

**Little Rock Board of Directors Meeting
September 4, 2018
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a regular meeting with Mayor Mark Stodola presiding. City Clerk Susan Langley called the roll with the following Directors present: Hendrix; Richardson; Peck; Hines; Wright; Wyrick; Kumpuris; Fortson; Adcock; Vice-Mayor Webb; and Mayor Stodola. Director Doris Wright delivered the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

CALEA - Training Academy Award Presentation
2018 Hunger Action Month Proclamation

WITHDRAWALS:

6. RESOLUTION: To authorize the use of Eminent Domain on the West Baseline Road Improvement Project; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax) Staff recommends approval*
Synopsis: Authorizes the City Attorney to use eminent domain to complete acquisition of right-of-way, permanent and temporary construction easements for the West Baseline Road Improvement Project. (Located in Ward 7) *(Withdrawn at staff's request)*

Director Adcock made the motion, seconded by Director Wright, to withdraw Item 6 from the agenda. By unanimous voice vote of the Board Members present, **Item 6 was withdrawn from the agenda.**

City Attorney Tom Carpenter stated that Item 20 on the agenda was a zoning ordinance that dealt with a PCD, Planned Commercial Development, and a PD-R, Planned Development – Residential, in Southwest Little Rock. City Attorney Carpenter stated that the applicant had requested that the PD-R be withdrawn and that the Board only move ahead with the PCD. City Attorney Carpenter stated that the ordinance had been redrafted removing the reference to the PD-R. Director Wyrick made the motion, seconded by Director Hines, to replace the ordinance for Item 20 with the amended ordinance and to move the item from Separate Items to the Grouped Items. By unanimous voice vote of the Board Members present, **the ordinance was replaced and Item 20 was moved from Separate Items to Grouped Items.**

CONSENT AGENDA (Items 1 – 5 and Items 7 - 10)

1. MOTION: To approve the minutes of the June 19, 2018, Little Rock City Board of Directors Meetings.

2. RESOLUTION NO. 14,848; G-23-470: To set September 18, 2018, as the date of public hearing to consider the abandonment of all that part of Layman Lane located in Section 1 and Section 12, T-1-N, R-14-W, in the City of Little Rock, Arkansas, lying south of Block 2, Iris Addition, less and except the north 110 feet thereof, containing approximately 3,190 linear-feet of a thirty (30)-foot wide Layman Lane road right-of-way; and for other purposes.

3. RESOLUTION NO. 14,849: To authorize the City Manager to enter into a contract with Burkhalter Technologies, Inc., in an amount not to exceed \$208,864.80, for the Brown Street Improvement Project; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax) Staff recommends approval*
Synopsis: Authorizes the City Manager to execute an agreement with Burkhalter Technologies, Inc., for the Brown Street Improvement Project, from 24th Street to Asher Avenue, Project No. 16-1-ST-70, Bid No. 8-027. (Located in Ward 1)

4. RESOLUTION NO. 14,850: To authorize the City Manager to enter into a contract with Burkhalter Technologies, Inc., in an amount not to exceed \$4,248,464.68, for the Kanis Road Improvement Project, from Shackelford Road to Embassy Drive; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax and the 2013 Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval*
Synopsis: Authorizes the City Manager to execute an agreement with Burkhalter Technologies, Inc., for the Kanis Road Improvement Project, from Shackelford Road to Embassy Drive, Bid No. 18-021. (Located in Ward 6)

5. RESOLUTION NO. 14,851: To authorize the City Manager to enter into a contract with Mobley Contractors, Inc., in an amount not to exceed \$8,524,486.80, for the Geyer Springs Railroad Grade Separation Project; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax and the 2013 Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval*
Synopsis: Authorizes the City Manager to execute an agreement with Mobley Contractors, Inc., for the Geyer Springs Railroad Grade Separation Project, ArDOT Job No. 060907, Bid No. 18028. (Located in Ward 2)

7. RESOLUTION NO. 14,852: To authorize the City Manager to award a Professional Engineering Services Contracts for the design of the 2019 to 2021 Capital Improvement Projects funded from the proceeds of the 3/8-Cent Capital Sales and Compensating Use Tax and the 2018 Capital Improvement Bonds for Streets and Drainage; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax and the 2018 Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval*
Synopsis: Authorizes the City Manager to execute agreements with Consulting Engineering Firms to provide engineering design and survey services for the 2019 to 2021 Public Works Capital Improvement Program.

