

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

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Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:00 PM in the Council Chambers, City Hall.

**Members Present In-person:**

Chambers  
Clifton, Chairman  
Foster

**Members Present via Phone / Zoom:**

Belasco  
Dietz  
Phillips  
Wallace

**Member Absent**

Banks  
White

**Staff Present:**

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

**Approval of Minutes:**

Mr. Foster made a motion to amend the minutes on page 2 #8 to say “brick perimeter foundation below core line”.

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

**Administrative:**

Motion was made and seconded to excuse to members not present.



- g. 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.
  - h. Schedule preconstruction meeting with City Engineer. The contractor's on-site superintendent must be present.
- 4. Meet the requirements of the City Engineer, including:**
- a. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
  - b. 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.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards or a bond.
  - b. Provide full street improvements.
  - c. Provide ROW dedication for Jack Cove, Melissa Lane, and Division St.
  - d. Before a building permit is issued provide a Fire Marshal approved turnaround at the end of Melissa Lane.
- 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 1 tree per lot or a bond.
  - c. 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.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
  - b. Meet Fire Marshal's requirements on fire hydrant location.
  - c. Any gravel access to meet 85,000 lbs requirement.
  - d. Gate on tract A to meeting the Fire Marshal requirements.

**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. 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. There is an existing 6-inch water main on the southern portion of this property that will need to be relocated to serve the proposed lots. That work will be done at the expense of the developer.

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

- a. A public main extension is required.
- b. Please submit plans to NLRW for review and approval.

There were no comments from the audience.

Chairman Clifton called for a vote.

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

**The application did pass with (7) affirmative votes.**

**2. Conditional Use #2021-3                      To allow a tire store in a C4 zone at 5600 MacArthur Dr.**

Chairman Clifton asked the applicant if they read and agreed with all of the staff recommendations.

The applicant stated that they did agree with all recommendations.

Chairman Clifton asked staff if they had received any opposition on the application.

Mr. Spencer stated that he had received several calls in opposition.

Ms. Belasco stated that this is her neighborhood and she has received 8-10 calls and texts in opposition as well as a letter.

John Kennon stated that he is the owner trying to sell the property to the applicant. He

stated that the property is currently zoned for similar uses as the requested use. He said the request is only conditional to allow for tire sales. He stated that he would like to sell the property instead of leasing as he believes new property owners will take better care of the property than someone leasing the property.

Mr. Chambers asked Mr. Spencer if he could disclose the nature of the calls he received.

Mr. Spencer stated that they were concerned about how the property has been used in the past.

Mr. Reavis stated that he received concerns about the school being located across the street.

Ms. Belasco stated that her calls included concerns about the heavy traffic in the area and how they believe this would make it worse. She stated that she still wonders why it is not school property. Also, she stated that some were concerned about the noise level and the hours. She asked the applicant what the hours would be.

Mr. Chambers stated that the hours of operation are Monday through Saturday 7am to 7pm.

Mr. Foster asked staff if a petition was signed.

Mr. Reavis stated there was not a petition.

Ms. Belasco stated that she did receive a letter but no petition. She asked about the noise level and the hours.

The applicant stated that this would be an indoor facility so the noise level would be minimal. She stated that she is willing to work with the school to negotiate business hours.

Mr. Chambers stated that he is concerned with the tidiness of the property.

The applicant stated that they run several other business in different areas and will make sure she keeps the professional and clean.

There was no other comments from the audience.

Chairman Clifton called for a vote.

Conditions:

1. Hours of operation: Monday – Saturday 7AM – 7PM.
2. Store tires in a dry securable area of the primary structure. No outside open-air storage of tires.

3. Up to 30 tires for sale may be displayed outside under a non-permeable cover during business hours. This is considered temporary tire storage. Tires shall be kept neat and organized, preferably in metal racks. Temporary outside displayed tires for sale shall be kept a maximum of 10 feet from the primary structure.
4. Isolate tires from other stored materials that may create hazardous products if there is a fire, including, but not limited to, lead acid batteries, fuel tanks, solvent barrels, and pesticide containers.
5. Store no more than 100 tires per 1,500 square feet of inside storage space.
6. Tire retailers should schedule regular pick-up of tires by a licensed carrier to avoid excessive amounts of tires stored on the property.
7. Vehicles are only to be repaired/maintained inside the building.
8. No outdoor PA/music permitted.
9. Provide a fire safety plan to the Fire Marshal.
10. Applicant must meet all applicable Federal, State, County and City requirements,
11. Business license to be issued after Planning Staff confirmation of requirements,
12. Applicant/owner 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.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>No</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Absent</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>No</b>

**The application did pass with (5) affirmative votes.**

**3. Rezone 2021-9 To rezone property at 7904 Eanes Rd. from I1 to RT-1 to allow for a mobile home and to R2 to recognize an existing residence.**

Jerry Hardaway stated that he is the owner of the property.

