

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 7, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance to amend Little Rock, Ark., Rev Code Chapter 3, Article II, False Alarms, to modify certain processes regarding false alarms, to remove certain alarm cancellation fees; to clarify certain definitions; and to levy a late fee on alarm invoices in order to further reduce or eliminate false alarms</p> <p>Submitted By:</p> <p>Finance Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	This ordinance eliminates the fee for alarm cancellations made before emergency services arrives and also establishes a late fee for non-payment, clarifies certain false alarm definitions and removes inconsistencies.
FISCAL IMPACT	None. The elimination of the discounted fee for alarm cancellations will be offset by the implementation of a late fee for nonpayment or delinquency.
RECOMMENDATION	Approval of the ordinance.
CITIZEN PARTICIPATION	Staff reviewed false alarm trends with major alarm companies.
BACKGROUND	Staff has worked with the major alarm companies on the current trends in the industry to further reduce false alarms. The ordinance removes the requirement that the instructions and guidelines have to be in written form for

**BACKGROUND
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Online acceptance by the alarm user. This method will be easier to process and verify than the current process.

The amended ordinance eliminates a separate fine schedule for cancelled alarm calls. If a cancellation occurs prior to law enforcement arriving at the scene, this is not a false alarm for the purpose of fees for service and no fee will be assessed.

The amended ordinance keeps the current fee schedule as it was passed in 2005.

The amended ordinance adds a late fee for delinquent accounts over thirty (30) days beyond the due date, similar to all other fines.

BACKGROUND

The Planning Commission approved a preliminary plat to allow the creation of a new single-family subdivision containing twelve (12) lots located within an existing parcel containing 10.91 acres. The lots are proposed ranging from 0.17 acres to 0.24 acres. Within the subdivision there are two (2) tracts to be held in common ownership through the property owners association. Within the internal tract there is a community recreational area containing a pool, fitness center and greenhouse. There is also a community garden in this area. Located on the perimeter of the development is a community workshop, garden center and storage building. Within this area the development is also proposing the placement of a wastewater treatment system. The Planning Commission also approved a Conditional Use Permit (Z-8937-A) to allow the community recreational areas and the wastewater treatment system. A record objector is appealing the Planning Commission's approval of the CUPA and the variances associated with the plat.

Lots 2 – 5 and 8 – 10 are proposed with an eighty (80)-foot depth and a lot width of ninety (90) feet. The lot area proposed is 7,200 square-feet. Lots 1, 6, 7 and 12 are proposed with a lot depth of 120 feet and a lot width of ninety (90) feet. The lot area proposed for these four (4) lots is 10,800 square-feet.

A variance from Section 36-254(d)(4) to allow a reduced lot depth is being requested for Lots 2 – 5 and 8 - 10. The plat is indicated with fifteen (15)-foot front and rear-yard building line. The applicant is seeking a variance from Section 36-254(d)(1) to allow a reduced front building line from twenty-five (25) feet to fifteen (15) feet and from Section 36-254(d)(3) to allow a reduced rear-yard setback from twenty-five (25) feet to fifteen (15) feet. The request also includes a variance from Section 36-254(d)(2) to allow a reduced side-yard setback. The side-yard setback is indicated at five (5) feet. The ordinance would typically require the side-yard setback to be 10% of the lot width not to exceed eight (8) feet.

**BACKGROUND
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The new lots are proposed to be served with a private street. The street is indicated with 24-feet of pavement in a 68-foot easement. The street will be constructed per the Master Street Plan as a local residential street with open drainage. The request includes a variance from the Master Street Plan to allow street grade to exceed the 12% allowed. The Commission may grant an increase in the street grade to 18%. The street grade proposed is 19.4%. The street grade must not exceed 18%.

Staff is supportive of the requests. The subdivision is proposed at a density of 1.10 units per acre. Although there are variances associated with the proposed preliminary plat staff does not feel the variances will adversely impact the development. The total area proposed for homes site includes 2.32 acres with 8.58 acres of undeveloped common useable area for the residents of the subdivision.