

**North Little Rock Planning Commission**  
**Regular Meeting**  
**May 10, 2011**

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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  
Dietz  
Foster  
White (Arrived at 4:50 pm)  
Clifton, Chairman

**Members Absent:**

Armstrong (excused)  
Parker (excused)

**Staff Present:**

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

**Others Present:**

Debi Ross, Alderwoman  
Beth White, Alderwoman  
Maurice Taylor, Alderman

**Approval of Minutes:**

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

Motion was made and seconded to excuse the Commissioners absent from today's meeting. This was approved with eight 7 affirmative votes.

**Administrative:**

Handout concerning Special Use #708

**Subdivision Administrative:****A. NS-2238-11 Northwood Creek Sub, Lot 2 (Preliminary Plat and Site Plan Review of commercial buildings located at corner of Northwood Creek Drive and Counts Massie Road)****1. Meet the requirements of the City Engineer, including:**

- a. Obtain erosion control permit, stormwater management permit and floodplain permit from City Engineer and ADEQ before any site work is started.
- b. Driveway access will require permit approval from City Engineer's office.
- c. The first floors of any building are to be a minimum of 1' above any flood plain.
- d. Provide drainage calculations to City Engineer to include discharge of water off-site.
- e. The applicant is requesting to pay in lieu of fee for Stormwater Detention and this option is recommended.
- f. Water and Sewer improvements will require CAW, NLRWWU and Arkansas Department of Health approvals.
- g. Show existing contours and finished grading contours for the proposed parking lot and site development.
- h. Show width or dimension existing sewer easement.
- i. Driveway radii returns built to City Engineer's specifications.
- j. Drainpipes in the ROW are to be RCP with flared end section.
- k. All driveways are to be concrete in the ROW.

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

- a. Provide access easement from entry to eastern edge of property, to allow access to future lots to the east. This is to be shown on the preliminary plat.
- 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 screening to match building (no wood fence).
- e. Provide 10' drainage / utility easement along east property line.

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

- a. Provide 5' sidewalks/ramps to ADA standards and City standards.
- b. Provide ½ street improvements with 24' of pavement with curb/gutter to the east end of this commercial lot.
- c. 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 14 street trees 40' on center.
- d. Provide 8 parking lot shade trees that 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).
- f. Provide 6 foot front yard landscape strip between property line and parking lot along Counts Massie and Northwood Creek.
- g. Provide full buffer at south property line (8' fence and landscaping)

- 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. Water is available to the 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. Sewer is available.
  - b. A complete set of drawings for development must be submitted to NLR Wastewater.
  - c. Submit plan and profile for main extension.
  - d. White Oak connection fee will be \$751.50.
  - e. Counts Massie Municipal Improvement District connection fee may apply.
  - f. Provide service fee for connection to main extension.

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.

**B. SPR-2239-11 Counts Massie Industrial Park, Lot 13, (Site Plan Review for Natural State Builders located at the southern end of Commerce Cove)**

- 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. Show directional drainage arrows.
  - h. Show existing contours and finished grading contours for the proposed parking lot and site development.
- 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 location to be in rear yard and no enclosure required as rear yard is enclosed by wood fence.
  - d. Provide concrete pad for dumpster and vehicle.
  - e. No fence is to be within a front yard.
- 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 street trees 40' on center as shown.
  - d. Provide parking lot shade trees as shown.
  - e. Provide a continuous screen for any parking spots as shown.
  - f. Provide 6 foot front yard landscape strip between property line and parking lot.
  - g. Provide 4 foot side yard landscape strip between property line and parking lot. (including gravel area in rear)
- 5. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
  - b. Only one monument sign allowed.
  - 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.
  - c. Gates to meet Fire Marshal's 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. 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.
  - b. A complete set of drawings for development must be submitted to NLR Wastewater.
  - c. Counts Massie Municipal Improvement District connection fee may apply.
  - d. White Oak connection fee will be \$791.58.

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.