8. RESOLUTION NO. 14,853: To authorize the City Manager to enter into a contract with Hasty Awards, in the amount of \$73,534.00, for the purchase of the 2019 Little Rock Marathon Finisher's Medals; and for other purposes. *Staff recommends approval*
Synopsis: To authorize the City Manager to purchase the 2019 Little Rock Marathon Finisher's Medals from Hasty Awards.

9. RESOLUTION NO. 14,854: To authorize the City Manager to execute a contract with SCI Technologies, Inc., (d/b/a SkyCop), in an amount not to exceed \$27,496.00, for the purchase of a new License Plate Reader System for the Little Rock Police Department, and one (1) Fixed Single-Lane Camera for the benefit of, and

reimbursement by, the River Ridge Road Property Owners Association, to maintain the bid prices for cameras and software for a one (1)-year period; and for other purposes.

Staff recommends approval

Synopsis: The Little Rock Police Department is requesting approval to purchase a new License Plate Reader System from SCI Technologies Inc., (d/b/a SkyCop), the low bidder of responses submitted to the formal request for Bid No. 17155-C. Additional purchases may be made in the future at the contracted price.

10. RESOLUTION NO. 14,855: To authorize the City of Little Rock, Arkansas, to participate in the National League of Cities Service Line Warranty Program; and for other purpose. *Staff recommends approval.*

Director Adcock made the motion, seconded by Director Wright, to approve the Consent Agenda. By unanimous voice vote of the Board Members present, **the Consent Agenda was approved.**

CITIZEN COMMUNICATION

Keith Gillen, 46 Broadmoor Drive: Trash.

Russ Racop, 301 Alamo Drive: LRPD Social Media Policy Changes.

Jerry Bailey, 5900 Woodlawn Drive: United Cerebral Palsy.

GROUPED ITEMS (Items 11 – 12, Items 14 - 18 and Item 20)

Vice-Mayor Webb asked that Item 13 be read separately.

11. ORDINANCE NO. 21,620; Z-1002-A: To approve a Planned Zoning Development and establish a Planned Commercial District titled Sonny's Carwash Short-Form PCD, located at 7706 Cantrell Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

Synopsis: The request is a rezoning from C-3, General Commercial District, and R-2, Single-Family District to PCD, Planned Commercial Development, to allow for the construction of a new tunnel carwash. (Located in Ward 3)

12. ORDINANCE NO. 21,621; Z-4987-G: To approve a Planned Zoning Development and establish a Planned Commercial District titled Riverdale RH-5B Revised Short-Form PCD, located on the east side of Riverfront Drive, just south of Morgan Keegan Drive, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

Synopsis: The request is to revise the previously-approved PCD, Planned Commercial Development, to allow for the construction of a new office building on this existing vacant lot. (Located in Ward 3)

14. ORDINANCE NO. 21,623; Z-9321: To approve a Planned Zoning Development and establish a Planned Residential District titled Calhoun Short-Form PD-R, located at 4208 Fairview Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 1 nay; and 1 absent. Staff recommends approval.*

Synopsis: The applicant is requesting a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for a second-floor addition to the existing home. The home is located within the Hillcrest Design Overlay District, and a corner of the second-floor addition encroaches into the front-yard setback. (Located in Ward 3)

15. ORDINANCE NO. 21,624; Z-9342: To approve a Planned Zoning Development and establish a Planned Commercial District titled Houff Plumbing Short-Form PCD, located at 11800 – 11804 Kanis Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

Synopsis: The request is a rezoning of the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to recognize three (3) existing non-residential uses and allow for the creation of a four (4) lot plat. Lot 4 is proposed for future development with a C-3, General Commercial District, use. (Located in Ward 6)

16. ORDINANCE NO. 21,625; Z-9343: To approve a Planned Zoning Development and establish a Planned Residential District titled 1873 South Cross Street Short-Form PD-R, located at 1873 South Cross Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

Synopsis: The applicant is proposing a rezoning of the site from R-4, Two-Family District, to PD-R, Planned Development - Residential, to recognize an existing triplex located on the property. (Located in Ward 1)

17. ORDINANCE NO. 21,626; Z-9344: To approve a Planned Zoning Development and establish a Planned Residential District titled Bronson Townhomes Short-Form PD-R, located at 1902 East 4th Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*

