

NLR Planning Commission
April 10, 2018
Agenda Meeting / Public Hearing 4:00 PM

Agenda Meeting: ▪ Roll Call

Reminder: ▪ Turn off cell phones
 ▪ Planning Commission procedures on back of agenda
 ▪ Speak into the microphone

Administrative: Item #7 postponed

Approval of Minutes: ▪ March 13, 2018

Development Review Committee:

- A. SD2018-7 Nwachuku Addition, Lot 1 (Replat & SPR of a commercial lot located at 508 W. 47th St.)
- B. SD2018-13 Argenta Addition, Lot 10-R (Site Plan Review of a commercial property located at 515 N. Olive St.)
- C. SD2018-14 American Tower Addition, Lot 1 (Preliminary Plat & SPR of a cell tower located at 12005 Faulkner Lake Rd)
- D. SD2018-16 Central Arkansas I-440 Business Park, Lot 7 (SPR of an expansion to an industrial business located at 900 Fiber Optic Dr.)
- E. SD2018-17 LISA Academy North Subdivision, Lot 1 (Replat & SPR of a new high school located at 4600 Briley Rd.)
- F. SD2018-18 Park Hill Addition, Block 100, Lot 1 (Preliminary Plat & SPR of a new commercial development located at 4131 JFK Blvd)
- G. SD2018-19 Argenta Plaza Addition, Lots 1-9 (Preliminary Plat of Argenta Plaza Subdivision)
- H. SD2018-20 Argenta Plaza Addition, Lot 1 (SPR of the Argenta Plaza)
- I. SD2018-21 Argenta Plaza Addition, Lot 4 (SPR of a multi-purpose office and retail building)
- J. SD2018-22 Argenta Plaza Addition, Lot 5 (SPR of a parking lot)
- K. SD2018-23 Argenta Plaza Addition, Lot 6 (SPR of an office building located at 600 Main St.)
- L. SD2018-24 Argenta Plaza Addition, Lot 7 (SPR of a parking lot)

Public Hearings:

1. Special Use #2018-2 To allow a mobile home in an R-2 zone located at 7001 Faulkner Lake Rd.
2. Special Use #2018-4 To allow a daycare center in a C-1 zone located at 2000 Fendley Dr.
3. Special Use #2018-5 To allow an appraisal business and a residence in the same building in a C-2 zone located at 2 E. 56th Pl.
4. Special Use #2018-6 To allow two seasonal high tunnels in an R-3 zone located at the end of Powerline Dr.
5. Rezone #2018-6 & Conditional Use #2018-3 To rezone property located at 4600 Briley Rd from I-1 to R-2 to allow for a new high school.
6. Rezone #2018-7 To rezone property located at 4901 Allen St. from O-1 to R-3 to allow for residential development
7. Conditional Use #2018-4 (postponed) To allow a car sales lot in a C-4 zone located at 3125 Pike Ave
8. Conditional Use #2018-5 To allow a parking lot in C-6 located on Lot 5, Argenta Plaza Addition
9. Conditional Use #2018-6 To allow a parking lot in C-6 located on Lot 7, Argenta Plaza Addition
10. Conditional Use #2018-7 To allow an auto window tinting business in a C-3 zone located at 13120 Crystal Hill Rd.

Public Comment / Adjournment:

NLR PLANNING COMMISSION MEETING PROCEDURES

Public Hearings: The regularly scheduled meeting is held on the second Tuesday of each month at 4:00 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

Voting: There are 9 Commissioners. A quorum consists of 6 members. “Robert’s Rules of Order” apply unless the Commission has outlined alternative procedures. According to the current by-laws, all business must be approved by a minimum of 5 votes. A simple majority of those members present does not necessarily approve a motion.

1. No person shall address the Planning Commission without first being recognized by the Chair.
2. All questions and remarks shall be made from the podium and addressed through the Chair.
3. After being recognized, each person shall state their name and address for the record.
4. When a group of citizens is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.
5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.
6. Individual (not representing a citizen group) presentations shall be limited to 3 minutes.
7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
10. Anyone wishing to submit exhibits for the record shall provide the clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.
11. Anyone wishing to read a statement into the record shall provide the secretary with a written copy of the statement.