**C. NS-2240-11 Snyder Addition, Lot 1 (Preliminary Plat and Site Plan Review for Snyder Environmental on Dewaffelbakker Drive)**

- 1. Meet the requirements of the City Engineer, including:**
- a. Obtain erosion control permit from City Engineer and ADEQ before any site work is started.
  - b. Driveway radii returns built to City Engineer's specifications.
  - c. All driveways are to be concrete in the ROW.
  - d. Secure curb cut from City Engineer.
  - e. Show surrounding owners and zoning classification.
  - f. Add a 10' Drainage and Utility Easement along West Property line.
  - g. Provide storm water detention. Storm Water Detention calculations are to be approved by City Engineer and an approved copy provided to Planning Department.
  - h. Show directional drainage arrows.
  - i. Obtain Stormwater Management or erosion control permit from City Engineer.
  - j. Confirm grade of flow line of sanitary sewer line to provide gravity service to finished floor of proposed building.
- 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).
  - d. Provide concrete pad for dumpster and vehicle.
  - e. No fence is to be within a front building line.
  - f. Explain heavy line shown in rear setback.
- 3. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks/ramps to ADA standards and City standards. Property is zoned industrial, but not located in an industrial subdivision, sidewalks required or provide signed waiver.
- 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.
  - d. Provide 5 parking lot shade trees. Street trees are not counted as shade trees.
  - e. Provide a continuous screen for any parking spots that face a street or abutting property.
  - f. Provide buffer between dissimilar uses or zoning. Provide a "thin" buffer on south property line. Show buffer on updated drawing.
- 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. Provide all weather access to three sides of the building.
  - c. Fire hydrants to be within 400 feet of all areas of building.
  - d. Gate must meet requirements of Fire Marshal.
- 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.
  - b. A complete set of drawings for development must be submitted to NLR Wastewater.
  - c. White Oak connection fee will be \$735.97.

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.

**D. Rep-2241-11 Stark Addition, Lot 1R (Replat and Site Plan Review for a recycling business located on Central Airport Road)**

- 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. Provide a detention/drainage easement on the plat.
  - c. Avoid any adjoining wetland or obtain clearance from the Corp of Engineers.
  - d. Obtain erosion control permit and/or stormwater management permit from City Engineer and ADEQ before any site work is started.
  - 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. Show a 10' Drainage and Utility Easement for the East property line.
  - i. Show static and residual pressures along with flow for existing water facilities to provide Fire Protection and satisfy Fire Marshall requirements.
  - j. Show directional drainage arrows.
- 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. If dumpster is utilized location to be behind building and screening to match building.
  - f. No fence is to be within a front building line.
  - g. Show 10' easement on north, east and west sides.
  - h. Allow front yard fencing and show on site plan submitted on 5/11/10
- 3. Meet the requirements of the Master Street Plan, including:**
- a. Provide ½ of 26 ft pavement from center line of street improvements to City Engineers specifications.
  - b. Provide ROW dedication – 60' required, show 5' additional.
- 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 as shown.
  - d. Parking lot shade trees to be located near actual parking spots. Show trees for future additions.
  - e. Provide a continuous screen for any parking spots that face a street or abutting property.
  - f. Provide 6 foot front yard landscape strip between property line and parking lot.
  - g. Provide 4 foot side yard landscape strip between property line and parking lot.
  - h. Provide buffer between dissimilar uses or zoning. Provide and show full screen on south property line.
- 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.
  - e. Contact CAW for requirements on size and location of the meter.
- 8. Meet the requirements of NLR Wastewater, including:**
- a. No sewer available to site.
  - b. Allow a septic system if connection is not required by NLRWW.

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 5 affirmative votes, 2 absent and Foster/Chambers abstain.

**E. Rep-2242-11 Maloney's Addition, Lot 1A (Replat and Site Plan Review for a Dollar General located on Pike Avenue)**

- 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. Storm water detention shall be required.
  - 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. All driveways are to be concrete in the ROW.
  - e. Secure curb cut from City Engineer.
  - f. Show Finished Floor Elevation of proposed Building.
  - g. Construction drawings shall be reviewed by the City Engineer's office.
  - h. Show static and residual pressures along with flow for existing water facilities to provide Fire Protection and satisfy Fire Marshall requirements.
  - i. Show existing sanitary sewer line size and elevations.
  - j. Show directional drainage arrows.
- 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 replat will be signed or a building permit issued.
  - c. Dumpster screening to match building.
  - d. Allow driveway on Short 17<sup>th</sup> as shown.
  - e. Allow fence as shown.
- 3. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks/ramps to ADA standards and City standards.
  - b. Provide ROW dedication.
  - c. Improve sidewalks to ADA standards for driveway on W. Short 17<sup>th</sup> and make sure it connects to the existing sidewalk on Pike Ave.
  - d. ½ street improvements shall apply for Moss Street to include curb and gutters along with sidewalks.
  - e. ½ street improvements shall apply for W. Short 17<sup>th</sup> Street to include curb and gutters along with sidewalks. If existing curb and gutters are to be utilized, then repaving of existing dilapidated asphalt pavement shall be required.

