

**North Little Rock Planning Commission  
Regular Meeting  
June 8th, 2021**

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Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:00 PM in the Council Chambers, City Hall.

**Members Present:**

Belasco  
Chambers  
Clifton, Chairman  
Dietz  
Foster  
Phillips  
Wallace  
White

**Member Absent**

Banks

**Staff Present:**

Shawn Spencer, Director  
Tim Reavis, Assistant Planning Director  
Elaine Lee, Assistant City Attorney

**Approval of Minutes:**

Motion was made and seconded to approve the May meeting minutes. The minutes were approved with (8) affirmative votes.

**Administrative:**

Motion was made and seconded to excuse the member not present.

Chairman Clifton announced that Item #1 SD2021-27 -Sperry Subdivision, Lots 1 & 2 (preliminary plat of a residential lot split at 6521 Kelly Rd.) was withdrawn

### **Planning Commission Items:**

**1. SD2021-27 Sperry Subdivision, Lots 1 & 2 (preliminary plat of a residential lot split at 6521 Kelly Rd.)**

The item was withdrawn by the applicant

**2. SD2021-28 Country Club of Arkansas, Phase XXV-B (preliminary plat of a residential subdivision on Lori Kaye Dr.)**

**1. Approval from the Fire Marshal for the 2<sup>nd</sup> access is required before the plat can be signed.**

**2. Engineering requirements before the plat will be signed:**

- a. Provide full street improvements for Lori Kaye, Brandi, and Donna Drive.
- b. Option to pay the drainage in-lieu fee of \$500/acre for residential development instead of providing on-site detention OR provide clear calculations showing that detention volume shown on the preliminary plat is sufficient by providing detention calculations showing pre and post site runoff comparisons.

**3. Planning requirements before the plat will be signed:**

- a. Pay for street signs.
- b. Pay for street lights or provide a bond.
- c. Provide one tree per lot or a bond.
- d. Street names to be approved by Planning Staff.
- e. Provide (50') ROW dedication for Lori Kaye, Brandi, and Donna Dr.
- f. Provide 10' utility easement along front property line.
- g. Provide 25' front building line.

**4. Permit requirements/approvals submitted before a building permit will be issued:**

- a. A signed and recorded plat must be on file with the Planning Department.

**5. Meet the requirements of the City Engineer, including:**

- a. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
- b. Pre-Construction meeting must be scheduled with the City Engineer for any projects that require work within street ROW.
- c. Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
- d. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
- e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- f. Provide CNLR Grading Permit application to City Engineer with grading plans.
- g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
- h. Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be

natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the “SW Attribute Data Entry Template.xlsx” as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the “SW Attribute Data Entry Template.xlsx” or GIS attribute table. Data for each attribute column in the “SW Attributed Data Entry Template.xlsx” file shall be chosen from the drop-down options of each cell, or chosen as “Other” (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

- i. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
  - j. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
  - k. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
6. **Meet the requirements of Community Planning, including:**
    - a. Provide the standard requirements of Zoning and Development Regulations.
  7. **Meet the requirements of the Master Street Plan, including:**
    - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards on both side of the street.
    - b. Provide full street improvements.
    - c. Provide 50' ROW dedication for Lori Kaye, Brandi, and Donna Dr.
  8. **Meet the requirements of the Screening and Landscaping ordinance, including:**
    - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
    - b. Provide 1 tree per lot.
  9. **Meet the requirements of the Fire Marshal, including:**
    - a. Provide an approved fire protection plan.
    - b. Meet Fire Marshal's requirements on fire hydrant location.
  10. **Meet the requirements of CAW.**
    - a. All CAW requirements in effect at the time of request for water service must be met.
  11. **Meet the requirements of NLR Wastewater.**

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements and recommendations. The Design Review Committee recommends approval. The item was seconded by Mr. Wallace.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

**The application passed with (8) affirmative votes.**

**3. Conditional Use #2021-8 To allow an auto detail business in a C3 zone at 2655G Pike Ave.**

The applicant, Corey Williams, was present and agreed to the conditions.

Jane Nance Wright of 27 Cliffwood Circle was present. She asked about the noise level and asked if Parker Street would be blocked.

