

**North Little Rock Planning Commission  
Regular Meeting  
November 9, 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:**

Banks  
Belasco via Phone  
Chambers  
Clifton, Chairman  
Foster  
Phillips  
Wallace  
White, Vice-Chairman

**Members Absent:**

Dietz

**Staff Present:**

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

**Approval of Minutes:**

Mr. Foster made a motion to change his vote on item #8 Rezone 2021-18 to reflect that he abstained from the vote.

The motion was seconded to amend the October meeting minutes.

A motion was made and seconded to approve the October meeting minutes as amended.

**Administrative:**

Item #10 has been withdrawn from the November Planning Commission Meeting.

**Public Hearing:**

**1. Rezone 2021-16                      To amend the Land Use Plan from Community Shopping to Multi-family & to rezone from C4 to R4 to allow for apartments at 12000 Paul Eells Dr.**

Jared Kelso, Crafton & Tull, representing the developer

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Rezone #2021-16 was approved with (8) affirmative votes.

**2. SD2021-46                      Links at the Rock, Block 1, Lot 2 (Replat and Site Plan Review of apartments at 12000 Paul Eells Dr.)**

- 1. Before the plat is signed, provide a City Council Ordinance rezoning the property to R4.**
- 2. Before the plat is signed, provide a City Council Ordinance abandoning an existing 20' drainage and utility easement along a portion of the south property line.**
- 3. 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.
  - b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
- 4. Planning requirements before the plat will be signed:**
  - a. Provide a 15' drainage and utility easement along Paul Eells Dr. as shown.
  - b. Provide a 40' drainage and utility easement along Crystal Hill Rd. as shown.
  - c. Provide a 20' drainage and utility easement along rear property line as shown.
  - d. Provide a 30' drainage easement through the property as shown.
  - e. Provide a 25' front and rear yard setback as shown.
  - f. Provide fifteen foot (15') exclusive sanitary sewer easement along the southern property line for main extension.
- 5. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
  - b. A signed and recorded plat must be on file with the Planning Department.

- 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 CNLR driveway/curb cut permit application to City Engineer.
  - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
  - h. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
  - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
  - j. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 6. 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.
  - c. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
  - d. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- 7. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Dumpsters to have masonry screening.
  - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.

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

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- b. Provide ½ street improvements.
- c. Paul Eells Dr. is a 60 ft. ROW.

**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 street trees 30' on center.
- d. Provide 61 parking lot shade trees.
- e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
- f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
- g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
- h. Provide 6 foot front yard landscape strip between property line and paving.
- i. Provide 4 foot side yard landscape strip between property line and paving.
- j. Provide a full screen between industrial and commercial zones to the south and east. Full screen includes an 8 foot opaque screen and trees every 20 feet.

**10. Meet the following requirements concerning signage:**

- a. All signs require a permit and separate review.

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

- a. Provide an approved fire protection plan.
- b. Must meet the 2012 AFC and 2012 ABC.
- c. Fire Apparatus Access roads must be able withstand 85,000 lbs.
- d. Any dead ends over 150 feet must have an approved turn around
- e. Turning radius around the buildings will be sufficient to accommodate Fire Dept. apparatus (vehicle dimensions available).
- f. A fire hydrant must be placed within 400 feet of non-sprinkled builds and within 600 feet of sprinkled buildings

**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. 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 North Little Rock Fire Department is required.

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

- a. White Oak connection fee required.
- b. Provide fifteen foot (15') exclusive sanitary sewer easement along southern property line for main extension.
- c. Flow calculations will be required for collection system capacity analysis.

- d. Please provide detailed plans to NLRW for review.

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 (7) affirmative votes.

**3. SD2021-49 Hale Addition, Lot 1 (Preliminary plat for an industrial lot on Faulkner Lake Rd.)**

**1. Engineering requirements on detention:**

- a. Storm water detention plan will be required during Site Plan Review process.

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

- a. Provide half of 60' ROW dedication along Faulkner Lake Rd.
- b. Provide 10' utility easement around property perimeter.
- c. Provide 30' rear yard setback along all property lines as shown.
- d. Show existing 16' AP&L easement (not ROW).
- e. Show existing 100' AP&L easement (not ROW) along front property line.

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

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

**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.
- b. Provide ½ street improvements.
- c. Provide half of 60' ROW dedication.

