

North Little Rock Planning Commission
Regular Meeting
April 12, 2011

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
Armstrong (Arrived at 5:00 pm)
Chambers
Dietz
Foster
Parker
White (Arrived at 4:55 pm)
Clifton, Chairman

Members Absent:

Belasco (excused)

Staff Present:

Shawn Spencer, Assistant Director
Paula Jones, Asst. City Attorney

Others Present:

Debi Ross, Alderwoman

Approval of Minutes:

Motion was made and seconded to approve the March meeting minutes as submitted. The minutes were approved with (6) affirmative votes.

Motion was made and seconded to excuse the Commissioners absent from today's meeting. This was approved with eight (6) affirmative votes.

Administrative:

none

Subdivision Administrative:

- A. SPR-2233-11 McCain Mall Add, Lot 5b, block 1 (Site Plan Review of a hotel located at 4339 Warden Road)**
- 1. Meet the requirements of the City Engineer, including:**
 - a. Obtain Stormwater Management or erosion control permit from City Engineer.
 - b. Proposed driveway on the west side of property will need access easement and will be a positive addition for access to the development.
 - c. Access easement may be a recorded paper document, but must be provided before a building permit is issued.
 - d. Meet requirements from City Engineer on storm water detention.
 - e. Provide drainage calculations to City Engineer to include storm water detention and discharge of water off-site.
 - 2. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Site Plan Review of the development will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates before a building permit issued.
 - c. Dumpster screening to match building.
 - 3. Meet the requirements of the Master Street Plan.**
 - 4. 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 irrigation to all required trees.
 - c. Provide 18 parking lot shade trees at 2.5" caliper (4 shown). Crepe Myrtle and Yoshino Cherry do not count.
 - d. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - e. Provide a continuous screen for any parking spots that face a street or abutting property (none shown)
 - 5. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Provide sign locations on site plan.
 - c. Project is in the Warden/Lander Sign Overlay District.
 - 6. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Provide all weather access to three sides of the building.
 - c. Fire hydrants to be within 400 feet of all areas of building.
 - d. All exterior portions of a building must be within 150' of a FD access road.
 - 7. Meet the requirements of CAW, including:**
 - a. Water is available to this property.
 - 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.
 - 8. Meet the requirements of NLR Wastewater, including:**
 - a. NLRWW currently has sewer to the site
 - b. Existing service line shall be disconnected and filled
 - c. Provide plumbing plan with pipe and fixture units

- d. Provide plan and details for grease interceptor
- e. Clarify source of 1.5" force main – (elev sump shall discharge to container or oil/water separator)
- f. Condensate drains to storm sewer or atmosphere.

Mr. Chambers stated the applicant met with the Subdivision Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with 6 affirmative votes and 3 absent.

B. Rep-2234-11 Park Hill Add, Lot 10R, Block 200 (Replat and Site Plan Review of an convenience store with pumps located at 5250 JFK)

1. Meet the requirements of the City Engineer, including:

- a. Obtain Stormwater Management or erosion control permit from City Engineer.
- b. Provide storm water detention "in lieu of" fee of \$5,000 per acre.
- c. Provide 10' perimeter easement.
- d. Driveway modifications require permit approval from AHTD.
- e. Drainage to existing storm drains require permit approval from AHTD.
- f. Provide bearings of boundary lines and Legal Description of proposed plat.
- g. Provide a cross-access easement to the property to the south and north, and provide connections.
- h. Grading contours do not appear to tie to existing contours. Please revise and re-submit actual grading contours to existing contours.
- i. Direct parking lot, canopy and building exterior light downward to minimize glare to the public and residents to the east. Canopy lighting to be recessed.

2. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Replat and/or Site Plan Review of the development will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates before the final plat will be signed or a building permit issued.
- c. Dumpster screening to match building.
- d. Provide full buffer between residential and proposed project. (to be shown on site plan)

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

- a. Provide 5' sidewalks/ramps to ADA standards and City standards.
- b. Provide center line and ROW dimensions for JFK.

4. 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 irrigation to all required trees.
- c. Provide 6 street trees 40' on center (as shown).
- d. Provide 4 parking lot shade trees (none shown)
- e. Parking lot shade trees must be at the furthest 10' from edge of paving.
- f. Provide a continuous screen for any parking spots that face abutting property (none shown).

5. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review. Sign is in JFK sign overlay district.
- b. No pole sign permitted. No electronic changeable copy sign permitted.

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

- a. Provide an approved fire protection plan.

b. Fire hydrants to be within 400 feet of all areas of building.

7. Meet the requirements of CAW, including:

- a. Water is available to this property.
- 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.

8. Meet the requirements of NLR Wastewater, including:

- a. NLRWW currently has sewer to the site.
- b. A complete set of drawings for development must be submitted to NLR Wastewater.

Mr. Chambers stated the applicant met with the Subdivision Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with 6 affirmative votes and 3 absent.

C. SPR-2235-11 Harris Industrial Park Ph 2, Lot 2B, Tract A (Site Plan Review for a truck rental company located at the NE corner of I-440 and I-40)

1. Meet the requirements of the City Engineer, including:

- a. Obtain Stormwater Management or erosion control permit from City Engineer.
- b. Driveway access will require permit approval from AHTD.
- c. Provide drainage calculations to City Engineer to include discharge of water off-site.
- d. Provide storm water detention “in lieu of” fee of \$5,000 per acre.
- e. Show the right-of-way for the road abutting the property.
- f. It is difficult to see on the drawing, a 10’ perimeter easement is recommended.
- g. Show the zoning classifications for the proposed site plan and adjacent properties as well.
- h. Show finished floor elevation of the proposed building.
- i. Show finished grading contours and spot elevations for the proposed parking lot and site development.
- j. Drainpipes in the ROW are to be RCP with flared end section.

2. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Site Plan Review of the development will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates before the final plat will be signed or a building permit issued.
- c. Provide dumpster location with screening to match building.
- d. No fence is to be within a front building line.
- e. Allow phasing of rear parking area.
- f. Allow parking area behind building to be gravel.

3. Meet the requirements of the Master Street Plan.

4. 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 irrigation to all required trees.
- c. Provide 5 street trees 40’ on center (as shown).
- d. Provide 2 parking lot shade trees (as shown).

- e. Provide minimum of 4 foot landscape strip on side and rear property lines.
- 5. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No electronic changeable copy sign permitted.
- 6. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Fire hydrants to be within 400 feet of all areas of building.
- 7. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. Submit plans for water facilities and/or fire protection system to CAW for review.
 - c. Approval of plans by AR Dept of Health Engineering Division is required.
 - d. Contact CAW for requirements on backflow protection on meter services.
 - e. Contact CAW for requirements on size and location of the meter.
- 8. Meet the requirements of NLR Wastewater, including:**
 - a. NLRWW currently has sewer to the site
 - b. A complete set of drawings for development must be submitted to NLR Wastewater.
 - c. Sewer connection fee for tapped service is \$500. Hill Lake connection will be \$6480.

Mr. Chambers stated the applicant met with the Subdivision Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with 6 affirmative votes and 3 absent.

D. NS-2236-11 Fontaine Bleu Apartments, Lots 3,4 (Preliminary Plat and Site Plan Review for apartments located at the NE corner of Paul Eells and Counts Massie)

- 1. Meet the requirements of the City Engineer, including:**
 - a. Obtain Stormwater Management or erosion control permit from City Engineer and NOI from ADEQ.
 - b. Need to show existing drainage information for storm water entering and leaving the property (Area and flow).
 - c. Provide drainage easements for the property and minimum 10' perimeter easements for Lots 3 and 4.
 - d. No waiver is requested for street improvements of Paul Eells Drive which is a commercial collector street.
 - e. Provide typical cross-section of proposed street improvement which include sidewalks on both sides of Paul Eells Drive.
 - f. Site plan needs to have finished grading contours and elevations shown for the parking lot and grade changes. Building Finished Floor Elevations are shown and the final grades will need to be submitted to the City Engineer for review and approval.
 - g. Provide location of all utilities including service lines serving all of the buildings. Proposed water and sewer improvements need to be reviewed prior to the issuance of a Building Permit.
 - h. Show screening on the north and east property lines where Residential Zoning abuts proposed improvements.
 - i. Show parking lot and exterior building lighting plan.
 - j. Provide street signs and illumination on new streets.

