

North Little Rock Planning Commission
Regular Meeting
August 10, 2010

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:

Armstrong
Belasco
Chambers
Dietz
Foster
Parker
Clifton, Chairman

Members Absent:

Alexander
White

Staff Present:

Robert Voyles, Director
Shawn Spencer, Assistant Director
Samantha Evans, Secretary

Others Present:

Paula Jones, Asst. City Attorney

Administrative:

None

Roll Call:

Roll was called; a motion was made and seconded to excuse those absent from the meeting. The motion was approved with (7) affirmative votes and (2) absent.

Approval of Minutes:

Motion was made and seconded to approve the June meeting minutes as submitted. The minutes were approved with (7) affirmative votes and (2) absent.

Motion was made and seconded to approve the July meeting minutes as submitted. The minutes were approved with (7) affirmative votes and (2) absent.

Subdivision Administrative:**A. SPR-2203-10 Rockwater Village, Lot 1 (Site Plan Review of apartments located north of River Road and west of Frank Street)****1. Meet the requirements of the City Engineer, including:**

- a. Provide regional storm water detention. Storm Water Detention calculations are to be approved by City Engineer and an approved copy provided to Planning Department. Provide an in-lieu of fee of \$65,000.
- b. Developer needs to obtain a floodplain development permit and storm water permit from City Engineer. Obtain any necessary ADEQ or US Army Corps of Engineer permits.
- c. Obtain erosion control permit from City Engineer and ADEQ before any site work is started.
- d. The first floors of any building are to be a minimum of 1' above any flood plain.
- e. Provide street signs and illumination on new streets.
- f. Drainpipes in the ROW are to be RCP with flared end section.
- g. All driveways are to be concrete in the ROW.
- h. Secure curb cut from City Engineer.
- i. Provide access easement for levee on west side of property.
- j. Developer needs to obtain a floodplain development permit and storm water permit from City Engineer. Obtain any necessary ADEQ or US Army Corps of Engineer permits.

2. Meet the requirements of Community Planning, including:

- a. Meet the requirements of the PUD approved by City Council.
- b. Provide the standard requirements of Zoning and Development Regulations.
- c. 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.
- d. Dumpster screening to match building (no wood enclosures) with gates.
- e. Allow perimeter fence as shown.

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

- a. Provide 5' sidewalks/ramps to ADA standards and City standards on both sides of the street.

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 street trees 40' on center. Street trees are to be located on outside of fence.
- 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.

5. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. Provide monument sign location on site plan. No pole 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.
- c. Gates must meet Fire Marshal requirements.

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. Water main extension required to provide fire service.
- 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.

8. Meet the requirements of NLR Wastewater, including:

- a. 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 (7) affirmative votes and (2) absent votes.

B. NS-2204-10 Rockwater Village, Lot 1 (Preliminary Plat of apartments located north of River Road and west of Frank Street)

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

- a. Provide regional storm water detention. Storm Water Detention calculations are to be approved by City Engineer and an approved copy provided to Planning Department. Provide an in-lieu of fee of \$65,000.
- b. Developer needs to obtain a floodplain development permit and storm water permit from City Engineer. Obtain any necessary ADEQ or US Army Corps of Engineer permits.
- c. Obtain erosion control permit from City Engineer and ADEQ before any site work is started.
- d. Provide street signs and illumination on new streets.
- e. Drainpipes in the ROW are to be RCP with flared end section.
- f. All driveways are to be concrete in the ROW.
- g. Secure curb cut from City Engineer.
- h. Provide access easement for levee on west side of property.
- i. Change round-a-bout ROW radius from 55 to 60 feet.
- j. Chimney at center of round-a-bout ROW to be a separate lot. Applicant to request acceptance of chimney to City Council.
- k. Provide 10' easement on east, west and south property lines.

2. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Final plat 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.
- c. Set the 2 required subdivision boundary corner monuments with blank brass caps. This is to be done before a final plat will be signed.
- d. Obtain and submit a standard control data form for each required subdivision boundary corner tied to a NLR geodetic control monument by closed traverse before the final plat will be signed.