- f. ½ Street improvements for curbs and gutters, base, asphalt and sidewalks are required for W. Short 17<sup>th</sup> Street and Moss 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 as shown.
  - d. Provide 5 parking lot shade trees within the parking lot
  - e. Provide a continuous screen for any parking spots that face a street or abutting property.
  - f. Provide 6 foot front yard landscape strip between property line and parking lot.
  - g. Provide 4 foot side yard landscape strip between property line and parking lot.
- 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.
  - e. Contact CAW for requirements on size and location of the meter.
- 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.

**F. SPR-2243-11 McCain Mall Addition, Lot 2, Block 1, 3929 McCain Blvd (Site Plan Review for movie theaters located at McCain Mall)**

- 1. Meet the requirements of the City Engineer, including:**
  - a. Storm water detention is not required.
  - b. Obtain erosion control permit from City Engineer and ADEQ before any site work is started.
  - c. The first floors of any building are to be a minimum of 1' above any flood plain.
  - d. Obtain Stormwater Management or erosion control permit from City Engineer.
  - e. Will need grading plan with existing and proposed finished contours if the exterior of the building is modified.
  - f. Show Finished Floor Elevation of proposed Building.
  - g. Show static and residual pressures along with flow for existing water facilities to provide Fire Protection and satisfy Fire Marshall requirements.
  - h. Show existing sanitary sewer line size and elevations.
  - i. Setbacks need to be shown on the Site Plan.
  - j. Show drainage modifications due to project expansion along with storm water calculations to be provided to 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 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 and irrigate 27 parking lot shade trees as shown.
- 5. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 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 to site.
  - b. A complete set of drawings for development must be submitted to NLR Wastewater.
  - c. Submit location of existing sewer main with respect to building limits to determine if there is a need to modify the building limits.
- 9. Meet the requirements of NLR Electric, including:**
- a. Existing underground power lines will have to be relocated by owner. See drawing in planning departments file for details.

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.

**G. NS-2244-11 Visionary Property Addition, Lot 1 (Preliminary Plat and Site Plan Review for office/warehousing located south of 9301 Maumelle Blvd)**

- 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. Drainpipes in the ROW are to be RCP with flared end section.
  - f. All driveways are to be concrete in the ROW.
  - g. Possible wetlands issue and prior to development, a 404 Corps of Engineers Permit may be necessary. Provide supporting documentation from the COE for the project.
  - h. Need to have drainage easement for existing or new drainage facility across the property.
  - i. Floodplain location and Base Flood Elevation does not match. Clarification of the floodplain limits will be necessary prior to the issuance of the building permit.

- j. Will need Floodplain Permit from the City Engineer's office.
  - k. Show easements for fiber optic and sanitary sewer lines on the West side of the proposed lot.
  - l. COE documentation or 404 Permit may be required.
  - m. Construction drawings shall be reviewed by the City Engineer's office.
  - n. Driveway access will require permit approval from City Engineer's office and AHTD and must meet the access management plan for the Blvd.
  - o. Driveway apron shall be concrete to the property line as shown on the Site Plan.
  - p. Show static and residual pressures along with flow for existing water facilities to provide Fire Protection and satisfy Fire Marshall requirements.
  - q. Provide distance from proposed building to the North Property line.
  - r. Will need grading plan with existing and proposed finished contours for parking lot and site development.
  - s. Show drainage for parking lot and gutter drains from the proposed building.
- 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 location to be in rear yard and screening to match building.
  - d. No fill in the floodway.
  - e. Provide verification that there are no wetlands.
  - f. Dedicate a conservation easement for all designated floodways.
  - g. Provide cross access easement from northern driveway to property to north on the plat only. Actual connection is not required at this time.
  - h. If flood way line is moved in the future by FEMA, then a replat can be filed to show the new flood way location.
- 3. Meet the requirements of the Master Street Plan, including:**
- a. Meet the Maumelle Blvd access control plan. (250' spacing of driveways)
- 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 8 street trees 40' on center.
  - d. Provide 9 parking lot shade trees. Street trees do not count as parking lot shade trees.
  - e. Provide a continuous screen for any parking spots that face a street or abutting property.
  - f. Provide 6 foot front yard landscape strip between property line and parking lot.
  - g. Provide 4 foot side yard landscape strip between property line and paved areas.
  - h. Provide buffer between dissimilar uses or zoning. If zoning change is approved, then "half" screen is required between I-1 and C-3 zones. Show screening on site plan drawing.
- 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.
- 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. 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 to the site.
- b. A complete set of drawings for development must be submitted to NLR Wastewater.
- c. White Oak connection will be \$1778.60.

