.
 - d. Provide 30' building lines.
- 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.
 - 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. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 5. Meet the requirements of the City Engineer, including:**
 - a. If applicable, 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 have 25' minimum radii.
- 6. Meet the requirements of Community Planning, including:**

- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location.
 - c. Dumpster to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 7. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks not required due to location in industrial subdivision.
 - b. Provide half of 70' 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 automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees 40' on center.
 - d. Provide parking lot shade trees 1 tree per 6 spots.
 - 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 buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 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. Driveways must meet requirements of 2012 AFC volume 1 and NLRFD codes for width and 85,000 lbs design standards.
 - c. Must meet requirements of 2012 AFC volume 1 and CAW for fire hydrant placement.
- 11. Meet the requirements of CAW, including:**
- a. All CAW 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.
 - 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.
 - e. 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.

- f. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer.

12. Meet the requirements of NLR Wastewater, including:

- a. White Oak Connection fee required to connect to the sanitary sewer.
- b. Please ensure the gravity main along north side of the property is covered by an easement 7.5' each side of the centerline of the pipe.

Chairman Clifton called for a vote.

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

The item passed with 7 affirmative votes.

8. SD2020-50 Collins Industrial Park, Lot 16RR (SPR of a new building for Westrock Coffee at 38 Collins Industrial Pl.)

The applicant, Brian Dale of White-Daters, was present. Mr. Chambers stated that the applicant agreed to the following items and the DRC recommends approval. V. Belasco Seconded. There were no comments from the commissioners or the audience.

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 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. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
- h. 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. If applicable, 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 have 25' minimum radii.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Provide dumpster location.
- c. Dumpster to have masonry screening.
- d. No fence is to be within a front building line.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- f. Silos to meet 30ft. side yard building setback line for industrial zone.

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 street trees 40' on center.
 - d. Provide parking lot shade trees 1 tree per 6 spots.
 - 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 buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
6. **Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
7. **Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Driveways must meet requirements of 2012 AFC volume 1 and NLRFD codes for width and 85,000 lbs design standards.
 - c. Must meet requirements of 2012 AFC volume 1 and CAW for fire hydrant placement.
8. **Meet the requirements of CAW, including:**
 - a. All CAW 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.
 - 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.
 - e. 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.
 - f. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer.
9. **Meet the requirements of NLR Wastewater, including:**
 - a. White Oak Connection fee required to connect to the sanitary sewer.

Chairman Clifton called for a vote.

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

The item passed with 7 affirmative votes.

9. SD2020-48 Park Hill Addition, Lot A-2 (Replat of a residential lot at 410 W. A Ave to move an easement)

Mr. Chambers stated that the applicant agreed to the following items and the DRC recommends approval. V. Belasco Seconded. There were no comments from the commissioners or the audience.

- 1. Before the plat will be signed, provide City Council Ordinance abandoning the existing easement.**
- 2. Engineering requirements before the plat will be signed:**
 - a. Provide calculations showing proposed box size is sufficient.
- 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. Rename lot A-2 to A-2R.
 - c. Provide 5' utility and drainage easement along Poplar St. as shown.
 - d. Provide 5' utility and drainage easement along southern property line as shown.
 - e. Provide 25' utility and drainage easement along eastern property line as shown.
 - f. Provide 25' rear yard building setback line (southern property line).
 - g. Provide a letter from NLR Wastewater stating all requirements for sanitary sewer relocation have been met.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 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. Please submit the relocation plan to NLRW for review and approval of conflicts with sanitary sewer.

Chairman Clifton called for a vote.

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

The item passed with 8 affirmative votes.

10. SD2020-49 Koppers Addition, Lot 2 (Preliminary Plat & SPR of a tie treatment facility located at 2201 Edmonds St.)

Mr. Chambers stated that the applicant agreed to the following items and the DRC recommends approval. V. Belasco Seconded. There were no comments from the commissioners or the audience.