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

- a. Provide 5' sidewalks/ramps to ADA standards and City standards on both sides of street.
- b. Streets, curb, gutter, sidewalks to be finished before occupation of buildings.
- c. Provide full street improvements.
- d. Provide ROW dedication.

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 street trees 40' on center.

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

- d. Provide an approved fire protection plan.
- 6. Meet the requirements of CAW, including:**
 - f. All CAW requirements in effect at the time of request for water service must be met.
 - g. Water main extension required to provide fire service.
 - h. Submit plans for water facilities and/or fire protection system to CAW for review.
 - i. Approval of plans by AR Dept of Health Engineering Division is required.
 - j. Contact CAW for requirements on backflow protection on meter services.
- 7. Meet the requirements of NLR Wastewater, including:**
 - 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 (7) affirmative votes and (2) absent votes.

C. Rep-2205-10 Dewafelbakkers Subdivision, Lot 1R (Replat of property located at 10000 Crystal Hill Road)

- 1. Meet the requirements of the City Engineer, including:**
 - a. Storm water detention plan required at any future development.
 - b. Provide utility easements as needed/required.
 - c. Drawing to show difference between what is ROW and what is property line. (Heavy solid line should be property line not ROW line.
 - d. Provide 25 ft property radius at SW corner of lot 1R.
 - e. Provide street lighting on Crystal Hill Road at any future development.
- 2. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Final plat 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.
 - c. Set the 2 required subdivision boundary corner monuments with blank brass caps. This is to be done before a final plat will be signed.
 - d. Obtain and submit a standard control data form for each required subdivision boundary corner tied to a NLR geodetic control monument by closed traverse before the final plat will be signed.
- 3. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks/ramps to ADA standards and City standards at any future development.
 - b. Provide ½ street improvements on Dewafelbakker Lane at any future development.
 - c. Dedicate 52.5 ft for half of ROW of Crystal Hill Road.
- 4. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 5. 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.
- 6. Meet the requirements of NLR Wastewater, including:**
 - a. A complete set of drawings for development must be submitted to NLR Wastewater.
- 7. Meet the requirements of Pulaski County Planning, including:**

- a. See County Comments
- b. Include signature area for County

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 (7) affirmative votes and (2) absent votes.

D. Rep-2206-10 Maple Street Housing Addition, Lot 1 (Replat and Site Plan Review of apartments located at southeast corner of Maple and 8th Streets)

- 1. Meet the requirements of the City Engineer, including:**
 - a. Provide storm water detention "in lieu of" fee of \$5000/acre.
 - b. Obtain erosion control permit from City Engineer and ADEQ before any site work is started.
 - c. Secure curb cut from City Engineer.
 - d. Discussion with Traffic Engineer for parking on 8th and Maple Street required.
 - e. Provide street and alley lighting as required.
 - f. Provide utility easements as needed/required.
- 2. Meet the requirements of Community Planning, including:**
 - a. Meet the requirements of the Historic District.
 - b. Provide the standard requirements of Zoning and Development Regulations.
 - c. 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.
 - d. Dumpster to be screened to match bldg (no wood fencing)
- 3. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks/ramps to ADA standards and City standards.
- 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 street trees 40' on center.
 - d. Allow landscaping plan as shown.
 - e. Buffer and landscape waiver to be approved by City Council.
- 5. 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.
- 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.
- 8. Meet the requirements of NLR Wastewater, including:**
 - a. 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 (7) affirmative votes and (2) absent votes.

E. Rep-2207-10 JF Thomas Addition, Lot 1R and 2R (Replat and Site Plan Review of a Burger King located northwest corner of Allen and Camp Robinson)

- 1. Meet the requirements of the City Engineer, including:**
 - a. Provide storm water detention "in lieu of" fee of \$5000/acre.
 - b. Obtain erosion control permit from City Engineer and ADEQ before any site work is started.
 - c. Driveway radii returns built to City Engineer's specifications.
 - d. Drainpipes in the ROW are to be RCP with flared end section.
 - e. All driveways are to be concrete in the ROW.
 - f. Secure curb cut from City Engineer.
 - g. Adjust property line (corner radius) at SW corner.
- 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. Dumpster screening to match building (no wood fence). Dumpster for lot 1R to be located completely on lot 1R.
 - d. Provide access easement between lot 1R and 2R.
 - e. Provide connection and an easement to commercial lot to the north
- 3. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 6' sidewalks/ramps to ADA standards and City standards on Camp Robinson and Allen.
- 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 street trees 40' on center.
 - 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.
- 5. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Meet the requirements of the Camp Robinson Sign Overlay district.
- 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. See CAW comments concerning RPZ issues.
- 8. Meet the requirements of NLR Wastewater, including:**
 - a. 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 (7) affirmative votes and (2) absent votes.

