

North Little Rock Planning Commission
Regular Meeting
October 11, 2011

Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:45 PM in the Council Chambers, City Hall.

Members Present:

Alexander
Belasco
Dietz
Foster
Harris
Parker
Clifton, Chairman

Members Absent:

Chambers (excused)
White (excused)

Staff Present:

Robert Voyles, Director
Shawn Spencer, Assistant Director
Paula Jones, City Attorney

Others Present:

Chris Wilbourn, City Engineer
Don Woods, Code Enforcement
Steve Baxter, Alderman
Debi Ross, Alderwoman
Beth White, Alderwoman
Maurice Taylor, Alderman

Approval of Minutes:

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

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

Administrative:

Petition in opposition SU#709 and items 6, 7, 8 and 11 postponed

Subdivision Administrative:**A. Rep-2256-11 Choctaw Addition, Lot B (Replat of commercial lots located at SE corner of Broadway and Buckeye Streets)**

- 1. Requirements before the final plat or replat will be signed:**
 - a. Provide on-site storm water detention. Storm Water Detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
 - b. Replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 2. Requirements before a building permit will be issued:**
 - a. Provide Arkansas Department of Environmental Quality (ADEQ) Storm water Permit.
 - b. Provide CNLR Storm water Permit.
 - c. Provide CNLR Access Driveway/Curb Cut Permit.
 - d. Site Plan Review approval for any new construction.
- 3. Postpone site developments requirements until any development of the property:**
 - a. Replace/repair sidewalks on Buckeye and 2nd.
 - b. All required street trees on Buckeye and 2nd.
 - c. All required landscape strips along Broadway, Buckeye and 2nd.
 - d. Removal of abandoned driveways along Buckeye and 2nd.
 - e. Half street improvements along Buckeye and 2nd (if required).
- 4. Postpone requirement of opaque privacy fence between R-4 property until any development of the property.**
- 5. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
- 6. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No outside display or storage, unless permitted by zoning ordinance or City Council.
 - c. Site Plan Review required for any new construction.
- 7. Meet the requirements of the Master Street Plan, including:**
 - a. Provide ROW dedication.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. Provide buffer between dissimilar uses or zoning.
- 9. 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.
- 10. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. All gates must be approved by the Fire Marshal.
- 11. 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.
- 12. Meet the requirements of NLR Wastewater, including:**
 - a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Provide adequate easement for the existing sanitary sewer line.

Chairman Clifton asked if there were any comments from the audience or Commissioners. Mr. Spencer stated that the applicant is asking for a separate vote to postpone site developments until property is developed. They will replat property and not do any site improvements until development occurs. Chairman Clifton stated that they will vote to replat the property and then have a separate vote to postponed items 1&2 until the property develop. There were no additional comments from Commissioners or the audience. The motion to approve the replat as submitted passed with (7) affirmative and (2) absent votes. The motion to postpone the site improvements until future development passed with (7) affirmative and (2) absent votes.

B. SPR-2257-11 Villas at NLR, Lot 2 (Site Plan review of apartments located at Lori Lane/Falling Creek Drive/Pershing Circle)

- 1. Requirements before a building permit will be issued:**
 - a. Provide Arkansas Department of Environmental Quality (ADEQ) Storm water Permit.
 - b. Provide CNLR Storm water Permit.
 - c. Provide CNLR Access Driveway/Curb Cut Permit.
 - d. Provide on-site storm water detention. Storm Water Detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
- 2. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
 - b. Allowed shared driveway as shown.
 - c. Drainpipes in the ROW are to be RCP with flared end section.
 - d. All driveways are to be concrete in the ROW.
 - e. Show all services connecting to the proposed building (sewer, water, electric, gas)
 - f. Show all proposed drainage improvements for the paved areas and roof drain.
 - g. All drainage calculations shall be submitted to the City Engineer for review and approval.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide access easement from street to parking lot entrance. Easement may be filed as a separate instrument.
 - c. Parking is within requirements for 38 units.
 - d. Fence location approved by Board of Adjustment.
 - e. Dumpster screening to match building.
 - f. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks/ramps to ADA standards and City standards.
- 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, as shown
 - d. Provide parking lot shade trees, as shown.
 - e. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. 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.
- 7. 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. All exterior portions of a building must be within 150' of a FD access road.

8. Meet the requirements of CAW, including:

- a. All CAW requirements in effect at the time of request for water service must be met.
- b. 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.

9. Meet the requirements of NLR Wastewater, including:

- a. A complete set of drawings for development must be submitted to NLR Wastewater.
- b. Connection may require the owner to make improvements to the receiving sewer. The capacity of this sewer is currently being investigated.