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.

**H. NS-2236-11 Fountaine Bleau 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. Provide typical cross-section of proposed street improvement which include sidewalks on both sides of Paul Eells Drive.
- e. 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.
- f. 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.
- g. Show parking lot and exterior building lighting plan.
- h. Provide street signs and illumination on new streets.
- i. All driveways are to be concrete in the ROW.
- j. 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 locations with screening to match building (no wood fences).
- f. Provide full buffer on north and east property lines that include 8' privacy fence and trees planted every 20 feet.

**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 to be placed at edge of street without written permission from City Engineer.
- b. Remove the following requirement agreed on at the Public Hearing on February 10, 2009:
  - i. 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.
- c. Meet the requirements for Lot 3/phase 3:
  - i. Paul Eells ROW to be dedicated to the east edge of Lot 1R before the plat for Lot 3 can be signed.
  - ii. Paul Eells ROW to be dedicated from current end of road to a point approximately 210 feet east of the west property line of Lot 3 during the platting process of Lot 3.
  - iii. Plat for Lot 3 to be signed and recorded before a building permit can be applied for.
  - iv. Bond required for Paul Eells Drive, curb, gutter, sidewalks, street lights, and street trees (from current end of road to a point approximately 210 feet east of the west property line of Lot 3) – before plat for Lot 3 can be signed.
  - v. All weather access road to be built from end of Paul Eells to a point approximately 210 feet east of the west property line of Lot 3 before a building permit can be issued. All weather access road is to be maintained and fully open at all times and not used for material storage or vehicle parking.
  - vi. Paul Eells Drive, curb, gutter, sidewalks, street lights, street signs and street trees to be completely built (no bond) to a point approximately 210 feet east of the west property line of Lot 3 before any building can be occupied or a CO issued.
  - vii. Provide 120' dia. temporary all weather cul-de-sac at a point approximately 210 feet east of the west property line of Lot 3 before any building can be occupied or a CO issued.
- d. Meet the requirements for Lot 4/Phase 4.
  - i. Paul Eells ROW to be dedicated to a point approximately 493 feet west of the east property line of Lot 4 during the platting process of Lot 4.
  - ii. Plat for Lot 4 to be signed and recorded before a building permit can be applied for.
  - iii. Bond required for Paul Eells Drive, curb, gutter, sidewalks, street lights, and street trees (from current end of road to a point approximately 493 feet west of the east property line of Lot 4) – before plat for Lot 4 can be signed.
  - iv. All weather access road to be built from end of Paul Eells to a point approximately 493 feet west of the east property line of Lot 4 before a building permit can be issued. All weather access road is to be maintained and fully open at all times and not used for material storage or vehicle parking.
  - v. Paul Eells Drive, curb, gutter, sidewalks, street lights, street signs and street trees to be completely built (no bond) to a point approximately 493 feet west of the east property line of Lot 4 before any building can be occupied or a CO issued.

- vi. Provide 80' dia. temporary all weather cul-de-sac at the end of Paul Eells drive before any building can be occupied or a CO issued.
  - vii. Provide barricading at end of Paul Eells that meets the City Engineer and Traffic Engineer requirements before any building can be occupied or a CO issued.
  - e. At the point in time when the connection between Paul Eells Drive and Vestal Blvd is under construction to the east property line of Lot 4, the developer will be required to:
    - i. Dedicate remaining ROW along Lot 4.
    - ii. Build developers share of Paul Eells Drive, curb, gutter, sidewalks, street lights and street trees along 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.
  - c. Any gates to 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. 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. There were no additional comments from Commissioners or the audience. The motion to approve passed with 7 affirmative votes and 2 absent.