F. SPR-2208-10 Pulaski Tech Parking Lot (Site Plan Review of a parking lot a Pulaski Tech College)

- 1. Meet the requirements of the City Engineer, including:**
 - a. Provide storm water detention. Storm Water Detention calculations are to be approved by City Engineer and an approved copy provided to Planning Department.
 - b. Obtain erosion control permit from City Engineer and ADEQ before any site work is started.
 - c. Driveway radii returns built to City Engineer's specifications.
 - d. Drainpipes in the ROW are to be RCP with flared end section.
 - e. All driveways are to be concrete in the ROW.
 - f. Provide curb inlets at connection to Tech Drive.
 - g. Provide concrete spillways from parking lot into detention area.
 - h. 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. 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.
- 3. 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 trees 40' along access drive.
 - d. Parking lot shade trees must be at the furthest 10' from edge of paving. (1 per 6 spots)
- 4. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 5. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 6. 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.
- 7. Meet the requirements of NLR Wastewater, including:**
 - a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Existing sewer mains will need to be protected.
 - c. Adjustment of manhole elevations will be at owners expense.

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 (7) affirmative votes and (2) absent votes.

G. NS-2209-10 Richardson Multifamily Addition, Lots 1-4 (Preliminary Plat and SPR of apartments located on the west side of Counts Massie and north of Frenchmen Loop)

- 1. Meet the requirements of the City Engineer, including:**
 - a. Provide storm water detention. Storm Water Detention calculations are to be approved by City Engineer and an approved copy provided to Planning Department.
 - b. Avoid any adjoining wetland or obtain clearance from the Corp of Engineers.
 - c. Obtain erosion control permit from City Engineer and ADEQ before any site work is started.
 - d. The first floors of any building are to be a minimum of 1' above any flood plain.
 - e. Driveways no closer than 35' of adjoining streets or 10' of other property lines.
 - f. Driveway radii returns built to City Engineer's specifications.
 - g. Provide street signs and illumination on new streets.
 - h. Drainpipes in the ROW are to be RCP with flared end section.
 - i. All driveways are to be concrete in the ROW.
 - j. Secure curb cut from City Engineer.
 - k. Submit plans for new street to City Engineer for review and approval.
- 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. Set the 2 required subdivision boundary corner monuments with blank brass caps. This is to be done before a final plat will be signed.
 - d. Obtain and submit a standard control data form for each required subdivision boundary corner tied to a NLR geodetic control monument by closed traverse before the final plat will be signed.
 - e. Provide dumpster location with screening to match building.
 - f. Allow fences as shown.
 - g. Lots 1 and 2 are allowed to have one access point to Counts Massie.
 - h. Inner connect interior sidewalks throughout project.
- 3. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks/ramps to ADA standards and City standards along the new street and round-a-bout.
 - b. Sidewalks required on Counts Massie at time of development of Lots 1 and 2.
 - c. Provide ROW dedication and full street improvements on new street.
- 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 street trees 40' on center.
 - d. Provide 27 shade trees on lot 4 (24 shown) and 59 on lot 3 (49 shown). Street trees do not count.
 - e. Provide full buffer between lots to be rezoned and apartments.
 - f. Provide half screen between apartments and housing on the west side.
- 5. 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.
- 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.
- 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. Main extension from Counts Massie is required
- 8. Meet the requirements of NLR Wastewater, including:**
- a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Existing sewer main and pump station on Counts Massie will need to be verified for capacity. Any increase in capacity shall be at the developers expense.
 - c. Project is subject to White Oak connections fees

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 (7) affirmative votes and (2) absent votes.