Mr. Spencer stated that the applicant owns 5-6 properties in this area and lives in the house to the north of the property in question. He stated there is also a lake to the south of the property. He said the whole area is zoned industrial and the request to is rezone to R2 to recognize an existing residence and allow for a future mobile home.

Mr. Chambers asked how many acres the applicant owned in this area.

Mr. Hardaway stated that the property in question was only about half an acre lot.

Mr. Chambers asked if the land he owned was about 10 acres with the house.

Mr. Hardaway confirmed.

Chairman Clifton asked staff if they had received any calls on this application.

Mr. Reavis stated that he had only received inquiry calls and not any opposition calls.

There was no other comments from the audience.

Chairman Clifton called for a vote.

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

**The application did pass with (7) affirmative votes.**

**4. Special Use 2021-7 To allow for a food truck court in a C6 zone at 601 W. 4<sup>th</sup> St.**

Lawrence Barbee and Demetrius Settles stated that they are the applicants.

Mr. Settles stated that he had a concern about condition #2 and the hours of operation. He stated he would like to request extended hours for the weekends.

Mr. Settles stated that he would like longer hours on Friday and Saturday nights to accommodate the ball game traffic.

Chairman Clifton asked the applicant what hours he would like to request.

Mr. Chambers stated that most games would be over by midnight.

Mr. Foster asked the applicant if he agreed with midnight being his latest closing hour.

Mr. Settles agreed.

Sam Ralsh stated that the applicants have worked hard to improve this area by investing their time and money into improving their building and lot nearby.

Mr. Foster stated that the new hours of operation would be 8am- 12am Friday and Saturday.

Mr. Clifton asked if there was any opposition to the change in hours of operation.

Mr. Foster made a motion that the hours be amended as requested.

The motion was seconded.

There was no other comments from the audience.

Chairman Clifton called for a vote.

Conditions:

1. Provide on-site sanitary restroom facilities. Temporary portable restrooms do not meet this requirement.
2. Hours of operation 8am - 8pm; Sunday – Thursday; 8am – 12pm; Friday - Saturday.
3. Provide per mobile food vehicle a minimum of 900 square feet of area which shall be located on a hard surface paving (asphalt or concrete).
4. Close continuous curb cuts to improve pedestrian conditions with temporary material such as planters, benches, pavers, and/or other furniture.
5. Provide all necessary improvements to provide permanent utility connections. This shall include permanent water and electrical connections. Above ground utility connections shall not interfere with pedestrian or vehicular safety and shall not be located in customer service areas or customer parking areas.
6. Hoses, cords and/or other apparatus across a pedestrian or vehicular pathway are not permitted.
7. The operation of generators on site are not permitted.
8. Provide one trash receptacle no more than ten feet from each mobile food vehicle.
9. Provide fence with a maximum height of 3 ½ feet tall to prevent trash from leaving the property. Fence to be located on the property line. Side walk to remain clear. Clean the site of all litter produced by the mobile food vehicle court at the close of business each day.
10. Provide sufficient off-street customer parking for three (3) vehicles per mobile food vehicle.
11. Provide site improvements including: paving, striping for parking spaces 20 ft. long, food truck spaces, driving lanes and the designation of required handicapped parking spaces.
12. Overnight parking allowed on Friday and Saturday night only. No overnight parking permitted Sunday – Thursday night.
13. Business to be conducted in such a manner as not to restrict or interfere with the ingress or egress of abutting property owners or tenants, create a nuisance, increase traffic congestion or delay, constitute a hazard to traffic, life or property or obstruct adequate access to emergency services.
14. Mobile food vehicles are not permitted to have a drive-thru.
15. Mobile food vehicles are not permitted to sell anything other than food and nonalcoholic beverages.
16. Mobile food vehicles are not permitted to discharge any waste used in the operation of the mobile food vehicle.
17. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.

18. Business license to be issued after Planning Staff confirmation of requirements.

19. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

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

**The application did pass with (7) affirmative votes.**

**5. Public Hearing 2021-5 To revoke previously approved conditional uses in cases where the applicant did not obtain a business license within one year of the approval.**

Mr. Spencer stated that staff reviewed approved uses 2 years ago and there were 30 approvals revoke due to owners not follow proper procedures to obtain a business license and having no desire to continue with the approved use.

There was no other comments from the audience.

Chairman Clifton called for a vote.

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

**The application did pass with (7) affirmative votes.**

**Public Comments/Adjournment:**

Mr. Chamber stated that he wished staff were more diligent on enforcing tree regulations.

Chairman Clifton stated that it was time for Chairman and Vice Chairman Reelections. He asked for any nominations for Chairman and Vice-Chairman of the NLR Planning Commission.

Mr. Dietz stated that he would like to nominate to retain the current Chairman and Vice-Chairman.

The nomination was seconded and passed.

The meeting was adjourned at 4:27pm.