Synopsis: The applicant is requesting a rezoning of the site from R-4, Two-Family District, to PD-R, Planned Development – Residential, to allow for the construction of eight (8) townhomes on the property. (Located in Ward 1)

18. ORDINANCE NO. 21,627: To grant a Franchise to MCImetro Access Transmission Services Corporation, as a Fiber Optics and Communication Services Provider within the City of Little Rock, Arkansas; to permit the use of City rights-of-way and City property and airspace; and for other purposes. *(Deferred from August 7, 2018) (Deferred from August 21, 2018) Staff recommends approval.*

Synopsis: An ordinance to grant a Fiber Franchise Agreement to MCImetro Access Transmission Services Corporation, d/b/a Verizon Access Trans-mission Services.

April Brumfield: Stated the represented Verizon and thanked the Board for their support in committing to such a significant infrastructure improvement within the City.

20. ORDINANCE NO. 21,628; Z-8235-B: To approve a Planned Zoning Development and establish a Planned Commercial District titled The Village at Bella Tierra Long-Form PCD, located on the northeast corner of Stagecoach Road and Alexander Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

Synopsis: The applicant is proposing to rezone the site from PID, Planned Industrial Development, to PCD, Planned Commercial Development, and PD-R, Planned Development – Residential, to allow a mixed use project with commercial and office uses fronting on Stagecoach Road and residential uses to the north of the non-residential development. (Located in Ward 7)

The ordinances were read a first time. Director Adcock made the motion, seconded by Director Wright, to read the ordinances a second time. By unanimous voice vote of the Board Members present, the ordinances were read a second time. Director Adcock made the motion, seconded by Director Richardson, to suspend the rules and place the ordinances on third reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinances were read a third time. By unanimous voice vote of the Board Members present, **the ordinances were approved.**

SEPARATE ITEMS (Item 13, Item 19 and Item 21)

13. ORDINANCE NO. 21,622; Z-8098-A: To approve a Planned Zoning Development and establish a Planned Residential District titled Palmer Short-Form PD-R, located at 2919 – 2921 Lee Street and 1312 Kavanaugh Boulevard, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 1 nays; and 1 absent. Staff recommends approval.*

Synopsis: The applicant is requesting to revise the previously-approved PD-R, Planned Development - Residential, to allow for an addition to the existing studio apartment and to allow for the placement of a second level on the studio. (Located in Ward 3)

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Wright, to read the ordinance a second time. By unanimous voice vote of the Board Members present, the ordinance was read a second time. Director Adcock made the motion, seconded by Director Wright, to suspend the rules and place the ordinance on third reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinance was read a third time.

Vice-Mayor Webb stated that previously the Hillcrest Residence Association (HRA) had voted unanimously to oppose the application; however, she had spoken with the HRA President who had stated that it was his understanding that the request had been changed since it had been initially presented. Vice-Mayor Webb asked for a presentation regarding how the application had changed. Planning & Development Zoning and Subdivision Manager Dana Carney stated that the application had been revised through the Planning Commission process. Mr. Carney stated that the application as originally filed would have been to split the property into two (2) lots with a duplex being located on the northern lot and a studio apartment on the southern lot. Mr. Carney stated that staff did not support the original application due to the fact that the formation of the studio apartment lot created a substandard lot. Mr. Carney stated that the applicant amended the application to eliminate the request to create two (2) lots. Mr. Carney stated that the property was already zoned PD-R, Planned Development – Residential, and the applicant wanted to add a second floor for the studio apartment.

By unanimous voice vote of the Board Members present, **the ordinance was approved.**

19. ORDINANCE NO. 21,630; Z-9320: To approve a Planned Zoning Development and establish a Planned Residential District titled Gramercy Park at Midtown Short-Form PD-R, located at 6400 West Markham Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends denial.*

Synopsis: The applicant is proposing a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the development of six (6) units of patio homes on the site. (Located in Ward 3)

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Wright, to read the ordinance a second time. By unanimous voice vote of the Board Members present, the ordinance was read a second time. Director Adcock made the motion, seconded by Director Wright, to suspend the rules and place the ordinance on third reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinance was read a third time.

Rodney Chandler, P.O. Box 23713: Stated that he was the applicant and that the Midtown area of Little Rock was in need of upscale patio homes. Mr. Chandler that there were several hospitals in close proximity to the location which employed doctors that needed residences close to their work. Mr. Chandler stated that the property in question had many mature trees and they were plan was to save 80% of them.