- k. All driveways are to be concrete in the ROW.
- l. Secure curb cut from City Engineer.
- 2. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Final plat and/or Site Plan Review of the development will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates before the final plat will be signed or a building permit issued.
 - c. Allow phasing by lots. (Lot 3 = Phase 3)
 - d. Lot 5 is not included in any review and will require separate review.
 - e. Provide dumpster location with screening to match building.
 - f. Provide full buffer on north and east property lines that include 8' privacy fence and trees planted every 20 feet (show on drawing)
 - g. Plat will not be signed until requirements of Lot 1R have been met and completed.
- 3. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Provide sign location on site plan.
 - c. No pole sign permitted. No electronic changeable copy sign permitted.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks/ramps to ADA standards and City standards. Sidewalks are not be placed at edge of street without written permission from City Engineer.
 - b. Provide a temporary cul-de-sac at east property line of Lot 1R until road is completed to the entrance of Phase 3.
 - c. Meet the requirements agreed on at the Public Hearing on February 10, 2009 that require:
 - o Paul Eells ROW to be dedicated to the east edge of Lot 1R before any future platting of property to the south or east of Lot 1R.
 - o Paul Eells drive, curb, gutter, sidewalks, and street trees to be completely built (no bond) to the east edge of lot 1R before any future platting of property to the south or east of Lot 1R.
 - o Provide street signs and street lights.
 - d. Meet the requirements for Lot 3/phase 3:
 - i. Paul Eells ROW to be dedicated to the east edge of Lot 3 before any building permit can be applied for or issued.
 - ii. Paul Eells drive, curb, gutter, sidewalks, street lights, street signs and street trees to be completely built (no bond) to the east edge of Lot 3 before any building can be occupied or a CO issued. Bond may be accepted to sign plat, but CO will not be issued until all improvements are completed.
 - iii. Provide temporary cul-de-sac at east property line Lot 3.
 - e. Meet the requirements for Lot 4/Phase 4.
 - i. Paul Eells ROW to be dedicated to a point approximately 48 feet east of the centerline of the Lot 4 entrance drive between buildings 24 and 25.
 - ii. Paul Eells drive, curb, gutter, sidewalks, street lights, street signs and street trees to be completely built (no bond) to the east edge of Lot 4 before any building can be occupied or a CO issued. Bond may be accepted to sign plat, but CO will not be issued until all improvements are completed.
 - iii. Provide temporary cul-de-sac at east property line Lot 4.
- 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 irrigation to all required trees.

- c. Provide street trees 40' on center.
 - d. Provide 107 parking lot shade trees. Street trees or buffer trees do not count as parking lot shade trees.
 - e. Provide full buffer on north and east property lines that include 8' privacy fence and trees planted every 20 feet.
- 6. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Fire hydrants to be within 400 feet of all areas of building.
- 7. Meet the requirements of CAW, including:**
- a. All CAW requirements in effect at the time of request for water service must be met.
 - b. Submit plans for water facilities and/or fire protection system to CAW for review.
 - c. Approval of plans by AR Dept of Health Engineering Division is required.
 - d. Contact CAW for requirements on backflow protection on meter services.
 - e. Contact CAW for requirements on size and location of the meter.
- 8. Meet the requirements of NLR Wastewater, including:**
- a. NLRWW has sewer near this site.
 - b. A complete set of drawings for development must be submitted to NLR Wastewater.
 - c. Condensate drains connect to storm water drains
 - d. Provide as built plans for pervious phases.
 - e. White Oak connection fee will be \$9959.38.

Mr. Chambers stated the applicant met with the Subdivision Committee and has agreed to all the requirements. Mr. Chambers also stated that if the applicant wishes to revise any of the requirements, he may meet with the Subdivision Committee at their next scheduled meeting. There were no additional comments from Commissioners or the audience. The motion to approve passed with 6 affirmative votes and 3 absent.

Public Hearing – Old Business:

1. Special Use #701. Postponed

Public Hearing – New Business:

2. Special Use #704. To allow retail skate shop and an indoor skate park in an I-3 zone. The request is located at 500 Oak Street #B.