Chairman Clifton 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 and (2) absent votes.

Public Hearing:

1. Rezone #1556. To rezone property from C-3 to R-2 to recognize existing homes and a Land Use Plan amendment. The request is located at 1405-1409 N. Olive.

The applicant, Mrs. Colclough, was not present. Mr. Voyles stated that staff has talked to the applicant and she is asking for the property to be rezoned so that someone can get a mortgage to purchase the property. Staff will support Mrs. Colclough decision and recommends approval.

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

Mr. James Crutchfield stated that he resides in one of the houses in the area and wants to keep it the way it is.

Mr. Ron Henry is the son of the applicant, he opposes this application. He states that the applicant has other heirs that have a say so over this property and he is the overseer of this property.

Mr. Spencer stated that Mrs. Colclough paid all fees with the application, hired the abstract company and all our records show she is the property owner. We are confident the applicant is the owner of the property. Her son would have to hire an attorney or show power of attorney over his mother to provide proof that he represents his mother.

Ms. Belasco asked if staff had proof that she is the property owner.

Mr. Spencer stated yes, that she and her husband inherited the property.

Mr. Dietz stated that the only reason for this is because the property is not zoned residential and he doesn't see why there is any reason why we shouldn't vote on it.

Chairman Clifton asked if there were any comments from Commissioners.

There were no further comments from Commissioners or audience.

Chairman Clifton asked for roll call vote in the application.

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|------------------|---------------|----------------|------------|
| Alexander | Yes | Harris | Yes |
| Belasco | Yes | Parker | Yes |
| Chambers | Absent | White | Yes |
| Dietz | Yes | Clifton | Yes |
| Foster | Yes | | |

Rezone# 1556 was approved with (8) affirmative and (1) absent vote.

2. Rezone #1574. To rezone property from I-2 to R-4 allow apartments and a Land Use Plan amendment. The request is 20 acres located at the end of Burkhalter Haas Road.

The applicant, Linda Bowers the representative for Terry Family Estate, was present.

Chairman Clifton asked if there were any in the audience that would like to speak for or against this application.

Mr. Jackson stated that the proposed property to be rezoned is too close his mining business and he opposes the request. He asked is there any way they can speak to the land owner and work something out to make everyone comfortable.

Chairman Clifton asked if the Commissioners had any comments

There were no further comments from Commissioners or audience.

Chairman Clifton asked for roll call vote in the application.

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|------------------|---------------|----------------|------------|
| Alexander | Yes | Harris | Yes |
| Belasco | Yes | Parker | Yes |
| Chambers | Absent | White | Yes |
| Dietz | Yes | Clifton | Yes |
| Foster | Yes | | |

Rezone #1574 was approved with (8) affirmative and (1) absent vote.

3. Special Use #709. To allow a transitional home for 8 women in an R-3 zone. The request is located at 1418 W. 20th Street.

The applicant, Daphany Ragland, was present. Ms. Ragland stated that she would like to make this property a women’s transitional facility for 8 women. She stated that 3 women live in this house already and the home owner Mr. Marcus Hill is in approval of this property being changed over to a transitional facility, however; she is here today for rezoning.

Mr. Spencer stated that staff has been working with the Department of Corrections for 5 to 6 years on any transitional homes or halfway houses. Anything dealing with the Department of Corrections and transitional or half way houses requires an ordinance from the City Council

signed by the Mayor and presented to the Department of Corrections before they will start the process.

Chairman Clifton asked if there were anyone in the audience that is for or against this application.

Ms. Katherine Borecky stated she has property next to this house and she as well as the 25 petitioners' oppose this application because that area is a high crime area. She stated that there have been several violent crimes in this area, the neighborhood is deteriorating. She doesn't believe that these ladies, whom already are probationary, should be in a high crime rate area with drugs.

Chairman Clifton asked Ms. Ragland what is the status of the people living there now.

Ms. Ragland stated that there will be regulations from the Department of Corrections; they are not allowed to have the women there until it has been approved. The women that live there now have been through the transitional houses before and have graduated from the program. They are working with their sponsors and are attending classes at the First Pentecostal Church. She stated that they are trying to be a product of the community not a liability.

Ms. Davis stated that she is a part of the Devine Transitional House. She stated that this program is helping her to better herself and she doesn't see the neighborhood as a temptation. She stated that she is supporting Ms. Ragland.

Ms. Copeland stated that she is living at this residence and is in support of Ms. Ragland.

