

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
MARCH 15, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>Authorization to amend Resolution No. 12,369 (October 17, 2006), by removing a condition which was placed on the Little Maumelle Wastewater Treatment Plant Conditional Use Permit, located approximately one (1)-mile north of the Cantrell Road and The Divide Parkway Intersection (Z-8066-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">Ordinance √ Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting to amend the Conditional Use Permit (Z-8066), which established the Little Maumelle Wastewater Treatment Plant, to remove one (1) condition adopted by the Board of Directors via Resolution No. 12,369 (October 17, 2006).</p> <p>None.</p> <p>Staff recommends approval of the Revised Conditional Use Permit. The Planning Commission recommended approval by a vote of 10 ayes; 0 nays and 1 open position.</p> <p>The applicant proposes to amend the Conditional Use Permit (Z-8066) which established the Little Maumelle Wastewater Treatment Plant approved by the Little Rock Planning Commission on July 6, 2006.</p>	

**BACKGROUND
CONTINUED**

The Board of Directors adopted Resolution No. 12,369 on October 17, 2006 which approved the action of the Planning Commission (appealed by others) and established conditions as offered by Little Rock Wastewater Utility on behalf of The Little Rock Sanitary Sewer Committee.

The conditions as found in Resolution No. 12,369 are as follows:

- a) The facility will be constructed in a style that appears to be residential or college campus with buildings:
 - 1) That have sloped roofs; and,
 - 2) Accents such as false dormers, and,
 - 3) Where the exteriors are made of brick, rock or some other appropriate façade as determined by the Little Rock Planning & Development staff.
- b) All buildings be enclosed, or will be covered with the same roof style.
- c) Odor and noise control will be installed and maintained on the premises such that there will be no obnoxious odor nor noise pollution outside the structures of the plant that is ascertainable or discernible by a person with reasonable sensibility.
- d) All pipes between buildings shall be located underground.
- e) Sludge will be piped away from the facility instead of removal by truck.

The applicant proposes to remove one (1) of the five (5) conditions as set forth in the Resolution, specifically noted as item “e.” Little Rock Water Reclamation Authority is requesting that this condition be removed so that sludge/solids can be removed from the treatment plant by truck. There is an existing developed roadway between the treatment facility and Cantrell Road. The applicant notes that having the ability to remove solids by truck will lower the risk of high-costing operation and maintenance along with premature capital replacement of infrastructure.

The Planning Commission reviewed this request at their February 10, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff’s Analysis and the Commission’s action.