

North Little Rock Planning Commission
Regular Meeting
July 8, 2014

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:

Belasco
Chambers
Dietz
Harris
Phillips
White
Clifton, Chairman

Members Absent:

Alexander
Foster

Staff Present:

Robert Voyles, Director
Daniel McFadden, City Attorney
Keisa Stewart, Secretary

Others Present:

Alderman Baxter

Approval of Minutes:

Motion was made and seconded to excuse Ms. Alexander and Mr. Foster from today's meeting. This was approved with (7) affirmative votes.

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

Administrative:

Proposed amendments to the Master Street Plan requested for a public hearing at next month's meeting.

Development Review Committee:**A. Rep-2406-14 R.W. Scott Addition – Lot A & B (Replat of lot AR into lots A&B at the SW corner of Paul Eells Dr. and Counts Massie Rd)****1. Requirements before the replat will be signed:**

- a. Replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide ROW dedication as shown.

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.

3. 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.

4. Meet the requirements of the Master Street Plan, including:

- a. Provide ROW dedication.

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 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.
- b. No pole sign permitted. No electronic changeable copy 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. White Oak Interceptor fee will apply to this project.
- b. The existing lot has immediate access to the public sewer system. The proposed lot B will be without immediate access to public sewer. Should future development on this lot require sanitary sewer a sewer main extension will be required.
- c. A complete set of drawings for development must be submitted to NLR Wastewater.
- d. 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 proposed site is ½ mile from the nearest bus stop at Maumelle and Counts Massie.

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 (7) affirmative and (2) absent votes.

Public Hearings:

1. **Special Use #756. POSTPONED** To recognize an existing 2nd residence on a lot in an R-3 zone located at 1412 W 18th Street.
2. **Conditional Use #128.** To allow a self-serve ice vending machine in an I-2 zone located at SW corner of Counts Massie and Scott Industrial Drive.

The applicant, Eric Holloway, was present.

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

There were no further comments.

Conditions:

1. Ice vending machines may be authorized as an accessory use that is related to another primary use on the subject property.
2. Ice vending machines may be authorized as a primary use on the property.
3. Ice vending machines may be physically attached to the structure housing the primary use on the subject property or as a stand-alone accessory or primary structure. If located in front of the primary structure, the ice vending machine must meet the setback of the zone in which it is located.
4. Ice vending machines shall be painted a similar and complimentary color to the primary structure(s) located in the area.
5. The ice vending machine unit shall be placed on a continuous solid brick or stone foundation. The foundation shall be a minimum of 2' tall.
6. Exterior walls of the ice vending unit shall be stucco or dryvit material(s).
7. Any mechanical/condensing units associated with the ice vending machine shall be located on the roof of the unit and hidden by a parapet wall. Parapet wall(s) will be of the same material and color of the structure and be a continuation of the vertical wall.
8. Dispensing areas of the ice machine unit will be covered by metal awnings extending a maximum of 4' from the wall of the structure. Awnings shall have a minimum of 9' clearance from the ground.
9. Exterior lighting shall be located under the awnings at the dispensing areas.
10. Signage shall be limited to wall areas located under the awning(s). Signage shall not be internally lit, electronic changeable copy, and/or neon.
11. Two shade trees shall be provided for each unit. Trees are to have an automated underground irrigation system.
12. Bollards shall be placed to prevent a vehicle from damaging the ice machine unit or awnings.
13. The applicant shall comply with signage requirements found in Article 14 of the Zoning Ordinance.
14. The applicant must meet all applicable Federal, State, County and City requirements.
15. Planning Staff shall not issue a business license until inspection confirms that all requirements have been met.

16. The 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.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Absent	Harris	Yes
Belasco	Yes	Phillips	Yes
Chambers	Yes	White	Yes
Dietz	Yes	Clifton	Yes
Foster	Absent		

Condition Use #128 was approved with (7) affirmative and (2) absent votes.

3. **Special Use #760.** To allow retail sales of firearms and accessories in an I-1 zone located at 9207 Maumelle Blvd.

The applicant, Brian Hearn, was present.

Chairman Clifton asked if anyone in the audience or Commissioners would like to speak for or against the application.

Mr. Chambers asked if there will be discharging firearms at this location.

Mr. Hearn stated that this will not have a shooting range.

Chairman Clifton asked if there were any further comments.

There were no further comments.

Conditions:

1. applicant must meet all applicable Federal, State, County and City requirements,
2. business license to be issued after Planning Staff confirmation of requirements,
3. applicant/owner 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.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Absent	Harris	Yes
Belasco	Yes	Phillips	Yes
Chambers	Yes	White	Yes
Dietz	Yes	Clifton	Yes
Foster	Absent		

Special Use #760 was approved with (7) affirmative and (2) absent votes.

4. **Rezone 1685.** To rezone from the existing R-1 to the proposed C-3 to allow retail located at 5922 Crystal Hill Road.

The applicant, James Dietz, was present.

Mr. Voyles stated that this property was annexed 10 years ago, there was no zoning plan generated at the time so it was zoned R-1. The applicant's would like to have it zoned C-3 for commercial use.

Chairman Clifton asked if anyone in the audience or Commissioners have any comments.

There were no further comments.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Absent	Harris	Yes
Belasco	Yes	Phillips	Yes
Chambers	Yes	White	Yes
Dietz	Recuse	Clifton	Yes
Foster	Absent		

Rezone #1685 was approved with (6) affirmative, (1) recusal and (2) absent votes.

Public Comment/Adjournment:

Chairman Clifton stated an issue that has been brought to staffs attention about two lots on Allwood that an applicant would like to build one house on those lots. Mr. Voyles asked if staff would be allowed to approve without going through Development Review Committee. Mr. McFadden stated that under the subdivision regulation that under the circumstances all that is required is staff's approval.

Mr. White inquired about sidewalks.

A motion was made to adjourn and it was seconded. The motion passed with (7) affirmative votes and the meeting was adjourned at 5:10 pm.