**I. NS-1883 Village at Voegle Lake (to amend the preliminary plat to reflect the existing drainage system – creating open space around the creeks)**

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.

**Public Hearing – Old Business:**

- 1. **Special Use #701.** To allow a daycare in an R-4 zone. The request is located at 1224 Franklin.

The applicants, Mrs. Terri Guy and Mr. James Fletcher were present.

Mr. Chambers asked if applicants agree to the 11 conditions set by the Subdivision Committee. Mr. Fletcher said they agreed.

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

There were no further 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 Special Use and/or loss of Business License and/or removal of Electric Power Meter,
- 4. Playground to meet DHS and City of NLR requirements for playground surface and equipment,
- 5. Provide a 6’ opaque privacy fence around playground (tarps are not permitted),
- 6. Provide signs and painted stripes on the alley to provide safe access to the playground,
- 7. Playground to have a grassed or approved soft surface area,
- 8. Playground may be enlarged to include paved surface, fencing must meet all requirements,
- 9. Perimeter of playground area shall be secured,
- 10. Hours of operation: 6am-8pm, Mon-Sun,
- 11. Number of children to be determined by DHS.

A motion was made to approve the request as presented. Motion was seconded. Chairman Clifton asked for a roll call vote on the application.

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

Special Use #701 was approved with 7 affirmative votes, and 2 absent.

- 2. **Rezone #1554.** Postponed.

**Public Hearing-New Business:**

- 3. **Conditional Use # 74.** To allow a daycare center in a C-3 zone. The request is located at 1724 Main Street

The applicant, Ms. Chaka Person was present. She stated she received and understood the conditions for request.

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

There were no further comments from Commissioners or the audience.

Conditions:

- 1. Limit the hours of operation to 5 AM to 8 PM.
- 2. A solid wood fence is required around the playground.
- 3. Drop-off and pick-up should be oriented to the alley with a staff employee greeting all clientele.
- 4. Any future expansion is to be considered through Site Plan Review.
- 5. Applicant must meet all applicable Federal, State, County and City requirements.
- 6. A business license to be issued after Planning Staff confirms that all conditions have been met.
- 7. The 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.
- 8. The playground is to meet DHS and City of NLR requirements for playground surface and equipment.

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

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

Conditional Use #74 was passed with 7 affirmative votes and 2 absent.

- 4. **Conditional Use #75.** To allow a daycare center in a C-3 zone. The request is located at 5127 E. Broadway.

The applicant, Ms. Deandrea Anderson was present. She stated that she received and agreed to the conditions with request.

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

There were no comments from Commissioners or the audience.

Conditions:

1. Applicant must meet all applicable Federal, State, County and City requirements,
2. Provide loop drive to allow relatively safe drop off and pick-up,
3. Provide a 6' wood privacy fence around play area,
4. Play area to have a secondary emergency gate exit,
5. Business license to be issued after Planning Staff confirmation of requirements,
6. 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.
7. Playground to meet DHS and City of NLR requirements for playground surface and equipment.

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

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

Conditional Use # 75 was passed with 7 affirmative votes and 2 absent.

5. **Conditional Use # 76.** To allow auto sales and auto detailing in a C-5 zone. The request is located at 701 E. Broadway.

The applicant, Mr. Eric Watkins was present. He stated he received and agreed to the conditions placed on his request.

Mr. Chambers stated staff recommends to deny the request and the Subdivision Committee added 15 conditions if the request was to be approved.

Chairman Clifton asked staff about the requirements of bathrooms for the public and the existing building on site.

Mr. Voyles stated that the Morgan building was placed there about 15 years ago and there is no place/office for a customer to sit down and fill out paper work on a transaction. Also there is no bathroom for customers, according to building inspector.

Chairman Clifton asked Mr. Watkins if the state police did a detailed inspection and gave approval for this building.

Mr. Watkins stated that the State Police approved it but it was last year and the building was closed at that time. He stated that there is a restroom with a sink for customers to use.

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

Chester Brown, the owner of the lot north of the property in question, objected to this application due to trash being thrown over the fence on to his property.

Mr. Watkins stated that he was unaware of trash being thrown on Mr. Brown’s property and may have been other people that walk around that property.

Ms. Belasco asked about hours of operation and if anyone from Code Enforcement can speak about conditions.