H. NS-2210-10 Fountaine Bleu North Apartments, Lot 1 (Preliminary Plan and SPR of apartments located at northeast corner of Smokey Lane and E. 46th Street)

- 1. Meet the requirements of the City Engineer, including:**
- a. Provide storm water detention "in lieu of" fee of \$5000/acre.
 - b. Avoid any adjoining wetland or obtain clearance from the Corp of Engineers.
 - c. Obtain erosion control permit from City Engineer and ADEQ before any site work is started.
 - d. The first floors of any building are to be a minimum of 1' above any flood plain.
 - e. Provide street signs and illumination along 46th Street.
 - f. Drainpipes in the ROW are to be RCP with flared end section.
 - g. All driveways are to be concrete in the ROW.
 - h. Secure curb cut from City Engineer.
 - i. City Engineer has concerns about floodway channel. No filling on the site until City Engineer has approved. A study may be required.
- 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. Set the 2 required subdivision boundary corner monuments with blank brass caps. This is to be done before a final plat will be signed.
 - d. Obtain and submit a standard control data form for each required subdivision boundary corner tied to a NLR geodetic control monument by closed traverse before the final plat will be signed.
 - e. Dumpster screening to match building (wood fence is not allowed).
 - f. Allow 8' brick fencing as shown.
 - g. Garages are not to be located on easements.

- h. Allow 15' setbacks.
 - i. Inner connect interior sidewalks throughout project.
 - j. Provide utility easements where needed.
- 3. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks/ramps to ADA standards along total length of southern border.
 - b. Provide ½ street improvements along total length of southern border. 46th Street to be paved with curb and gutter with proper drainage. East 46th ROW to be 60', paving and gutter to be 36' per MSP.
 - c. Provide 30' ROW dedication.
 - d. Applicant is requesting not to provide ½ street improvements along the total length of the southern border (973'), but proposing to provide full street improvements from intersection of Smokey Lane and 46th Street to 40' past the entrance of the apartments (approx 660'). Applicant agrees to make any required improvements to the intersection of Smokey Lane and 46th Street. Full improvements include: curb, gutter, street, sidewalk, and street trees.
- 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 street trees 40' on center along total length of southern border.
 - d. Provide 60 parking lot shade trees (34 shown). Street trees do not count.
 - e. Provide a continuous screen for any parking spots that face a street or abutting property.
 - f. Provide buffer between dissimilar uses or zoning. Buffer to include 8' privacy fence and trees planted every 20 feet.
- 5. 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.
- 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. Water is available with a main extension.
 - c. Depending on fire flow requirements off site improvement will be required to increase fire flow.
 - d. Submit plans for water facilities and/or fire protection system to CAW for review.
 - e. Approval of plans by AR Dept of Health Engineering Division is required.
 - f. Contact CAW for requirements on backflow protection on meter services.
- 8. Meet the requirements of NLR Wastewater, including:**
- a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Existing 15" main on east boundary will be the point of connection. The existing 8" will need to be protected and manhole adjustments will be at the expense of the developer.

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 (2) absent votes and (1) deny vote.

- I. Rep-2211-10 D and B Commercial, Lots 18A and B (Replat and SPR of a Cabinet making shop located at the end of Michaela Court on the east side)**
- 1. Meet the requirements of the City Engineer, including:**
 - a. Storm water detention has already been provided with the original development of subdivision.
 - b. Obtain erosion control permit from City Engineer and ADEQ before any site work is started.
 - c. Driveway radii returns built to City Engineer's specifications.
 - d. Drainpipes in the ROW are to be approved by City Engineer.
 - e. All driveways are to be concrete in the ROW.
 - f. 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. Dumpster to be screened and located as shown (no gates).
 - d. Allow future expansion without additional site plan review.
 - e. No fence is to be within a front building line.
 - f. Provide 10' easement around perimeter and 5' easement on both sides of common property lines.
 - 3. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks have previously been waived for subdivision.
 - 4. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - g. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - h. Provide irrigation to all required trees.
 - i. Provide street trees 40' on center.
 - j. Plant 1 parking lot shade tree.
 - k. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - l. Provide a continuous screen for any parking spots that face a street or abutting property.
 - 5. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Provide sign location on site plan. Only one monument sign permitted.
 - c. 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. 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.
 - 8. Meet the requirements of NLR Wastewater, including:**
 - a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Property is subject to the Wilcox connection fee and standard connection fees.
 - c. A new service connection fee may be required pending determination of the current connection location for Lot 18.

