

**North Little Rock Planning Commission**  
**Regular Meeting**  
**August 12, 2014**

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Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:45 PM in the Council Chambers, City Hall.

**Members Present:**

Alexander  
Belasco  
Chambers  
Foster  
Harris  
Phillips  
White  
Clifton, Chairman

**Members Absent:**

Dietz

**Staff Present:**

Robert Voyles, Director  
Shawn Spencer, Asst. Director  
Daniel McFadden, City Attorney

**Others Present:**

Maumelle Mayor Mike Watson

**Approval of Minutes:**

Motion was made and seconded to excuse Mr. Dietz from today's meeting.  
This was approved with (8) affirmative votes.

Motion was made and seconded to approve the July meeting minutes as submitted. The minutes were approved with (8) affirmative votes.

**Administrative:**

**Development Review Committee:****A. NS-2407-14 Julie Addition – Lots 1-3 (Preliminary plat of residential lots located at SW corner of Division Street and Cody Place)**

- 1. Requirements before the final plat/replat will be signed:**
  - a. Storm Water Detention plan to be approved by City Engineer and a written approval provided to Planning Department.
  - b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
  - c. Half street improvements have been provided.
- 2. Permit requirements/approvals before a building permit will be issued:**
  - a. Provide CNLR Stormwater Permit.
  - b. Secure driveway/curb cut from City Engineer.
- 3. Meet the requirements of the City Engineer, including:**
  - a. The first floors of any building are to be a minimum of 1' above any floodplain.
  - b. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
  - c. Provide City Engineer drainage calculations for existing and proposed facilities.
  - d. All driveways are to be concrete within the ROW.
- 4. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
- 5. Meet the requirements of the Master Street Plan, including:**
  - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks 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 or seeded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide 1 street tree per lot.
- 7. 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. Fire hydrants to be within 400 feet of all areas of building.
- 8. Meet the requirements of CAW, including:**
  - a. Water is available to the site.
  - b. All CAW requirements in effect at the time of request for water service must be met.
  - c. Submit plans for water facilities and/or fire protection system to CAW for review.
  - d. Approval of plans by AR Dept. of Health Engineering Division is required.
  - e. Contact CAW for requirements on backflow protection on meter services.
  - f. Contact CAW for requirements on size and location of the meter.
- 9. Meet the requirements of NLR Wastewater, including:**
  - a. Label the existing sewer line Division Street to be ' 6" Sanitary Sewer Line'
  - b. A complete set of drawings for development must be submitted to NLR Wastewater.
  - c. Approval of plans by AR Dept. of Health Engineering Division is required.
- 10. Meet the requirements of Central Arkansas Transit Authority (CATA), including:**
  - a. The site is ¼ mile from the Route #4 Levy-Amboy route. This route only serves the Amboy neighborhood during peak hours Monday-Saturday with no service on Sunday. During off peak hours, the site is less than 1 mile from bus service on 47<sup>th</sup> & Allen.

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 as amended was passed with (8) affirmative and (1) absent votes.

**B. SPR-2408-14 McCain Mall Addition, Lot 2, Block 1 (Site Plan Review of a restaurant located at McCain Blvd and Warden Road)**

- 1. Permit requirements/approvals before a building permit will be issued:**
  - a. Provide CNLR Stormwater Permit.
  - b. Storm Water Detention plan to be approved by City Engineer and a written approval provided to Planning Department.
  - c. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
- 2. Meet the requirements of the City Engineer, including:**
  - a. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
  - b. Provide City Engineer drainage calculations for existing and proposed facilities.
  - c. City Engineer to approve parking lot layout.
  - d. The drainage plan shall be developed in a way to minimize channelized flow from focused runoff from storm drains or roof drains.
  - e. Offsite sewer shall be in sewer easement.
  - f. Show parking lot and exterior building lighting plan.
- 3. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Dumpster to have masonry screening.
  - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan.**
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide (9) street trees 40' on center.
  - d. Provide (12) parking lot shade trees.
  - e. Parking lot shade trees must be at the furthest 10' from edge of paving.
  - f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
  - g. Waive 6 foot front yard landscape strip between property line and paving.
- 6. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
  - b. No freestanding or monument sign permitted.
- 7. 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. Fire hydrants to be within 400 feet of all areas of building.
- 8. Meet the requirements of CAW, including:**
  - a. Water is available to the site.
  - b. All CAW requirements in effect at the time of request for water service must be met.
  - c. Submit plans for water facilities and/or fire protection system to CAW for review.
  - d. Approval of plans by AR Dept. of Health Engineering Division is required.
  - e. Contact CAW for requirements on backflow protection on meter services.

f. Contact CAW for requirements on size and location of the meter.