Mr. Chambers stated that all work has to be done inside the building, and that the parking spots that would be used by the business would be leased to him by the shopping center. Additionally, the previous use was for auto repair – auto detail would most likely be a quieter use than auto repair.

Ms. Wright had no objections.

There were no further comments from the audience.

Conditions to be considered:

1. Hours of operation 7AM – 7PM; 7 days a week.
2. Sand / Oil interceptor required per NLR Wastewater.
3. Meet the requirements of Arkansas Department of Energy and Environment.
4. All work to be done inside the building.
5. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
6. Business license to be issued after Planning Staff confirmation of requirements.
7. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Chairman Clifton called for a vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

**The application passed with (8) affirmative votes.**

**4. Special Use #2021-10                      To allow a home daycare in an R3 zone at 312 Water St.**

The applicant, Ricarol Rockins, was present. She agreed to the conditions.

Mr. Reavis stated that two calls had been received by staff. One caller expressed a concern about an increase in traffic the daycare may cause, the other just wanted to know what was going on at the property.

Conditions for consideration:

1. Hours of operation Monday – Saturday, 6AM – 6PM
2. The facility shall meet all requirements of the Arkansas Child Care Licensing Act as may be amended, updated, or replaced and all other requirements imposed by the State of Arkansas.
3. The home daycare shall conform to applicable building and fire regulations.
4. Provide an opaque six (6) foot solid wood fence around the playground area.
5. Playground area to meet DHS requirements.
6. Playground areas shall have direct access from the building to the fenced playground area.
7. Playground shall include an emergency exit away from the building.
8. Home daycares shall be operated in a single-family dwelling which is the full-time residence of the caregiver.
9. The number of children cared for in a home daycare, including the caregiver’s own children, shall not exceed ten (10) children.
10. All daycare centers/home daycares shall perform a sex offender residence check through the North Little Rock Police Department according to their rules and procedures, to determine if a Level 3 or Level 4 registered sex offender resides within two-thousand (2,000) feet of the proposed site for the daycare center/home daycare facility.
11. Business license to be issued after Planning Staff confirmation of requirements.
12. Business license holder 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.

There was no other comments from the audience or the Commissioners.

Chairman Clifton called a vote on the item.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>No</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

**The application passed with (8) affirmative votes.**

**5. Special Use #2021-11 To allow mini-storage with outdoor storage in a C3 zone at 1412 Main St.**

The applicant, Rand Alexander, was present. Mr. Alexander stated that he agreed with the conditions that were provided to him.

Ms. Song, nearby convenience store owner, stated that it was not a good idea to have a mini-storage business in the area. Her customers are not in favor of it either. She provided a petition to the Planning staff.

Larry Bennett of Full Council Church stated that the Church is not in favor of the proposed business.

Miranda Davis, 1418 Main St. property owner, stated that her group is trying beautify the area. A mini-storage business would not be good for this goal. Additionally, she has noticed drug and prostitution in the area. Ms. Davis state that mini-storage would be more harmful to the beautification for the area.

Diana Thomas, 1724 Main St. property owner, opposes the mini-storage proposal. She questioned the applicant’s front loading proposal and speculated that it may not be viable. She stated that the trees proposed were not enough.

Shannon Rogers, volunteer at junior league in NLR, has met with Miranda Davis, and stated that it ties in with what is going on in Argenta. She said that the mini-storage proposal would detract from the area.

Mr. Foster asked staff how many calls on this item they had received.

Mr. Spencer stated 5 calls against.

Mr. Foster asked everyone in the audience to raise their hand if they were against the proposal. Then asked everyone in the audience to raise their hand if they were for the proposal. He then asked Mr. Clifton to call for a vote.

Mr. Clifton called for a vote:

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>No</b>	<b>Wallace</b>	<b>No</b>
<b>Belasco</b>	<b>No</b>	<b>Foster</b>	<b>No</b>	<b>White</b>	<b>No</b>
<b>Chambers</b>	<b>No</b>	<b>Phillips</b>	<b>No</b>	<b>Clifton</b>	<b>No</b>

**The application failed with (7) negative votes, (1) abstain.**

Mr. Chambers asked for clarification about whether or not the application could come back since it received a negative recommendation.

Mr. Spencer clarified that any time restrictions only applied to a negative vote at City Council and that was tied to the use, not the property.