Chairman Clifton asked for any other comments from the audience or Commissioners.

Mr. Foster asked if the City had any history or any other transitional homes.

Mr. Voyles stated there was one on Maple Street, there weren't any problems there, and it closed down. Others have tried to open another in the same area but were unsuccessful. Staff position is we have a number of programs in the area such as Riverbend. The city is investing money into these neighborhoods by building new homes and don't want encourage things in a stable neighborhood. The perception from the neighbors has been their concern when it comes to this neighborhood.

Mr. Dietz asked how long their stay in a transitional house is. What happens after their stay?

Ms. Ragland stated 60 to 90 days, the plan is to transition out the women into their own places and get them signed up for classes because the majority of them have never had their own property.

Chairman Clifton asked Ms. Borecky has she noticed the clean up and the garden that was planted as stated by Ms. Copeland.

Ms. Borecky stated that yes she has noticed the work they have done on the property.

Chairman Clifton asked Ms. Ragland how long has the women been living in the house.

Ms. Ragland said for the last 60 days.

Chairman Clifton stated that staff has recommended denying this application under staff recommendation and asked Ms. Ragland if she received a copy of the conditions.

Ms. Ragland stated that she did receive a copy and she does understand.

Ms. Alexander asked if any children in the home.

Ms. Ragland stated that the women have children but not living in the home. They have weekend passes to allow them to visit their families but they have to follow the rules and they have curfew hours.

Mr. White asked what happens if the rules are not followed. If they are really messed up what happens then.

Ms. Ragland explained that they lose their weekend passes; they have assignments they have to do and turn in because they do try to focus on the 12 steps. They are asked to leave the facility when they really mess up.

Mrs. Belasco asked if Ms. Ragland understood that the staff recommendations states that the 8 women includes staff as well.

Ms. Ragland said yes and there is only one staff member.

Mr. Foster asked how many bedrooms were in this house and will there always be eight women there or less.

Ms. Ragland stated that it's a 3 bedroom house; one room is exceptionally large with two rooms attached. According to DOC they have to have a certain amount of footage.

Mr. Foster asked if there could be a debate about how many women that can live in this house. His concern was for the neighbors in that area that came forth with their concerns.

A motion was made and seconded to change the amount of women in the house from eight to six including staff members.

Chairman Clifton asked for roll call on vote on the amendment.

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| Alexander | Yes | Harris | Yes |
| Belasco | Yes | Parker | Yes |
| Chambers | Absent | White | Yes |
| Dietz | Yes | Clifton | Yes |
| Foster | Yes | | |

The amendment was approved with (8) affirmative and (1) absent vote.

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

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|------------------|---------------|----------------|------------|
| Alexander | Yes | Harris | Yes |
| Belasco | Yes | Parker | No |
| Chambers | Absent | White | Yes |
| Dietz | Yes | Clifton | No |
| Foster | No | | |

Special Use #709 was approved with (5) affirmative, (3) opposed and (1) absent vote.

4. Special Use #710. To allow a car lot and outdoor display of storage buildings in a C-3/R-4 zone. The request is located at 5609 MacArthur.

The applicant, Mr. James Maxwell, was present.

Chairman Clifton asked Mr. Maxwell if he received and agreed with staff recommendations.

Mr. Maxwell said yes.

Chairman Clifton asked if anyone in the audience or Commissioners would like to speak for or against this application.

There were no further comments.

A motion was made and seconded for staff recommendations

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

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| Alexander | Yes | Harris | Yes |
| Belasco | Yes | Parker | Yes |
| Chambers | Absent | White | Yes |
| Dietz | Yes | Clifton | Yes |
| Foster | Yes | | |

Special Use#710 was approved with (8) affirmative and (1) absent vote.

5. Special Use #711. To allow car sales in a C-2 zone. The request is located at 6201 Camp Robinson Road.

The applicant, Mr. Junior Phillips, was present.

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

There were no comments from the audience.

Chairman Clifton asked if the Commissioners had any comments.

Mr. Dietz asked if Mr. Philips understood and agreed with the conditions.

Mr. Phillips stated that he agreed with everything except items 1-3.

Mr. Dietz stated that Mr. Phillips has done a complete turnaround with this property; he recommended that items 1-3 be deleted from staff recommendations.

Mr. Spencer stated that the recommendations are from City council and cannot be deleted, it can be recommended to the City Council to be removed from the request.

Ms. Belasco stated that if a privacy fence is put up on this property it would be a detriment to the neighborhood, she feels that it would be hard to keep up with what grows behind it because of a ditch.

