

**North Little Rock Planning Commission**  
**Regular Meeting**  
**March 8, 2016**

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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

**Absent Member:**

Dietz

**Staff Present:**

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

**Others Present:**

Alderman Baxter  
Alderman White

**Approval of Minutes:**

Motion was made and seconded to excuse Mr. Dietz from today's meeting. The motion was approved with (7) affirmative votes.

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

**Administrative:**

**Subdivision Administrative:****A. SD2016-6 Wenger Addition, Lot 1 (Preliminary Plat of Residential lot on Perrin Rd.)**

- 1. Engineering requirements before the final plat/replat will be signed:**
  - a. Pay the drainage in-lieu fee of \$ \$500/acre for residential development instead of providing on-site detention.
  - b. Provide sidewalks to City standards or Planning Commission supported sidewalk waiver from Mayor and Alderman.
  - c. Provide half of 50' ROW dedication, measured from center of street.
  - d. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.
- 2. Planning requirements before the final plat/replat will be signed:**
  - a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 3. Meet the requirements of the City Engineer, including:**
  - a. Driveway radii returns built to City Engineer's specifications.
  - b. Driveways shall not be closer than 10' from adjoining property lines.
  - c. Cross drains in the ROW are to be RCP with flared end section unless approved by Engineering.
  - 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. Planning Commission supports signed sidewalk waiver form from Mayor and Alderman.
  - b. Provide half of 50' ROW dedication, measured from center of street.
- 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.
- 7. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
- 8. Meet the requirements of CAW, including:**
  - a. All CAW requirements in effect at the time of request for water service must be met.
  - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
  - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
  - d. Approval of plans by AR Dept. of Health Engineering Division is required.
  - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. Meet the requirements of NLR Wastewater.**
- 10. Meet the requirements of Rock Region Metro (CATA), including:**
  - a. Location not currently served by METRO but future service will be provided through our Flex-Service and Community Shuttles providing rides to homes and jobs in the area. We have no objection to this application as shown.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. Mr. Foster advise the applicant to meet with City Engineer regarding stormwater requirements. Ms. Jane Hall turned in wavier for sidewalks. A motion was made and seconded to amend item 5A to state Planning Commission supports signed sidewalk waiver form

from Mayor and Alderman. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (8) affirmative votes.

**B. SD2016-7 Harris Industrial Park, Lot BR (Replat of an Industrial lot located at NW corner of Eanes Rd. and Harris Rd.)**

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

- a. Pay the drainage in-lieu fee of \$5000/acre for additional acreage added to replat or provide detention plan approved by City Engineer.
- b. Provide 25' property line corner radius.
- c. Owner's Engineer shall submit final plat to City Engineer prior to receiving final Planning Department approval.

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

- a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.

**3. Permit requirements/approvals before a building permit will be issued:**

- a. Site Plan review required for any future development beyond the existing structures.

**4. Meet the requirements of the City Engineer.**

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

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

**6. Meet the requirements of the Master Street Plan.**

**7. 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 buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

**8. Meet the following requirements concerning signage.**

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

- a. Provide an approved fire protection plan.

**10. Meet the requirements of CAW, including:**

- a. All CAW requirements in effect at the time of request for water service must be met.
- b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
- c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
- d. Approval of plans by AR Dept. of Health Engineering Division is required.
- e. Proposed water facilities will be sized to provide adequate pressure and fire protection.

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

- a. Prior to development, a Galloway Connection Fee will apply.
- 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.

**12. Meet the requirements of Rock Region Metro (CATA), including:**

- a. Location not currently served by METRO but future service will be provided through our Flex-Service focused on providing rides to jobs in the area. We have no objection to this application as shown.

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 (8) affirmative votes.

**Public Hearings:**

1. Conditional Use #2016-1: To allow daycare center in a C-L Zone located at 900 W. 36<sup>th</sup> St.

The applicant, Ms. Beverly Hall, was present. She stated that she received and understood the conditions for this application.

Conditions:

1. Hours of operation 5am – 8pm Mon – Fri,
2. Playground to be directly accessed from the building,
3. Playground to have emergency exit away from the building,
4. Playground fence to be 6’ wood privacy fence, chain link fence to be removed from around playground area,
5. Applicant must meet all applicable Federal, State, County, and City requirements,
6. Business license to be issued after Planning Staff confirmation of requirements,
7. Playground to meet DHS and City of NLR requirements for playground surface and equipment,
8. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a level 3 or level 4 registered sex offender resides within 2000 feet of the proposed site for the daycare center / home daycare facility.
9. 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 if anyone in the audience or Commissioners would like to speak for or against this application.

Alderman Beth White inquired about the fence under the covered area.

Ms. Hall stated that they will replace that fence with a wood privacy fence.

Chairman Clifton if there were any further comments.

There were no further comments.

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

<b>Alexander</b>	<b>Yes</b>	<b>Dietz</b>	<b>Absent</b>	<b>Phillips</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>Harris</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Conditional Use #2016-1 was approved with (8) affirmative and (1) absent votes.

- 2. Conditional Use #2016-3: To allow a daycare center in a C-4 Zone located at 8000 Crystal Hill Rd.

The applicant, Mr. Bryan Christian, was present. He stated that he received and understood the conditions for this application.

Conditions:

- 1. Hours of operation 6am - 6pm Mon - Fri.
- 2. Playground to be directly accessed from the building,
- 3. Playground to have a second emergency exit on the fence furthest away from the building,
- 4. applicant must meet all applicable Federal, State, County and City requirements,
- 5. business license to be issued after Planning Staff confirmation of requirements,
- 6. playground to meet DHS and City of NLR requirements for playground surface and equipment,
- 7. allow existing chain link playground fence,
- 8. All daycare centers / home daycares shall perform a sex offender residence check through the NLR Police Department according to their rules and procedures, to determine if a level 3 or level 4 registered sex offender resides within 2000 feet of the proposed site for the daycare center / home daycare facility.
- 9. 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 if anyone in the audience or Commissioners would like to speak for or against this application.

There were no further comments.

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

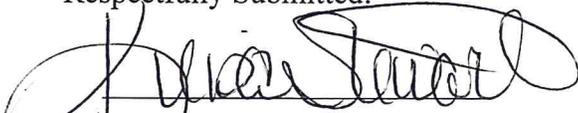
<b>Alexander</b>	<b>Yes</b>	<b>Dietz</b>	<b>Absent</b>	<b>Phillips</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Harris</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

Conditional Use #2016-3 was approved with (8) affirmative and (1) absent votes.

**Public Comments/Adjournment:**

A motion was made to adjourn and it was seconded. The motion passed with (8) affirmative votes and the meeting was adjourned at 5:05 pm.

Respectfully Submitted:

  
 Keisa Stewart, Secretary

  
 Shawn Spencer, Director