Mr. Don Wood, Code Enforcement, stated that there were problems with water running onto Broadway constantly and lack of business license with previous tenants. He stated that there were complaints about trash being thrown over the fence, but he has no proof of who was throwing the trash over the fence.

Ms. Belasco stated that the hours of operation needed to be established to add as a condition. Discussion followed.

Mr. Watkins preferred business hours to be from 8am-8pm, Mon-Sat.

A motion was made and seconded to add as a condition the business hours from 8am-8pm, Mon-Sat. The amendment passed with 5 affirmative votes, 1 opposition vote, and 2 absent.

Ms. Alexander had concerns about another car lot being on Broadway, and customers coming in to buy don’t have a place to sit and be comfortable to purchase a vehicle.

Mr. Watkins stated that his building is set up to come in and do paperwork and that the building is a nice size building. He stated there is a business down the street that has the same building and their setup is the same as his would be.

There were no further comments from Commissioners or the audience.

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

|                  |               |                |               |
|------------------|---------------|----------------|---------------|
| <b>Alexander</b> | <b>No</b>     | <b>Foster</b>  | <b>No</b>     |
| <b>Armstrong</b> | <b>Absent</b> | <b>Parker</b>  | <b>Absent</b> |
| <b>Belasco</b>   | <b>No</b>     | <b>White</b>   | <b>No</b>     |
| <b>Chambers</b>  | <b>Yes</b>    | <b>Clifton</b> | <b>No</b>     |
| <b>Dietz</b>     | <b>No</b>     |                |               |

Conditional Use #76 was denied with 6 opposition votes, 1 affirmative vote and 2 absent.

6. **Conditional Use #78.** To allow a daycare center in a C-3 zone. The request is located at 4514 Lynch.

The applicant, Alicia Doyle, was present.

Chairman Clifton asked Ms. Doyle if she received and understood conditions. Ms. Doyle

said yes.

Chairman Clifton asked where playground is located on property.

Mr. Voyles stated that playground is on southeast corner of property parking lot.

There were no further comments from Commissioners or the audience.

Conditions:

1. Applicant must meet all applicable Federal, State, County and City requirements.
2. Provide a 6' wood fence around play area with a secondary emergency exit.
3. Hours of operation are to be 5am to 8pm, Monday through Sunday.
4. Drop-off and pick-up is to be done through the alley with signs posted directing drop-off and pick-up locations.
5. Any future expansion of the daycare is to go through the Site Plan Review process.
6. A business license to be issued after Planning Staff confirms requirements have been met.
7. Applicant 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.
8. The playground is to meet DHS and City of NLR requirements for playground surface and equipment.

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

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

Conditional Use #78 was approved with (7) affirmative votes and (2) absent votes.

7. **Special Use # 708.** To allow a funeral home in an R-4 zone. The request is located at 2001 E. Washington #B.

Chairman Clifton recused himself from discussion, due to he was the property owner and left the dais. Vice Chairman White acted as Chairman for this item and the rest of the meeting.

The applicant, Mr. Derek Gunn, was present. His request is to operate a funeral home at 2001 E. Washington #B, The funeral home would have a business office and allow visitations only. No embalming would be done on this site.

Chairman White asked what activities will be done at this location.

Mr. Gunn stated that it will be for business office, arrangements or planning the funeral and the particular family will be able to view their loved one at this location. It will be strictly viewing and business office no embalming.

Mr. Chamber stated he was concerned about funeral parking and the limited available

parking. He asked the applicant if there are any agreements for off-site parking?

Mr. Gunn stated that he has an agreement with a church that is northwest of this location (Bailey Chapel) to allow off street parking. He stated that he explained to the church and to the board that there is enough parking for what this building will be used for.

Mr. Voyles stated that the applicant does have permission to use the church parking lot but not the DHS parking lot across the street.

There was discussion concerning the requirement of landscaping on a property not owned by the applicant. A motion was made and seconded to remove item #2 (landscaping of parking lot) from the Staff requirements. The amendment passed with 6 affirmative votes, 2 absent and 1 recused.

Chairman White asked if anyone had any questions.

Ms. Alexander asked Mr. Gunn will there be someone to direct traffic with the use of the church lot. Mr. Gunn stated one of his employees would be directing traffic to the church parking lot.

Chairman White asked if there was anyone in the audience that would like to for or against this request.