Mr. Voyles stated that area is residential and we require a full buffer which is an 8' privacy fence or opaque, he has the option to put a thick evergreen landscaping but in the winter time it would be bare. The City Council would have to approve it.

Mr. Dietz stated to Mr. Phillips that Commissioners cannot remove the items, but they can recommend that the City Council remove those requirements.

A motion was made and seconded to recommend items 1-3 be removed from the requirements.

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| Alexander | Yes | Harris | Yes |
| Belasco | Yes | Parker | Yes |
| Chambers | Absent | White | Yes |
| Dietz | Yes | Clifton | Yes |
| Foster | Yes | | |

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

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|------------------|---------------|----------------|------------|
| Alexander | Yes | Harris | Yes |
| Belasco | Yes | Parker | Yes |
| Chambers | Absent | White | Yes |
| Dietz | Yes | Clifton | Yes |
| Foster | Yes | | |

Special Use #711 was approved with (8) affirmative and (1) absent vote.

6. Conditional Use #72. **Postpone**. To allow car sales in a C-4 zone. The request is located at 1400 E. Broadway.
7. Conditional Use #85. **Postpone**. To allow a tire store in a C-4 zone. The request is located at 2023 E. Broadway.
8. Conditional Use #86. **Postpone**. To allow a daycare center in a C-4 zone. The request is located at 4416 MacArthur.

9. Conditional Use #87. To allow a car rental business in a C-5 zone. The request is located at 4220 East McCain.

The applicants, Mr. Marcus Kennedy and Karen Kamon with Enterprise Rental, were present.

Chairman Clifton asked would this be a stand alone or operating in an office setting.

Mr. Kennedy stated it's inside the McCain Plaza Center.

Chairman Clifton asked if the applicant received and agreed with the conditions.

Mr. Kennedy stated that he will not put up a fence and he understands the conditions but he asks if item 2 can be changed from 35 to 50 vehicles to be permitted on the lot.

Chairman Clifton asked if anyone would like to speak for or against this application.

Mr. White asked would the applicant have any parking issues with the restaurant Hooters being so close by.

Mr. Kennedy stated no, their business would close at 6 pm, so there shouldn't be any issues when it comes to the restaurant patrons parking.

Chairman Clifton asked how many spaces did the land lord put in the lease?

Ms. Kamon stated that they are not to exceed 50 spaces.

Ms. Belasco stated that at the Subdivision meeting the applicants asked for 50 spaces; so that they won't be in code violation.

Mr. Voyles stated that it was said no more than 35 rental cars and asked is there some type of way that code can detect which cars are for rental so that the company wouldn't be in violation.

Mr. Kennedy stated there are bar codes on the tags of the rental cars.

Chairman Clifton asked are the applicants asking for 50 rental vehicles plus the staff.

Ms. Kamon said 50 rental vehicles.

Chairman Clifton asked if there were any other comments.

A motion was made and seconded to amend staff recommendation to change car rental spaces from 35 to 50.

The motion was approved with (8) affirmative and (1) absent vote.

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

Alexander Yes Harris Yes

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|-----------------|---------------|----------------|------------|
| Belasco | Yes | Parker | Yes |
| Chambers | Absent | White | Yes |
| Dietz | Yes | Clifton | Yes |
| Foster | Yes | | |

Conditional Use#87 was approved with (8) affirmative and (1) absent vote.

10. Conditional Use #88. To allow a tattoo parlor in a C-4 zone. The request is located at 9805 Maumelle Blvd.

The applicants, Mr. Keith Henning, Mr. Cook and Mrs. Cook, were present.

Chairman Clifton asked has the applicants received a copy of staff recommendations.

Mr. and Mrs. Cook stated that they had not seen a copy; they were then given a copy of one.

Chairman Clifton asked if anyone wanted to speak for or against this application.

A motion was made and seconded to approve staff recommendations.

The motion was approved with (8) affirmative and (1) absent vote.

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

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| Alexander | Yes | Harris | Yes |
| Belasco | Yes | Parker | Yes |
| Chambers | Absent | White | Yes |
| Dietz | Yes | Clifton | Yes |
| Foster | Yes | | |

Conditional Use#88 was approved with (8) affirmative and (1) absent vote.

11. Conditional Use #89. **Postpone**. To allow a car sales and auto detailing in a C-4 zone. The request is located at 2500 East Broadway.
12. Conditional Use #90. To allow car sales, auto detailing and event parking in a C-5 zone. The request is located at 701 East Broadway.

The applicant, Mrs. Wanda Brainard and her son Mike Walden, was present.

Chairman Clifton asked has the applicant received and agree with the staff recommendations.

