

North Little Rock Planning Commission
Regular Meeting
July 14, 2015

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
Dietz
Phillips
White
Clifton, Chairman

Members Absent:

Foster
Harris

Staff Present:

Shawn Spencer, Assistant Director
Daniel McFadden, City Attorney
Keisa Stewart, Secretary

Other Members Present:

Alderman Beth White
Alderman Debi Ross
Alderman Steve Baxter

Approval of Minutes:

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

Administrative:

Subdivision Administrative:

- A. NS-2446-15 Springhill Development, Lot 12, Block 4 (Preliminary Plat of a commercial lot located at the NW corner of Stockton and Smokey Lane)**
- 1. Requirements before the final plat/replat will be signed:**
 - a. On-site detention to be determined at Site Plan Review.
 - b. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - 2. Meet the requirements of the City Engineer, including:**
 - a. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE).
 - 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No fence is to be within a front building line.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - d. Provide a 40' cross access easement along Stockton to property to the west.
 - e. Provide 10' utility easements along the west property line.
 - 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. Street trees to be provided during the Site Plan Review process.
 - 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.
 - 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. Provide 15' sanitary sewer easement for existing and proposed sewer mains outside of public ROW.
 - b. Meet with NLRWW on future sewer line extension and coverage area.
 - 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).**

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 was passed with (7) affirmative and (2) absent votes.

- B. NS-2442-15 Postponed. Trails at the Rock Addition, Lot 1 (Preliminary Plat and Site Plan Review of apartments located between Young Road and Crystal Hill Road) and Pebble Drive right-of-way.**
- C. NS-2350-13 Richardson Business Center, Lot 2, Block 1 (one-time, 12 month extension)**

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 was passed with (7) affirmative and (2) absent votes.

Public Hearings:

1. Special Use #788. To allow a therapeutic massage clinic in a C-1 zone located at 2525 Willow.

The applicant, Mr. Brandon Lofit representing Mr. Craig Betts, was present. He gave an explanation of what type of business this will be.

Mr. Chambers asked which end this building will occupy.

Mr. Lofit stated that they will occupy the east end of the building, facing Willow Street.

A motion was made and seconded to amend recommendations to add the hours of operation 8am – 6pm Monday – Saturday.

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

Ms. Karen Alford stated that the neighborhood had a meeting with the owner of this building and about 10 people of the neighborhood is opposed to this application due to other activity that has been going on at this site.

Mr. White explained that this is not a rezoning and the type of business that is proposed is a quiet business.

Ms. Alford stated that they opposed to the change.

There was further discussion concerning the letter that Mr. Betts sent in.

Chairman Clifton asked if there were any further comments.

There were no further comments.

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

Alexander	Yes	Harris	Absent
Belasco	Yes	Phillips	Yes
Chambers	Yes	White	Yes

Dietz	Yes	Clifton	Yes
Foster	Absent		

Special Use #788 was approved with (7) affirmative and (2) absent votes.

2. Special Use #789. **Postponed**. To allow a marketplace for Arkansas vendors and entrepreneurs featuring products, services and entertainment in an I-2 zone located at 400 Magnolia.

3. Rezone #1730 / Conditional Use #140. To rezone from C-3 to C-4 to allow car sales with a Conditional Use located at 7123 Service Road.

The applicant, Milton Quijano, was present.

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

Mr. Reynolds stated that he is opposed to this application.

Mr. James stated that he is opposed to the application.

Mr. Lackey is opposed to the application.

Chairman Clifton asked for any further comments.

There were no further comments.

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

Alexander	No	Harris	Absent
Belasco	No	Phillips	No
Chambers	No	White	No
Dietz	No	Clifton	No
Foster	Absent		

Rezone #1730/Conditional Use #140 received a negative recommendation with (7) opposition and (2) absent votes.

4. Public Hearing #1727. To amend the zoning ordinance concerning urban farming

Mr. Shawn Spencer explained that a study was done regarding permitted uses within the zoning ordinance about farming. The committee voted to remove Agriculture (farming) and Farm Land, Crop and ranching from the permitted use table. In section 3.1 – regulations applying to all districts there was an addition stating; No person shall keep any horse, cow or other livestock except in an enclosed pasture containing one acre for each animal. The fencing for the enclosed pasture shall be a minimum of 300’ from any residence.

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

There were no further comments.

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

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

Public Comments/Adjournment:

Mr. White inquired about how many chickens are allowed at a residence and how far they should be from a neighbor’s home.

Mr. Chambers thanked Mr. Robert Voyles for his served to the City of North Little Rock and wishes him well.

A motion was made to adjourn and it was seconded. The motion passed with (7) affirmative votes and the meeting was adjourned at 5:20 pm.