Mr. Willie Sheppard was speaking on behalf of his mother who lives at 2005 E Washington Ave. Mr. Sheppard along with his family object to this application.

Mr. Randall Bradley lives at 2317 E. 2<sup>nd</sup>, stated that he objects to the application due to the senior citizens in the area. The objection to the request in this neighborhood is cars blocking driveways and two funeral homes already exist on Broadway.

Ms. Dana Haysville stated her grandparents own 2 houses on E. Washington two doors down from the request. She stated they had 2 major complaints; Broadway already has 2 funeral homes in the area and having a business office and visitations at this location may bring in more crime in the area.

Mr. Foster asked how many times a week would the facility conduct visitations.

Mr. Gunn stated maybe twice a week. He stated that he understands everyone concerns but there will be a manager on site living there 24 hours a day; no cars will be blocking driveways or anything disruptive.

Ms. Alexander asked if Mr. Gunn has met with the neighbors in this community before he decided to put business at this location.

Mr. Gunn stated that he did talk with some of them and there was not a problem. Their major concern was about the water and sewer being contaminated. He informed them that there wouldn't be any embalming at this location.

Chairman White asked if anyone else from audience had any comments or concerns.

Mr. Chambers asked about visitation hours. Discussion followed. Mr. Chambers proposed that visitation should be scheduled from 5pm to 10pm and added this as a condition. A motion was made and seconded for visitation hours 5pm – 10pm. The amendment passed with 5 affirmative votes, 1 opposition vote, 2 absent, and 1 recused.

Conditions:

1. Provide written agreement with abutting parking lot owner to provide off-site parking
2. Allowed hours for visitations to be from 5pm – 10pm.
3. Applicant must meet all applicable Federal, State, County and City requirements.
4. Business license to be issued after Planning Staff confirmation of requirements.
5. 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 White stated if there were no other comments, he would ask for roll call vote on the request with the 2 amendments.

|                  |               |                |                |
|------------------|---------------|----------------|----------------|
| <b>Alexander</b> | <b>No</b>     | <b>Foster</b>  | <b>Yes</b>     |
| <b>Armstrong</b> | <b>Absent</b> | <b>Parker</b>  | <b>Absent</b>  |
| <b>Belasco</b>   | <b>Yes</b>    | <b>White</b>   | <b>Yes</b>     |
| <b>Chambers</b>  | <b>Yes</b>    | <b>Clifton</b> | <b>Recused</b> |
| <b>Dietz</b>     | <b>Yes</b>    |                |                |

Special Use #708 passed with 5 affirmative votes, 1 opposition vote, 2 absent, and 1 recused.

8. **Conditional Use #77.** To allow outdoor storage in an I-1 zone. The request is located on the lot south of 9301 Maumelle Blvd.

The applicant, Todd Henson was present.

Mr. Spencer stated that last month the Planning Commission approved a rezoning to I-1 for this property and Mr. Henson was asked to come back for Conditional Use for outdoor storage. The question today would be the outdoor storage behind the building.

Mr. Chambers asked about spacing of the driveways and where the proposed gate would be located.

Mr. Spencer stated that they provided new drawings that showed the proper spacing of the driveways.

Mr. Henson stated that the gate will be located on the side of the building near the rear.

Chairman White asked were there any comments from Commissioners or audience.

There were no further comments from Commissioners or the audience.

Conditions:

1. applicant must meet all applicable Federal, State, County and City requirements,
2. maintain a clean commercial front yard appearance with tree landscaping, parking, and a high quality, commercial building facade.
3. all exterior storage is to be out of sight from Maumelle Boulevard.
4. all countertop fabricating/installation must be indoors with stone dust controlled on site.
5. erosion control must be maintained as this is directly adjacent to the White Oak Bayou.
6. meet all requirements set by Planning Commission during the Site Plan Review process,
7. business license to be issued after Planning Staff confirmation of requirements,
8. 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 White asked for a roll call vote on the application.

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

Conditional Use# 77 passed with 6 affirmative votes, 2 absent, 1 recused.

**Public Comments/Adjournment:**

A motion was made to adjourn and it was seconded. The motion passed with 6 affirmative votes and the meeting was adjourned at 5:50 pm.

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

Respectfully Submitted:

\_\_\_\_\_  
Norman Clifton, Chairman

\_\_\_\_\_  
Robert Voyles, Director