**5. Meet the following requirements concerning signage:**

- a. All signs require a permit and separate review.

**6. Meet the requirements of the Fire Marshal.**

**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. Location for exclusive 20' sanitary sewer easement for future transmission force main to be determined during Site Plan Review.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (8) affirmative votes.

**4. Rezone #2021-21 From C6 to a PUD to allow for townhomes at 601 N. Olive St.**

Bernie Williams, Garnett Engineering, agreed with all of the recommendations.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Rezone #2021-21 was approved with (7) affirmative votes.

**5. SD2021-50 Argenta Addition, Block 38, Lots 1AR-7FR (Replat and SPR for townhouses at 601 N. Olive St.)**

- 1. Before the plat is signed, provide a City Council ordinance rezoning the property to a PUD.**
- 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, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
  - b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
  - c. Street improvements must be approved by City Engineer and accepted by City Council.
  - d. Provide 13' property line corner radius.
- 3. Planning requirements before the plat will be signed:**
  - a. Existing ROW for N. Olive and for E. 6<sup>th</sup> St. is 60'.
  - b. Provide a 20' access easement as shown.
  - c. Allow 23.33 wide lots as shown.
  - d. Allow 1395 square foot lots as shown.
  - e. Allow zero lot line setbacks for lots 1-5.
  - f. Provide a 10' rear setback for lot 6 as shown.
- 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. 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. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- 6. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.

- b. Show location for 10 trash bins (5 trash, 5 recycling).
  - c. Allow for 5 parking spots on lot 6.
  - d. 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 to ADA standards and City standards.
  - b. Provide half of 60' ROW.
  - c. 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 automated underground irrigation to all required trees and shrubs.
  - c. Provide (3) street trees along N. Olive St.
  - d. Provide (3) street trees along E. 6<sup>th</sup> St.
  - 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 4 foot side yard landscape strip between property line and paving.
- 9. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 10. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
  - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
    - i. Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.
    - ii. If there are dwellings above other dwellings the buildings shall be sprinklered. (Volume 2 Section 903.2.8, 903.3) Or If each dwelling unit extends from the foundation to the roof they will be separated by 1 hour fire resistance rated walls. (Volume 3 Section R302.2)
- 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 to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities.
  - c. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
- 12. Meet the requirements of NLR Wastewater, including:**
- a. A public main extension will be required to provide sanitary sewer service to each lot.
  - b. Please submit full set of plans to NLRW for review and approval.
  - c. Separate sanitary sewer service lines required for each lot.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (8) affirmative votes.

**6. SD2021-52                    Argenta Addition, Block 49, Lots 1-3 (Replat at NE corner of 8th and Poplar 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.
  - b. Storm water detention plan will be required during Site Plan Review process.
- 2. Planning requirements before the plat will be signed:**
  - a. Provide ROW dedication along Poplar St. as shown.
  - b. 10' rear yard setback on lot 3 should be along the east lot line.
- 3. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
- 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.
  - b. Provide ½ street improvements.
- 5. Meet the requirements of the Fire Marshal.**
- 6. Meet the requirements of CAW, including:**
  - a. All CAW requirements in effect at the time of request for water service must be met.
- 7. Meet the requirements of NLR Wastewater, including:**
  - a. Provide a 7.5' exclusive sanitary sewer easement along the eastern property line.
    - i. Easement should abut the eastern property line and extend 7.5' to the west.
    - ii. Easement shall run north-south along the eastern property line
  - b. Sewer main extension will be required to serve lot 3 (proposed).

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (8) affirmative votes.

**7. SD2021-53                    Gerald Horton Addition, Lot 1 (SPR for a warehouse addition at 8740 Maumelle Blvd)**

- 1. Engineering requirements on detention:**
  - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
- 2. 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.
- 3. 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. All driveways are to be concrete within the ROW. Reconstruct driveways to meet City standards.
- 4. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
  - c. Asphalt the parking lot in the rear from the south property line to the building line (30 feet).
- 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.
- 6. 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 along Crystal Hill Rd.
  - 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 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.
- 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. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
  - b. Group S-1 storage facilities with fire areas exceeding 12,000 square feet shall be have an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
  - c. High piled combustible storage fire areas shall meet the requirements of Volume I Chapter 32.
  - d. If a portion of a building constructed is more than 400 feet from a hydrant, a hydrant shall be provided. The hydrant distance from a building may be 600 feet if the building is sprinklered throughout. (Volume 1 Section 507.5)
- 9. Meet the requirements of CAW, including:**
  - a. All CAW requirements in effect at the time of request for water service must be met.
- 10. Meet the requirements of NLR Wastewater.**

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (8) affirmative votes.