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 (7) affirmative votes and (2) absent votes.

Public Hearing – New Business:

1. **Conditional Use #67.** To allow a cabinet shop in a C-4 zone. The request is located on the east side of Michaela Ct approx 400 feet from end of cul-de-sac.

The applicant, Mr. Scott Kerr, was present. He stated that he received and agreed to the conditions that were placed on his request.

Chairman Clifton asked if there was anybody in the audience who wanted to speak on this item. There were no additional comments from Commissioners or the audience.

Conditions:

1. Meet the requirements of the Site Plan Review process.
2. Applicant must meet all applicable Federal, State, County and City requirements,
3. Business license 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 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	Foster	Yes
Armstrong	Yes	Parker	Yes
Belasco	Yes	White	Absent
Chambers	Yes	Clifton	Yes
Dietz	Yes		

Conditional Use 67 was approved with (7) affirmative votes and (2) absent votes.

2. **Rezone 1531.** To rezone property from I-1 to R-4 to allow an apartment complex and a Land Use Plan amendment. The request is located on the north side of the end of 46th Street.

Mr. Eric Holloway represented the owner. He stated the owner has submitted a site plan for approval and now would like to rezone the area for community shopping.

Mr. Chambers stated he agreed with staff comments that this is a complex issue that diverges from the current Land Use Pattern and may result in future conflicts with property users that want to maintain the area strictly industrial.

Chairman Clifton asked if there was anybody in the audience who wanted to speak on this item. There were no additional comments from Commissioners or the audience.

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

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

Rezone 1531 was approved with (7) affirmative votes and (2) absent votes.

3. **Rezone 1532.** To rezone property from R-4 to C-3 to allow commercial development. The request is located north of Frenchman Loop on the west side of Counts Massie.

Mr. Eric Holloway represented the owner.

Chairman Clifton asked if there was anybody in the audience who wanted to speak on this item. There were no additional comments from Commissioners or the audience.

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

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

Rezone 1532 was approved with (7) affirmative votes and (2) absent votes.

4. **Special Use #695.** To allow a mobile home park with 19 slips in a C-3 zone. The request is 4401 East Broadway.

Postponed until September 14, 2010 Planning Commission Meeting

5. **Special Use #696.** To allow an emergency foster care home in a C-1 zone. The request is located at 221 West 18th Street.

Postponed until September 14, 2010 Planning Commission Meeting

6. **Special Use #697.** To allow a body shop with front yard storage of 15 inoperable and/or wrecked vehicles. The request is located at 4224 MacArthur.

The applicant, Mr. Jim Tolliver, was present. Mr. Tolliver stated he received a letter from Code Enforcement that he could no longer store inoperable vehicles in the front parking area. He was told that the vehicles would have to be moved behind the building. Mr. Tolliver asked to continue operating in this location as has existed for many years.

Mr. Tolliver stated that if approved, he would put a privacy fence across the front with no more than six operable cars in the front and build a pole barn and a fence in the back to store

inoperable vehicles.

Chairman Clifton asked staff could the Commissioners approve a setback waiver as a condition of the Special Use request or would Mr. Tolliver have to appear before Board of Adjustment to build the pole barn and fence.

Mr. Voyles stated the Commissioners could approve a setback waiver as a condition, but he would like to see a site plan showing the pole barn.

Mr. Voyles stated that people have complained and Code Enforcement has written citations due to inoperable vehicles in the front parking area for long periods at a time. Mr. Voyles stated he has been to the site and suggested to put a fence around the back. Mr. Voyles stated that Mr. Tolliver is here now because he is asking to keep some vehicles out front in an inoperable state.

Chairman Clifton asked Mr. Tolliver if his plans included storing some vehicles in their inoperable state in the front. Mr. Tolliver stated he plans to move all of the inoperable vehicles to the back under the pole barn.