Mrs. Brainard stated that she has received and agrees with the staff recommendations.

Chairman Clifton asked if anyone in the audience or Commissioners have any comments.

Chairman Clifton asked if she understood item 1 under staff recommendation about the building and bathrooms being ADA compliant.

Mrs. Brainard stated that she doesn't really understand what ADA compliant means.

Chairman Clifton stated that she would need to get with her architect.

A motion was made and seconded to approve recommendations on the application.

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

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| Alexander | Yes | Harris | Yes |
| Belasco | Yes | Parker | Yes |
| Chambers | Absent | White | Yes |
| Dietz | Yes | Clifton | Yes |
| Foster | Yes | | |

Conditional Use #90 was approved with (8) affirmative and (1) absent vote.

13. Public Hearing #1560. To review changes to the ETJ (extra territorial jurisdiction) zoning.

Mr. Carter stated the City has the authority to zone outside the City. With government, citizen's vote for their leaders and in turn the leaders propose taxes and have all sorts of rules. Those rules govern people's property that is inside the city. He stated that the way the zoning ordinance works, the government can put limits on how people use their property. Under the Arkansas Constitution, private property rights are paramount. It also states that you can't take property rights unless you have paid for it. The City doesn't have to pay to regulate the use of property because the zoning laws also protects their property from possible nuisance uses. He stated the City also has the power to control developmental which we do through our subdivision regulations. With this regulation, governments stick their hand in the property owners pocket through exactions or conditions to approval of development. With this regulation, we don't take their money but we make them spend it. If someone wants to build a store, we make them provide parking. If someone wants fire protection, we make them get a fire hydrant. He stated that we have all these rules that apply inside our city and there is one rule that the Planning Commission operates under is called "territorial jurisdiction". The City can extend five miles outside its boundary for the planning jurisdiction. The city can be given a secondary area if the population is over 8,000 and runs along the stream of the Arkansas River, then the city can adopt the zoning ordinances in a 2 mile radius outside the City boundary.

Mr. Dietz stated that if we don't issue building permits 2 to 5 miles outside the city limits, how are we to keep someone from building a structure up to code?

Mr. Carter stated that is the problem, if someone is 4 miles outside how do we know if they built it.

Mr. Carter stated that rule 1456-202 section 2 - empowers a city to issue building permits, a new structure should have a building permit within the city limits. He said that we can't regulate outside the city limits but we can inside.

Mr. Carter stated that the City is authorized to require permits within the City.

Mr. Voyles stated that the municipal code currently requires a surcharge for permits outside the City limits.

14. Public Hearing #1569. To add a “Smart Code” zoning district to the zoning ordinance.

Mr. Voyles stated the Downtown Master Plan was adopted that supports the development of a dense downtown area. The Smart Code District is a zoning district that will not replace the historical district, the main street overlay or the flood plain laws. The Smart Code District creates a new zoning district that requires a minimum of 20 acres. Once the requirement is met then you could add smaller areas to this zoned area. He stated that the streets are supposed to be in a grid pattern. Most City blocks are less than three acres, so this would require multiple blocks to meet the minimum requirement. This Smart Code District will likely occur in a downtown or dense new urbanism type setting. He stated that a Regulating Plan is required once an area is zoned Smart Code and that would be developed with Planning Commission, various City Departments, land owners and others. A Design Review Board would be established to review proposed development in the zoned Smart Code Districts to verify that proposals meet the intent of the Regulating Plan. One element in this plan would be an architectural pattern book that shows the type of architectural that would be recommending in the districts. Lots in the smart code area would be similar for lot development as we have with the subdivision regulations.

Mr. Foster stated that smart code is another zoning option for developers and land owners. He stated that potential developers are asking does the City of North Little Rock have smart code? They are looking to protecting their investment.

Mr. Lawrence stated he is an advocate of smart code; he worked as a developer with smart code in Conway. He stated he would like to facilitate any question or concerns that people may have about the ordinance, regulating a plan and its use.

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| Alexander | Yes | Harris | Yes |
| Belasco | Yes | Parker | Yes |
| Chambers | Absent | White | Yes |
| Dietz | Yes | Clifton | Yes |
| Foster | Yes | | |

Public Hearing #69 was approved with (8) affirmative votes and (1) absent vote.

Public Comments/Adjournment:

A motion was made to adjourn and it was seconded. The motion passed with (8) affirmative votes and the meeting was adjourned at 5:25 pm.

Passed: _____

Respectfully Submitted:

Norman Clifton, Chairman

Robert Voyles, Director