

**North Little Rock Planning Commission  
Regular Meeting  
July 12, 2011**

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Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:50 PM in the Council Chambers, City Hall.

**Members Present:**

Alexander  
Armstrong  
Belasco  
Dietz  
Parker  
White  
Clifton, Chairman

**Members Absent:**

Chambers (excused)  
Foster (excused)

**Staff Present:**

Robert Voyles, Director  
Shawn Spencer, Assistant Director  
Paula Jones, City Attorney  
Keisa Williams, Secretary

**Others Present:**

Beth White, Alderwoman

**Approval of Minutes:**

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

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

**Administrative:**

Mr. Voyles proposed to add Community Gardening as a Special Provision of the Zoning Ordinance. Two memos were submitted to the Planning Commission; the first memo is to amend the zoning ordinance to regulate agriculture and the seconded memo is to focus on the current issue to allow community gardening.

**Subdivision Administrative:****A. Rep-2247-11 Spanish Land Grant Commercial District, Lots 5A and 5B (Replat and Site Plan Review located at 11044 Highway 165 to allow a Dollar General Store)****1. Meet the requirements of the City Engineer, including:****Replat:**

- a. Annotate drawing to clearly indicate a 40' easement for "Drainage and Utility" rather than just for water and sewer only.
- b. Provide 10' easement along the West property line of Tract 5A and 5B behind Tract 5A.
- c. Show the fire hydrant clearly on the drawing on Tract 5A.
- d. Property line along front shall reflect Master Street Plan compliance with 65 feet of right-of-way.
- e. Eliminate most of corner radius with dedication of additional ROW.

**Site Plan:**

- f. Obtain Storm water Management or erosion control permit from City Engineer.
  - g. Pay in-lieu of fee for both lots of \$5000 acre.
  - h. Need to dimension the driveway off of the access easement, parking spaces, aisles, islands and site improvements.
  - i. Allow side yard setback as shown.
  - j. Show paving detail or schedule of improvements (concrete? or asphalt?)
  - k. Show finished grading contours or spot elevations for the proposed site development.
  - l. Need to show service utilities to the proposed improvements such as electric, telephone, water, sewer, etc.
  - m. Show parking lot and/or exterior building lighting plan.
  - n. Drainpipes in the ROW are to be RCP with flared end section.
  - o. All driveways are to be concrete in the ROW.
- 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 be concrete block. Dumpster and enclosure to be completely located behind the front building line.
  - d. Sidewalk on side of building to be 5 foot wide.
  - e. Provide access easement across both lots to proposed side street.
- 3. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks/ramps to ADA standards and City standards or signed waiver.
  - b. Waive ½ street improvements on Highway 165. Waive improvements on proposed side street.
  - c. Master Street Plan requires a total right-of-way of 130 feet or 65 feet from the centerline of the road to the property line. Additional 20 feet of dedication for ROW is required.
- 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 3 street trees 40' on center on Lot 5B and 1 additional on Lot 5A.

- d. Provide 5 parking lot shade trees.
  - 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. 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.
  - e. Contact CAW for requirements on size and location of the meter.
- 8. Meet the requirements of NLR Wastewater, including:**
- a. Sewer is available on site.
  - b. Commercial connection fee \$150, tap fee \$350 and Wilcox connection fee will apply.
  - c. A complete set of drawings for development must be submitted to NLR Wastewater.

Mr. Dietz 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 as submitted passed with (7) affirmative votes.

**B. NS-2210-10 Fontaine Bleu North Apartments, Lot 1 (Amend the Preliminary Plan and SPR of apartments located at northeast corner of Smokey Lane and 46<sup>th</sup> Street)**