**8. Rezone #2021-19                      To rezone from C3 to C4 to allow indoor mini-storage at 900 W. Pershing Blvd.**

Brian Dale, Joe White & Associates

Chairman Clifton asked if staff received any calls or inquires about this application.

Mr. Spencer stated that staff did receive calls that were inquiring on the use of the application and were in support of the application.

Chairman Clifton asked the applicant if there was going to be any outdoor storage at this location.

Mr. Dale denied plans for any outdoor storage at this location.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Special Use #2021-19 was approved with (8) affirmative votes.

**9. SD2021-56                      Pershing Addition, Lot 1 (SPR for mini-storage at 900 W. Pershing)**

- 1. Provide a City Council Ordinance Rezoning the property to C4 before applying for a building permit.**
- 2. Sanitary Sewer and existing easement to be relocated and accepted before applying for a building permit.**
- 3. Engineering requirements on detention:**
  - a. Storm water detention plan not required as there is no increase of or a reduction of impervious surface.
- 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. Street improvements must be approved by City Engineer.
- 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 for Schaer and copy of ARDOT driveway permit for Hwy. 365.
- f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to 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. Replace broken sidewalk panels along Pike Ave.
- c. Connect the two sidewalks along Pershing with a 6' sidewalk at the back of curb.
- d. Remove the street parking along Schaer. Install a new curb with a 6' sidewalk at the back of curb.
- e. Provide a new curb at the existing edge of asphalt along W. 25<sup>th</sup> St. and a 6' wide sidewalk at the back of curb.

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

- a. If a dumpster is added to the site, provide masonry screen.
- b. Maximum building height is 35 ft.
- c. No fence is to be within a front building line.
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.

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

- a. Provide ½ street improvements as outlined in item numbers 5b – 5e.
- b. Provide half of 90' ROW on W. Pershing.
- c. Provide half of 80' ROW on Pike Ave.

**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 30' on center along all four streets.
- d. Provide (3) parking lot shade trees.
- e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
- f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. 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.

**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. Meet the requirements of the 2012 Arkansas Fire Prevention Code including:
  - i. Group S-1 storage facilities with fire areas exceeding 12,000 square feet shall be have an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
  - ii. Class 1 standpipes will be provided where required (Volume 2 Section 905.4)
- b. Shall meet the fire flow requirements of the Fire Code, Appendix B
- c. Fire Apparatus roads shall be able to support the imposed load of fire apparatus weighing at least 85,000 pounds per NLR Ordinance 9267

**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. Provide 10-foot Utility Easement along road frontages of W Pershing Blvd, Pike Ave, and W 25th St.

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

- a. Please submit full set of plans for sewer main relocation to NLRW for review and approval.
- b. Existing easement and sanitary sewer to remain in effect and active until relocation is approved and accepted by NLRW

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (8) affirmative votes.

**10. Rezone #2021-20                      WITHDRAWN                      To amend the Land Use Plan from Multi-family to Trade Fair and to rezone from R1 to C4 to allow indoor mini-storage at 8411 Kim Dr.**

**11. Special Use #2021-18                      To allow a nursing assistant school in an R5 zone at 314 E. Emily St.**

Brittany Robertson agreed with all of the recommendations and requirements.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Special Use #2021-18 was approved with (8) affirmative votes.

**12. Special Use #2021-19  
Steed Rd.**

**To allow a daycare center in an I2 zone at 205 & 207**

Troy and Irene Carruth agreed to all recommendations and requirements.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Special Use #2021-19 was approved with (8) affirmative votes.

**13. Special Use # 2021-20  
line at 4109 E. Broadway St.**

**To allow an accessory use (ATM) in the front building**

Mike Villarreal agreed with all of the recommendations.

Mr. White stated he was curious about theft being a problem.

Mr. Villarreal stated that drive up ATMs are much safer than walk up ATMs.