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

- a. A public sewer main extension will be required to the existing Lot 2.
- b. A Developers Agreement will need to be submitted to NLRWU for permit approval.
- c. Construction Plans for the public sewer main shall be submitted to NLRWU for approval.
- d. Separate Building Plans shall be submitted to NLRWU for Plumbing Permit approval.
- e. All sewer main extensions shall be in a minimum 10' sanitary sewer easement.

**10. Meet the requirements of Central Arkansas Transit Authority (CATA), including:**

- a. The site at McCain Mall is directly served by Route #10 McCain Mall seven days week at the entrance of Dillard's and at the mall's main entrance.

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 as amended was passed with (8) affirmative and (1) absent votes.

**C. NS-2409-14 Northbrook Subdivision – (water and access easement)**

**1. Requirements before the final plat will be signed:**

- a. Final plat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide letter from City Engineer stating approval of final 50' wide access easement location and final 5' wide utility easement location.

**2. Meet the requirements of the City Engineer, including:**

- a. Verify the profile grade for the centerline of easement does not exceed the maximum grade allowed by the City Standards.

**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.**

**5. Meet the requirements of the Screening and Landscaping ordinance, including:**

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.

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

- a. Meet Fire Marshal's requirements on fire hydrant location.

**7. Meet the requirements of CAW.**

**8. Meet the requirements of NLR Wastewater.**

**9. Meet the requirements of Central Arkansas Transit Authority (CATA), including:**

- a. The site is approximately 1.5 miles from the nearest bus stop at Hwy 107 & Kiehl Avenue on Route #36 Jacksonville-Sherwood Express. This route only operates three AM and three PM trips Monday through Friday.

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 as amended was passed with (8) affirmative and (1) absent votes.

**D. REP-2410-14 Park Hill Addition – Lots C1, C2, Block 3 (Replat for North Park Mall Improvement District)**

**1. Requirements before the final plat/replat will be signed:**

- a. Storm Water Detention plan to be approved by City Engineer and a written approval provided to Planning Department.
- b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 2. Permit requirements/approvals before a building permit will be issued:**
  - a. No development permitted on lot C2.
- 3. Meet the requirements of the City Engineer, including:**
  - a. Provide City Engineer drainage calculations for existing and proposed facilities.
- 4. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Waive required direct access to public ROW.
  - c. Waive rear yard setback on Lot C1 from 20 feet to 4 feet.
  - d. Waive minimum lot width and depth requirements on Lot C2.
  - e. Waive all setback requirements on Lot C2.
  - f. Waive all landscape requirements on Lot C2.
  - g. Reference cross access easement deed # on the plat.
- 5. Meet the requirements of the Master Street Plan.**
- 6. Meet the requirements of the Screening and Landscaping ordinance.**
- 7. Meet the following requirements concerning signage:**
  - a. No signage permitted on Lot C2.
- 8. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
- 9. Meet the requirements of CAW.**
- 10. Meet the requirements of NLR Wastewater.**
- 11. Meet the requirements of Central Arkansas Transit Authority (CATA).**

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 as amended was passed with (8) affirmative and (1) absent votes.

**E. NS-2342-13 Northbrook Subdivision, Blocks 1-4 (Preliminary Plat of a residential subdivision located at Maryland Ave N of the NLR airport)**

**1. One-time 1 year extension.**

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the previous requirements. There were no additional comments from Commissioners or the audience. The motion to approve as amended was passed with (8) affirmative and (1) absent votes.

**Public Hearings:**

- 1. Rezone #1686. To rezone from I-2 to I-3 to allow steel fabrication located at 501 North Vine.

The applicant, Mr. Brian Corbitt, was present. Mr. Corbitt explained that his business has been there for many years and he plans on a future expansion. At one point in the past the use on the property was permitted, but the permitted use table was amended and the use

was only allowed in I-3. He was asking for a rezone to allow the future expansion of the existing use.