**6. Special Use #2021-12 To allow a pawn shop in a C4 zone at 9871 Maumelle Blvd.**

The applicant, Keith Harvey, was present. He agreed to all the conditions.

There were no comments from the audience.

Mr. Chambers requested that “or storage” be added to condition #1.

Mr. Spencer asked if the applicant could give a quick overview of what the business plan is.

Mr. Harvey stated that he is a jewelry store. He wants to loan money on jewelry, not lawn mowers or tools.

Mr. Clifton asked if staff had received any calls on the application.

Mr. Reavis stated they had not.

Conditions to be consider:

1. No outdoor display or storage permitted.
2. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
3. Business license to be issued after Planning Staff confirmation of requirements.
4. Business license holder 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.

Chainman Clifton called for a vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

**The application passed with (8) affirmative votes.**

**7. Special Use #2021-13 To allow an event center in a C4 zone at 2918 Pike Ave.**

The applicants, Calvin Key Jr and Amanda Key Jr, were present. The applicant stated they wanted to hold birthday parties with jump houses.

Mr. Clifton asked what the size of the building is.

Mr. Key said 1200 sq ft.

Mr. Chambers asked about using the parking next door.

Mr. Key said that the letter they had from the adjacent property giving them permission to use the lot was included in the packet.

Mr. Spencer stated that the number of spots on the adjacent lot would allow for enough parking for the event center, but the letter needed to be more official. The letter doesn't offer enough protection.

Mr. Foster asked if the applicants had a lease with the adjacent property owner.

Mr. Calvin said they did not.

Mr. Foster asked the applicant to look into a stronger agreement for the parking requirement.

Mr. Chambers clarified that before the applicant went to City Council, he'd need a better agreement between the adjacent property owner.

Mr. Spencer said yes.

There were no further comments.

Conditions to be considered:

1. Hours of operation: 6AM – 11PM; 7 days a week.
2. Provide licensed security for events serving alcohol.
3. Meet the requirements of the Fire Marshal.
4. Provide on-site parking for assembly use – 1 spot per 5 people per occupant load for the building.
5. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
6. Business license to be issued after Planning Staff confirmation of requirements.
7. Business license holder 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 Clifton called for a vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

**The application passed with (8) affirmative votes.**

## **8. Public Hearing #2021-15 To amend the Master Street Plan Map**

Mark Redder with Holloway Engineering was present. He stated that the proposed changed



to the Master Street Plan would promote proper growth in the undeveloped area around Maumelle Blvd and Bridgeway.

Mr. Foster asked for clarification about the stop light being moved.

Mr. Redder stated that the overall picture was to re-align the streets to improve traffic flow.

Mr. Foster asked if there were plans to extend Paul Eels?

Mr. Redder said that was not part of this proposal, but it has been in the plans for a long time.

Mr. Foster asked about specific developments planned for the area.

Mr. Redder stated there were no specific proposals involved with the request.

Mr. Foster asked if the lines could be moved if a developer came in and needed it to be different than the map is proposed.

Mr. Spencer stated that yes, it could be adjusted based on the plan that's submitted. Mr. Spencer clarified that stop lights are not addressed in the Master Street Plan.

Mr. Chambers stated that he spoke with the Engineer that proposed the route on the map, Eric Holloway. The lines had been placed on the map in an economical and practical way. He wants Maumelle and North Little Rock to both benefit from the route.

Mr. Foster asked about the City limit line with Maumelle and the County.

Mr. Spence said Maumelle would have to adopt their own map for the road to connect it the rest of the way up to White Oak Crossing.

Mr. Dietz asked if time was of the essence or could it be talked about at the next meeting?

Mr. Redder said it would be very beneficial to go ahead and get this on the Master Street Plan.

Mr. Chambers relayed information from Eric Holloway stating there were a lot of moving parts with schools, two cities, and new construction projects, and that as quick as this could get adopted the better.

There were no further comments.

Mr. Chambers made a motion to recommend approval of the Master Street Plan amendment as proposed.

Chairman Clifton called for a vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>Yes</b>

**The application to amend the Plan passed with (8) affirmative votes.**

**Public Comments/Adjournment:**

Mr. Foster stated that the owner of two sisters catering came up to him and thanked him for voting for conditional use for the drive through in Park Hill at the last meeting.

The meeting was adjourned at 4:55pm.