Mr. Foster stated that he did not see any lighting reflected on the siteplan.

Mr. Villarreal stated that he will install LED lighting. It will be one pole with 3 lights.

Mr. Foster asked the applicant where the light pole would be located.

Mr. Villarreal stated the pole would be located adjacent to the ATM canopy. He added that the canopy would also have lights installed under it.

Mr. Chambers asked if the lighting would be shielded from creating a glare on the Highway.

Mr. Villarreal confirmed that all of the lights are designed to prevent glare on the Highway.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Special Use #2021-20 was approved with (8) affirmative votes.

**14. Public Hearing #2021-24            To amend the Master Street Plan to change Highway 70 between 391 and the Lonoke County line from a collector to a Minor Arterial with an 80' wide ROW.**

David Cook, City of NLR Engineering Department, purposes this change to keep up with all of the current Amazon development as well as future developments in the area.

Mr. Foster asked what the current ROW is at this location.

Mr. Spencer stated that the ROW is 60 feet now. He stated that the 20 feet extension will be on the North side of the property. He said there are plans for other large distribution centers coming in.

Mr. Cook stated that now it is two 12 foot lanes. The Amazon improvements widen it to 36 feet with a center turn lane.

Mr. Chambers stated he didn't believe that Amazon widened it to 4 lanes.

Mr. Cook confirmed they did not widen it to 4 lanes. He stated the pavement width is 36 feet.

Mr. Chambers stated if this is approved it will widen it to 48 feet become a 3 lane road and will bottle neck at Amazon.

Mr. Cook stated that there is currently 40 feet of pavement.

Mr. Chambers asked if Amazon dedicated 80 feet.

Mr. Spencer stated the dedicated 20 feet.

Mr. Chambers asked if the city wants that additional 8 feet of pavement then it would be on them to do the improvements.

Mr. Foster stated that would only refer to the Amazon site.

Mr. Chambers stated that future improvements would have Minor Arterial Standards. He asked when the road departs the alignment with the small would the dedications come out at this time.

Mr. Spencer clarified that after the water area there would be 10 feet on each side.

Mr. Banks stated that this is state jurisdiction. He asked if State has already made the change to require this ROW.

Mr. Cook believes the State has a budget for the widening of the ROW. He stated that other developments will seek DOT help for widening that will be required.

Mr. Banks stated that when you designate ROW it is saying the State is going to require a ROW.

Mr. Foster stated that right now the vote is only on the future of the Master Street Plan not requiring ROW.

Mr. Spencer confirmed this is only for the Master Street Plan and to have a plan for future ROW.

Mr. Foster stated this paves the way for the State.

Mr. Chambers asked if there is any benefit to having a collector street parallel to just North of each distribution center so that each distribution center isn't a cul-de-sac dumping on HWY 70.

Mr. Spencer stated that at the moment it is owned by multiple private property owners. He asked if he was referring to the extension of Barton Rd.

Mr. Chambers confirmed he was referring to the extension of Barton Rd. tying into HWY 70 to make traffic more fluid in the area.

Mr. Spencer stated that there is an issue a bog that is conservation land and cannot extend Barton Rd. any further than it already is.

Mr. Chambers stated that it is just a plan to evenly distribute traffic.

Mr. Spencer stated that the matter would be discussed at the next Subdivision meeting.

Mr. Thomas Pownall asked if it has to go to City Council or will it be approved tonight.

Mr. Spencer stated that it will go the December City Council meeting.

Mr. Pownall as an applicant for track 4, how wide is the Minor Arterial? He stated he doesn't want it to be wider than what the traffic study shows.

Mr. Chambers stated if the development continues, the traffic study may be out of date.

Mr. Cook stated that the Minor Arterial is 48 feet back to back.

Mr. Pownall expressed his concern for widening the road further than necessary.

Mr. Chambers stated that if Amazon has 36 feet and future developments build 48 feet, then it will cause traffic to bottle neck.

Mr. Spencer clarified that nothing planned would be different from what Amazon has now and just want the 80 foot ROW for future.

There was further discussion on how this request might affect future developments in the area.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

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

Public Hearing #2021-24 was approved with (8) affirmative votes.

**Public Comments/Adjournment:**

Chairman Clifton adjourned the meeting at

4:49pm.