Shelli Stine, 3 Germain Court: Stated that she represented Coldwell Banker and that there was a need in the Midtown area for nice, luxury homes. Ms. Stine stated that the development would be very nice and asked that the Board support the application.

Scott Moody, P.O. Box 21037: Stated that he owned the property in question and that when they built their home in 1953, the property was located outside the City Limits. Mr. Moody stated that the development of the property would have a positive financial impact on the City of Little Rock and would increase the property values of the surrounding homes in the area.

Peri Doubleday, 16101 Cantrell Road: Stated that she was with Coldwell Banker and was the realtor of record for the property. Mr. Doubleday stated that the property had been on the market for the past three (3) years and that she had listed it two (2) and a half years ago. Ms. Doubleday stated that all offers that had been received prior to Mr. Chandler's offer were for commercial uses.

Neal Pollard, 6410 West Markham Street: Stated that he had purchased his home in the neighborhood due to the fact that it was a single-family area. Mr. Pollard stated that six (6) patio homes on the small area of property was too many and that people would not want to spend \$100,000.00 plus to purchase a home located that close to their neighbor. Mr. Pollard stated that the fear of the adjacent neighbors was that the applicant would not be able to sell the homes and that they would be turned into rental property.

Ruth Bell, 7611 Briarwood Drive: Stated that she represented the League of Women Voters from Pulaski County and they were opposed to the application due to the fact that a change in zoning would allow a more intense use of the property to a well-established, viable neighborhood.

Allen Klak, 10 Pilot Point Place: Stated that he had lived in the neighborhood to the west of the property in question for twenty-eight (28) years and was opposed to the application. Mr. Klak stated that safety was of a concern as there was already a great amount of traffic in the area due to vehicles coming and going to Park Plaza Mall and the close proximity of Little Rock Catholic High School.

Mary Julia Hill, 6907 Carrilon Road: Stated that she was the President of the Briarwood Area Neighborhood Association, which encompassed seven (7) Subdivisions surrounding the property in question. Ms. Hill stated that the applicant had built two (2) homes in the vicinity of Markham Street and Mississippi Street and had been unable to sell them and as a result, they were immediately turned into rental property. Ms. Hill read a collaborative effort letter from the Briarwood Area Neighborhood Association, the

Hall High Neighborhood Association, the Plaza Heights Neighborhood Association and the University Park Neighborhood Association expressing their opposition to the proposed development. Ms. Hill asked that the Board to deny the application.

Victoria Vela, 718 South Mississippi Street: Stated that she lived in the area and the intersection at Markham Street & McKinley Street was already a dangerous intersection and with the added congestion of cars turning into the development, it would only make matters worse. Ms. Vela asked that the Board deny the application.

Bill Jones, 420 McAdoo Street: Stated that he was the President of the Hall High Neighborhood Association and they were opposed to the application. Mr. Jones stated that the added traffic to an already congested intersection was not good for the surrounding area.

Mr. Chandler reiterated his statement that the City was in need of upscale homes in the Midtown area and asked that the Board support the application.

Director Richardson made the motion, seconded by Director Wright, to call the question on the vote. By unanimous voice vote of the Board Members present, **the question to vote was called.**

By unanimous voice vote of the Board Members present, **the ordinance failed.**

21. ORDINANCE NO. 21,629; Z-9061-A: To approve a Planned Zoning Development and establish a Planned Commercial District titled The Plaza Revised Long-Form PCD, located on the southwest corner of 65th Street and Scott Hamilton Drive, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 10 ayes; 0 nays; and 1 absent. Staff recommends approval.*
Synopsis: The applicant is proposing to reconfigure the site and allow for the placement of the sports fields at the intersection of West 65th Street and Scott Hamilton Drive. (Located in Ward 2)

The ordinance was read a first time. Director Adcock made the motion, seconded by Director Wright, to read the ordinance a second time. By unanimous voice vote of the Board Members present, the ordinance was read a second time. Director Adcock made the motion, seconded by Director Wright, to suspend the rules and place the ordinance on third reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinance was read a third time. By unanimous voice vote of the Board Members present, **the ordinance was approved.**

Director Richardson made the motion, seconded by Director Wright, to adjourn the meeting. By unanimous voice vote of the Board Members present, **the meeting was adjourned.**

ATTEST:

APPROVED:

Susan Langley, City Clerk

Mark Stodola, Mayor