

**North Little Rock Planning Commission
Regular Meeting
October 13, 2009**

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

Members Present:

Armstrong
Belasco
Chambers
Dietz
Foster
Parker
White, Vice Chairman
Clifton, Chairman

Members Absent:

Jackie Alexander (excused)

Staff Present:

Robert Voyles, Director
Shawn Spencer, Asst. Director
Jan Hughes, Secretary

Others Present:

Paula Jones, Asst. City Attorney
Don Wood, Code Enforcement

Administrative:

Staff reminded commissioners of a letter that was received concerning Special Use #679.

Approval of Minutes:

Motion was made and seconded to approve the September minutes as submitted. The minutes were approved with eight (8) affirmative votes.

Motion was made and seconded to excuse Alexander from today's meeting. This was approved with eight (8) affirmative votes.

Subdivision Administrative:

- A. NS-2161-09 Riverponte Plaza, Lots 2A and 2B (preliminary plat and site plan review of a restaurant located at 10601 Maumelle Blvd)

- 1. Meet the requirements of the City Engineer, including:**
 - a. Provide storm water detention already provided through a subdivision wide (regional) plan.
 - 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.
- 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.
- 3. Meet the requirements of the Master Street Plan, including:**
 - a. Provide sidewalks/ramps to ADA standards as shown.
- 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 all landscaping as shown.
- 5. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted.
 - c. No electronic changeable copy sign permitted.
- 6. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 7. Meet the requirements of the CAW and NLR Wastewater and Electric, including:**
 - a. Provide utility easements.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. Contact CAW for requirements on backflow protection on meter services.
 - d. Water is available to this property.
 - e. A complete set of drawings for development must be submitted to NLR Wastewater.
 - f. Sanitary sewer service is available.
 - g. Replat will require a new service tap on the respective main.
 - h. White Oak connection fee is required.

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 as amended passed with eight (8) affirmative votes.

Public Hearing – Old Business:

1. Special Use # 679. To allow 50 short term rentals at an apartment complex in an R-4 zone. The request is located at 12025 Paul Eells Drive.

Hugh Jarratt, attorney representing Lindsey Management, provided copies of memos submitted in response to a Neighborhood Meeting on October 7, 2009, along with advertising handout for executive short or long term interim housing. Mr. Jarratt stated a background check will be required on all applicants.

Mr. Parker questioned the placement of units for rental within the complex. Mr. Jarratt said generally the parking lot sides would be used as rentals, scattered throughout the complex.

Mr. Jarratt addressed the issue of golf ball problems by stating the Links is in the process of printing a statement reminding the golfer that he or she is responsible for any damage caused by his or her golf ball.

Mayor of Maumelle, Mike Watson, spoke to the Commission and also thanked Mr. Jarratt for addressing neighborhood concerns. Mayor Watson said Lindsey Management is trying to answer any problems and 25 units available for short term rental would be a good number, in addition to a requirement of a background and criminal check.

Mr. Jarratt was asked if the request could be changed from 50 to 25 units. He stated Lindsey Management was requesting 50 units and did not want to lower the number.

There were no additional comments from Commissioners or the audience. The motion to approve by adding the following conditions:

- (1) Applicant must meet all applicable Federal, State, County and City requirements.
- (2) A criminal background check required on all applicants.

The motion to approve as amended passed with eight (8) affirmative votes.

Public Hearing – New Business:

Special Use #681. To allow a daycare center in a C-2 zone. The request is located at 723 Beech Street.

Don Chambers stated that the applicant met with subdivision committee, and the subdivision committee was in support of the request with conditions.

Mr. Betty Lewis, owner of daycare, said she agrees with conditions as stipulated.

Chairman Clifton asked if anybody was here to speak in favor or against the request. There were no additional comments from the Commissioners or audience.

Conditions:

1. Playground fence to be 6' opaque.
2. Playground area to have an emergency exit that will lead away from the building.
3. Provide a dedicated walkway that is protected from vehicular traffic.
4. Applicant must meet all applicable Federal, State, County and City requirements.
5. Playground to meet DHS and City of NLR requirements for playground surface and equipment.
6. Business license to be issued after Planning Staff confirmation of requirements.

The motion to approve with conditions passed with eight (8) affirmative votes.

Conditional Use #56. To allow a Daycare Center in a C-3 zone that requires a Conditional Use at 910 W. 25th Street.

Don Chambers states that the applicant met with subdivision committee, and the subdivision committee was in support of the request with conditions.

Ms. Beverly Hall said she agrees with conditions and provided a site plan adding a canopy.

Chairman Clifton asked if anybody was here to speak in favor or against the request. There were no additional comments from the Commissioners or audience.

Conditions:

1. Playground fences to be 6' opaque. Repair existing fences and gates.
2. Playground areas to have an emergency exit that will lead away from the building.
3. Provide a dedicated walkway that is protected from vehicular traffic.
4. Meet Fire Marshal's requirements on interior walls.
5. Applicant must meet all applicable Federal, State, County and City requirements.
6. Playground to meet DHS and City of NLR requirements for playground surface and equipment.
7. Business license to be issued after Planning Staff confirmation of requirements.

The motion to approve with conditions passed with eight (8) affirmative votes.

Public Comments/Adjournment

Mr. Parker encouraged everyone to attend the Argenta Fall Fest 09 which will be held on Main Street in the Historic Argenta District (between 6th & 7th Streets. This event will be on Saturday, October 17, 2009. The Fall Fest will include over twenty local food chefs serving local food from 9:00 a.m. to 2:00 p.m.

A motion to adjourn was made and seconded. The motion passed with eight (8) affirmative votes and the meeting was adjourned at 5:15.

Passed: _____

Respectfully Submitted:

Norman Clifton, Chairman

Robert Voyles