Mr. Chambers stated that I-3 is the heaviest use zone allowed and he could not support I-3 at that location, but he could support a Special Use to allow steel fabrication in a I-2 zone.

Mr. Corbitt stated that a Special Use would be OK.

A motion was made and approved to amend the request to a Special Use to allow steel fabrication in an I-2 zone.

A motion was made and seconded to approve the amended request.

<b>Alexander</b>	<b>Yes</b>	<b>Harris</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Dietz</b>	<b>Absent</b>	<b>Clifton</b>	<b>Yes</b>
<b>Foster</b>	<b>Yes</b>		

Special Use #764 was approved with (8) affirmative and (1) absent votes.

2. Special Use #756. To allow a 2<sup>nd</sup> residence on a lot in an R-3 zone located at 1412 W 18<sup>th</sup>.

The applicant, Mr. James Lockrin representing Ryan Aclin, was present. Mr. Lockrin explained that they want the City to explain exactly what needs to be done to this house. He stated that basically they have been told to do repairs and the City will see if they like it.

Chairman Clifton asked if they've been presented with a copy of the recommendations from staff.

Mr. Lockrin stated that they have a copy but with everything that was listed it is very expensive and they don't want to put money into this house for the City to tell them it's not good enough and to demolition the house.

Mr. Spencer stated staff has never asked applicants to do anything that is not required by City Council. He stated a plan is put together and City Council would have to vote on the plan.

Mr. Voyles stated that Planning Commission instructed the applicant to prepare a plan to bring the structure up to code and we have not received the plan. He stated that he has looked for past history on this property in the directory and it doesn't reflect a second dwelling on this property.

Mr. Chambers inquired about Code Enforcement involvement on this application.

Mr. Spencer stated that Code Enforcement had a list 5 page check list and the Fire Marshall concern was the setback with the building and the shed.

Chairman Clifton asked Mr. Lockrin are they willing to comply with the list that Code Enforcement provided to them.

Mr. Lockrin stated that they would but he was told that Code enforcement has a right to shut it down even if they do comply with their check list.

Chairman Clifton asked if there were any further comments from the audience or Commissioners.

Mr. White requested for Code Enforcement to be at the next meeting, due to the discrepancies with the list and a possibility of Code Enforcement shutting this applicant down.

There was further discussion about the application.

A motion was made and seconded to postpone the application to next month's meeting.

<b>Alexander</b>	<b>Yes</b>	<b>Harris</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Dietz</b>	<b>Absent</b>	<b>Clifton</b>	<b>Yes</b>
<b>Foster</b>	<b>Yes</b>		

3. Public Hearing #1687. To update the Master Street Plan in and around the Counts Massie, Paul Eells and Willow Beach areas.

Mr. Voyles explained the proposed Master Street Plan Amendments to the western and eastern part of the city.

Mr. Chambers asked in reference to the second item on the memorandum, will this create a spike strip and will it function like a water improvement district that if later tied on to the line you would have to annex into the district.

Mr. Voyles stated that the Holloway firm is coordinating some of that work. The property owner, Mr. Kim has voted not to participate in group district, he is not agreeable to funding a portion of the road way. He stated that he wanted to Commissioners to know what is specifically being proposed.

Chairman Clifton asked if anyone in the audience would like to speak on this application.

Mr. Andre Scott representing for a family in the neighborhood expressed their concerns about the Master Street Plan amendments.

Mr. Chambers asked if the Commissioners need to take action on the improvement district.

Mr. Voyles stated that no action required from the Commissioners, all that is needed is to change minor amendments on the Master Street Plan.

Maumelle Mayor Mike Watson expressed his gratitude to the City of North Little Rock and some concerns about the Master Street Plan Amendments.

Mrs. Michelle Snider is opposed to the extension of Country Club parkway.

A motion was made and seconded to forward to City Council.

<b>Alexander</b>	<b>Yes</b>	<b>Harris</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Dietz</b>	<b>Absent</b>	<b>Clifton</b>	<b>Yes</b>
<b>Foster</b>	<b>Yes</b>		

Public Hearing #1687 was approved with (8) affirmative and (1) absent votes.

**Public Comment/Adjournment:**

A motion was made to adjourn and it was seconded. The motion passed with (8) affirmative votes and the meeting was adjourned at 5:45pm.