- 1. Meet the requirements of the City Engineer, including:**
- a. Provide storm water detention on Lot 1. Storm Water Detention calculations are to be approved by City Engineer and before the final plat can be signed. This should be based on undeveloped coefficient of 25% runoff to full development, 95% runoff. The detention plan should accommodate the difference and be dry within two days of major rain event.
  - 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 46<sup>th</sup> 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. Phase 1 is not to involve the floodplain fringe, floodway or possible wetlands.
- 2. Meet the requirements of Community Planning, including:**
- a. Allow phasing of the proposed development.
  - 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. Set the 2 required subdivision boundary corner monuments with blank brass caps. This is to be done before a final plat will be signed.
  - e. 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.
  - f. Work to acquire 5' additional ROW along south side of 46<sup>th</sup>. If unsuccessful allow a 2' grass strip between the sidewalk and curb.
  - g. Dumpster screening to match building (wood fence is not allowed).
  - h. Allow 8' brick fencing as shown.
  - i. Garages are not to be located on easements.
  - j. Allow 15' setbacks on the north and west border (as per Ordinance 8284).
  - k. Inner connect interior sidewalks throughout project.
  - l. Provide utility easements where needed.
- 3. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks/ramps to ADA standards.
  - b. Provide 30' ROW dedication.
  - c. Provide full street improvements from intersection of Smokey Lane and 46<sup>th</sup> Street to 40' past the entrance of the apartments (Approx 660'). East 46<sup>th</sup> ROW to be 60', paving and gutter to be 36' back to back per MSP. Applicant agrees to make any required improvements to the intersection of Smokey Lane and 46<sup>th</sup> Street. Full improvements includes: curbs/gutters, street paving, 5' sidewalks on both side, and street trees every 40'. A 20' wide fire access drive will be provided for an additional 525' from the end of previously described complex. Bond is required or improvement finished before final plat will be signed. (as per Ordinance 8285)
- 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. The required buffer was waived with Ordinance 8284. Provide an 8' brick wall as proposed on the site plan.
- 5. Meet the requirements concerning signage:**
- a. All signs require a permit and separate reviews.
  - 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. Dietz 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 as submitted passed with (7) affirmative votes.

**Public Hearing – Old Business:**

- 1. **Rezone #1556.** *Postponed.*

**Public Hearing – New Business:**

- 2. **Rezone #1558.** To rezone property from I-1 to R-2 to allow a residence. The request is located at 6601 Holt Road.

The applicant, Mr. James Humphrey was present and stated that he is going to build a house on this property.

Chairman Clifton asked were there any letters or comments from neighbors.

Mr. Spencer stated there were none.

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

There were no further comments from Commissioners or the audience.

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

|                  |               |                |               |
|------------------|---------------|----------------|---------------|
| <b>Alexander</b> | <b>Yes</b>    | <b>Foster</b>  | <b>Absent</b> |
| <b>Armstrong</b> | <b>Yes</b>    | <b>Parker</b>  | <b>Yes</b>    |
| <b>Belasco</b>   | <b>Yes</b>    | <b>White</b>   | <b>Yes</b>    |
| <b>Chambers</b>  | <b>Absent</b> | <b>Clifton</b> | <b>Yes</b>    |
| <b>Dietz</b>     | <b>Yes</b>    |                |               |

Rezone #1558 was approved with (7) affirmative votes and (2) absent vote.

- 3. **Public Hearing #1560.** *Postponed.*

- 4. **Public Hearing #1564.** To review requirements for community gardens.

Chairman Clifton stated that comments were heard from staff during the administration part of the agenda and asked if there were any comments from the audience that would like to speak on public hearing.

Bernadette Gunn, Fit 2 Live Coordinator for City of North Little Rock, stated that she’s in favor of adopting amendments to the zoning ordinance to support community gardens.

Mr. Dietz states that he doesn't object to crops being sold from the community garden downtown but the city has provided a market on Tuesday and Saturday and it would be well served if the people would take advantage of it.

Mr. Voyles stated that the downtown gardens would be located more with community, he didn't know for sure if they would be selling much of anything. He stated that the Farmer's Market is zoned commercial so they are allowed to sell; but it's in neighborhoods that may have more objections to commercial sales.

Ms. Gunn stated that the way the garden is structured selling shares of the produce to people that contribute to the garden.

Chairman Clifton stated that he would like to move this application to the Subdivision Committee for further study.

Chairman Clifton asked if there were any further comments from Commissioners.

Mr. White asked if farm animals would be in community gardens.

Mr. Voyles said no

There were no further comments made from Commissioners or audience.

**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 5:05 pm.

Passed: \_\_\_\_\_

Respectfully Submitted:

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Norman Clifton, Chairman

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Robert Voyles, Director