- 1. Engineering requirements before the plat will be signed:**
 - a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient.
 - b. Provide detention easement on plat.
 - c. ½ street improvements not required due to existing site conditions.
- 2. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide half of 50' ROW dedication along Van St. as shown.
 - c. Provide 15' utility easement along southern property line as shown.
 - d. Provide 10' utility easement along east and west property lines as shown.
 - e. Provide 30' side and rear building setback lines. Provide 40' front yard building setback line as shown.
 - f. Provide 12' electric easements as shown.
 - g. Provide water main easement near Van St. per CAW requirements as shown.
 - h. Allow existing encroachment to cross the building line along the south. Building cannot be rebuilt when damaged or demolished.
 - i. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 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. 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 copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - e. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - 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 Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is utilized on the site, provide masonry screening.
 - c. Allow existing fence to remain.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - e. Provide 4 on-site parking spots. Show on drawing.
- 5. 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 half of 50' ROW dedication for Van St.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. Provide drawing showing gaps in street trees along Van St. and a proposed plan to fill in the gaps.
 - b. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - c. Provide automated underground irrigation to all required trees and shrubs.
 - d. Provide 1 parking lot shade tree.
 - 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 buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

7. **Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
8. **Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Fire hydrants will be required as per 2012 AFC.
 - c. Fire apparatus access is required 360 degrees around the building.
 - d. Gravel areas to meet 85,000 lbs per Fire Code.
9. **Meet the requirements of CAW, including:**
 - a. Central Arkansas Water has a public water main inside an easement near Van St on this property.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - 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. 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 Little Rock Fire Department is required.
 - e. 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.
 - f. 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.
 - g. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
10. **Meet the requirements of NLR Wastewater, including:**
 - a. Provide plans and profile for the proposed sewer main extension to NLRW for review and approval.
 - b. Contact Ed Toland, Pretreatment Supervisor, to coordinate any modifications to the Industrial Pretreatment Permit.
 - c. Developer is responsible for any offsite main extension or improvements required to serve the proposed development.

Chairman Clifton called for a vote.

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

The item passed with 8 affirmative votes.

11. Rezone #2020-15 To amend the Land Use Plan from Single Family to Quiet Business and to rezone property from R4 to C1 to allow for house to be converted to office and classroom space at 608 N. Vine St.

The applicant, John Payne representing Shorter College, was present. He stated the university bought the property from the City about a year ago. Now, due to COVID-19 space constraints, they need additional classroom and office space.

Mr. Clifton asked if the properties around it were residential. Mr. Payne said they were residential, but that they are empty lots.

Mr. Reavis stated that there had been a phone call received expressing concern.

Mr. Chambers asked about buffer requirements.

Mr. Spencer stated that the submitting drawing was professionally done, and meets the buffer requirements.

Mr. Foster asked if the project would have to come back through site plan review. Mr. Spencer said it would.

Mr. Clifton stated that he had received calls in opposition to this rezoning. He stated he had seen a petition with signatures against the proposal. He asked the applicant if he had spoken with the neighbors.

Mr. Payne said he had not. He does not know about the petition.

Mr. Spencer stated that Planning had not seen the petition.

Mr. Chambers asked the applicant if he would be willing to postpone for one month to discuss the issue with the neighbors.

The applicant said there was no hurry and would be willing to speak with the petitioners and the neighbors.

Mr. White suggested that the Commission go ahead and vote because the school is growing, and that the City Council should consider any objections.

Mr. Foster stated he supported the notion to postpone.

Connie Young, 609 N. Cedar St spoke against the rezoning. She provided a petition with signatures against the rezone. She feels it would encroach on their property. She stated that there were 14 signatures on the petition from her block.

Mr. Payne asked for a postponement to have time to discuss with the property owners in the area.

Mr. Clifton announced that the item was postponed.

12. Conditional Use #2020-14 To allow a bio-hazardous storage and clean up business at 10 Collins Industrial Pl.

The applicant, Samuel Shipman representing Aftermath Services, was present. He agree to all of the conditions. Mr. Clifton asked if any calls had been received. Mr. Spencer said that an adjacent neighbor had called to say they were concerned about the bio-hazards, and that the caller was provided with information on how to contact the applicant to ask questions.

There were no comments from the audience or the commissioners.

Chairman Clifton called for a vote.

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

The item was approved with 8 affirmative votes.

13. (Postponed) Special Use #2020-8 To allow a daycare in R2 at 5301 Summertree Dr.
14. (Postponed) Conditional Use #2020-12 To allow a parking lot in a C6 zone at 901 Maple St.
15. (Postponed) SD2020-38 Baring Cross Subdivision, Block 1, Lot 18 (SPR of a quadplex at 1306 Parker St.)

Public Comments/Adjournment:

There was no public comment.

The meeting was adjourned at 4:35pm

Respectfully submitted,



Tim Reavis, Planning