The applicant, Mr. Daniel Haney was present. Mr. Haney stated that he had appeared before the commission for this same request at a location one block away on 4th Street. He also stated that he had outgrown the old location and the new location would provide more space. The request was for a retail skate shop and an indoor skate park.

Mr. Chambers asked the applicant what his hours of operation would be. After much discussion, Mr. Haney agreed the hours would be 11am - midnight, Mon-Sun.

Mr. Haney mentioned that he also wanted to hold shows on Friday and Saturdays until 2am and rent the facility out for parties. Mr. Spencer informed the applicant that his request was for a retail skate shop and indoor skate park. Any other uses would not be permitted. Mr. Spencer stated that what the applicant was describing was an Event Center, which is not

allowed. Mr. Spencer also informed Mr. Haney that the building was not to code to hold a large amount of people (assembly use). Mr. Haney stated he now understood what he could and could not do.

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

A motion was made to add the hours of operation to the conditions list. Motion was seconded. Motion passed with 7 affirmative votes, 2 absent votes.

There were no further comments from Commissioners or the audience.

Conditions:

1. applicant must meet all applicable Federal, State, County and City requirements,
2. hours of operation to be 11am- midnight, Mon-Sun.
3. business license for indoor skate park and retail skate shop to be issued after Planning Staff confirmation of requirements,
4. 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 as amended.

Alexander	Yes	Foster	Yes
Armstrong	Absent	Parker	Yes
Belasco	Absent	White	Yes
Chambers	Yes	Clifton	Yes
Dietz	Yes		

Special Use #704 was approved with 7 affirmative votes, 2 absent votes.

3. Special Use #705. Postponed

4. Special Use #706. Postponed

5. Rezone #1553. To rezone from C-4 to R-4 to allow apartments. And a Land Use Plan amendment from quiet business to multifamily. The request is located near the NE corner of Counts Massie and Paul Eells.

The applicants agent, Mr. Bob Holloway was present. He stated that the request is to continue the existing apartment complex for 2 more phases.

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

There were no further comments from Commissioners or the audience.

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

Alexander	Yes	Foster	Yes
Armstrong	Yes	Parker	Yes
Belasco	Absent	White	Yes
Chambers	Yes	Clifton	Yes
Dietz	Yes		

Rezone #1553 passed with 8 affirmative votes and 1 absent vote.

6. Rezone #1554. Postponed

7. Rezone 1555. To rezone property from C-3 to I-2 to allow a stone cutting and outdoor storage. And a Land Use Plan amendment from community shopping to light industrial. The request is located the lot south of 9301 Maumelle Blvd.

The applicant, Todd Henson, was present. Mr. Henson stated that his request was for a retail / lease space with some indoor warehousing behind the retail. Behind the warehousing would be an area for outdoor storage. Mr. Henson stated that his flooring and countertop business would ‘anchor’ the project, and he would need to store slabs / countertops in the outdoor storage area behind the warehouse. He also stated that there would be no dust produced and all cutting of stone would be done with water and would be a clean operation.

There was discussion between the applicant, commissioners and staff on if I-2 was to intense of request for what he was requesting. Staff proposed of changing the request to I-1, to match the zoning to the north, which would allow for the applicants business. But a conditional use would also be required to address the outdoor storage of countertops. All parties felt that this change was a better representation of the applicants request.

The applicant asked that his request be changed to a rezoning from C-3 to I-1 to allow retail/warehousing and a conditional use to allow outdoor storage of countertop materials.

Staff then recommended that the rezoning be voted on today and the conditional use be voted on at the May Planning Commission meeting, so the Subdivision Committee would have time to review the site plan and add appropriate conditions. The applicant agreed to this proposal.

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

There were no comments from Commissioners or the audience.

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

Alexander	Yes	Foster	Yes
Armstrong	Yes	Parker	Yes
Belasco	Absent	White	Yes
Chambers	Yes	Clifton	Yes
Dietz	Yes		

Rezone #1555 passed with 8 affirmative votes and 1 absent vote.

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 5:30 pm.

Passed: _____

Respectfully Submitted:

Norman Clifton, Chairman

Robert Voyles, Director