Mr. Chambers asked if the rear property is included in the Special Use request. Mr. Tolliver stated he also owns the rear property and would like to include it in his request in order to build the pole barn on the rear parcel.

Until today, Mr. Voyles stated he assumed the request was to include some inoperable vehicles in the front yard. Mr. Voyles stated Code Enforcement would be satisfied with keeping the inoperable vehicles in the rear.

If Mr. Tolliver plans to amend his request today, Mr. Voyles stated Mr. Tolliver's request should be postponed in order to amend the legal description to include the extra parcel.

Mr. Spencer stated the request should not need to appear before the Planning Commission again if Mr. Tolliver agrees to store the inoperable vehicles in the rear. Staff is able to approve an accessory structure in the rear yard of a commercial business.

Mr. Chambers stated that by postponing the request, it would give Mr. Tolliver time to work with staff to provide an agreeable solution and site plan to determine if he should appear before the Planning Commission or not.

Mr. Tolliver asked to postpone his request until the next Planning Commission meeting.

A motion was made and seconded to postpone Special Use 697 until September 14, 2010. The motion to approve passed with (7) affirmative votes and (2) absent votes.

7. **Public Hearing #1534.** Update the Bike Plan.

Mr. Voyles stated the city has been working to update the bike plan. He encouraged input from the Commissioners and anyone they knew who might be interested.

He stated the city is currently seeking Tiger II funding and hope to move on a few major elements of the bike plan, such as the Levy Spur near I-40. The railroad has abandoned the spur and the city only has a limited time to act through the Service Transportation Board's Rails to Trails Program.

Mr. Voyles explained the city has STP (LUZA) funds that have been designated for the Levy Spur, but are still working with the railroad to set a price for the acquisition.

Mr. Voyles stated he has submitted the bike system maps and bike plan draft to BACA and other key leaders in the bike community; however, they have yet to respond back to him.

Although he sees there is no one to speak on the plan, Mr. Voyles asked the Commissioners to call for a public hearing on the bike plan in order to gain input from the community before a recommendation to the City Council.

Chairman Clifton asked staff would they like to hold the public hearing over until next month's meeting due to lack of input. Mr. Voyles agreed to hold the public hearing over until next month's meeting and agreed to bring the bike system maps.

Ms. Belasco asked staff if the public hearing had to be postponed or could the Commissioners vote on the plan today for a recommendation to City Council.

Mr. Voyles stated it is imperative that the plan moves fast to make sure that all of the elements that might be funded are on the city's adopted plan; however he would like to gain input from the public in order to add to the current document before a recommendation to the City Council.

There were no additional comments from Commissioners or the audience. A motion was made and seconded to postpone Public Hearing 1534 until September 14, 2010. The motion to approve passed with (7) affirmative votes and (2) absent votes.

Public Hearing – Old Business:

8. **Conditional Use #66.** To allow outdoor car sales in a C-4 zone. The request is located at 3604 Highway 161.

The applicant, Mr. Bennie Richard, was present. He stated he received and agreed to the conditions that were placed on his request.

Mr. Chambers stated to amend Condition #11, due to verbiage. He stated the condition should state to provide a minimum of 6' grass area between the parking lot and the property line because sometimes the property line and the back of the sidewalk are not the same line.

Chairman Clifton asked if there was anybody in the audience who wanted to speak on this item. There were no additional comments from Commissioners or the audience.

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 Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.
4. No parking vehicles on grass.
5. No wrecked or inoperable vehicles to be kept on lot.
6. Hours of operation: Mon-Sat, 8am-6pm.
7. No repair or detailing of vehicles outside.
8. Parking area to be asphalted.
9. No front yard fence permitted.
10. Provide 2 street trees along Hwy 161.
11. Provide a minimum of 6' grass area between the parking lot and the property line along Hwy 161 and property lines along sides of lot.
12. Provide row of continuous shrubs along Hwy 161, to be located in grass area along the paved area.

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

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

Conditional Use 66 was approved with (7) affirmative votes and (2) absent votes.

Public Comments/Adjournment:

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.

Passed: _____

Respectfully Submitted:

Norman Clifton, Chairman

Robert Voyles, Director