

**Little Rock Board of Directors Meeting  
August 15, 2017  
6:00 PM**

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

**PRESENTATIONS**

Little Rock Fire Department Accreditation Recognition  
Little Rock Salutes, Featuring US Navy Cruisers

**CONSENT AGENDA (Items 1 – 13)**

- 1. RESOLUTION NO. 14,614:** To authorize the City Manager to award a contract to Gene Summers Construction, Inc., in an amount not to exceed \$191,046.06, for Abigail Street Improvements from 10<sup>th</sup> Street to 11<sup>th</sup> Street; 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 Gene Summers Construction, Inc., for construction of the Abigail Street Improvements from 10<sup>th</sup> Street to 11<sup>th</sup> Street, Project No. 16-2-ST-2; Bid No. 17017. (Located in Ward 2)
- 2. RESOLUTION NO. 14,615:** To authorize the City Manager to award a contract to JCI Construction, Inc., in an amount not to exceed \$94,452.00, for the Foxcroft Road at Jimerson Creek Drainage 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 JCI Construction, Inc., for the construction of the Foxcroft Road at Jimerson Creek Drainage Improvements, Project No. 16-3-DR-35, Bid No. 17018. (Located in Ward 3)
- 3. RESOLUTION NO. 14,616:** To authorize the City Manager to award a contract to Harris Construction Management, Inc., in an amount not to exceed \$102,422.40, for the Ward 4 Sidewalk Replacement 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 Harris Construction Management, Inc., for construction of Ward 4 Sidewalks, Bid No. 17020. (Located in Ward 4)
- 4. RESOLUTION NO. 14,617:** To authorize the City Manager to award a contract to JCI Construction, Inc., in an amount not to exceed \$112,452.00, for the Mann Road Drainage 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 JCI Construction, Inc., for the construction of the Mann Road Drainage Improvements from Stardust Trail to Terrace Place, Bid No. 17016, Project No. DR-7-107. (Located in Ward 7)
- 5. RESOLUTION NO. 14,618:** To authorize the City Manager to award a contract to Redstone Construction Group, Inc., in an amount not to exceed \$1,268,586.30, for

Phase 2 of the Main Street Water Quality Improvement Program; and for other purposes. *Staff recommends approval.*

**Synopsis:** Authorizes the City Manager to execute an agreement with Redstone Construction Group, Inc., for the construction of Main Street Water Quality Improvement Project for Main Street, Phase II in the 600 and 700 blocks, Bid No. 17010. (Located in Ward 1)

**6. RESOLUTION NO. 14,619:** To authorize the City Manager to execute a Sub-Grant Agreement with the Arkansas Department of Human Services, for the AmeriCorps Program; and for other purposes. *Staff recommends approval.*

**Synopsis:** Authorizes the City Manager to execute a Sub-Grant Agreement with the Arkansas Department of Human Services to administer the AmeriCorps Urban Safety and Environmental Stewardship Program funded by the Corporation for National and Community Service.

**7. RESOLUTION NO. 14,620:** To authorize the City Manager to enter into an agreement with Rotary Lift, in the amount of \$66,744.21, for the purchase of one (1) Hydraulic Portable Truck Lift System for the Fleet Services Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** Authorizes the City Manager to enter into a contract with Rotary Lift for the purchase of one (1) Hydraulic Portable Truck Lift System for the Fleet Services Department.

**8. RESOLUTION NO. 14,621:** To authorize the City Manager to enter into an agreement with J&R Equipment Company, in the amount of \$149,835.00, for the purchase of one (1) Commercial-Rated International Truck equipped with a Flusher Unit Body for the Public Works Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** Authorizes the City Manager to enter into a contract with J&R Equipment Company for the purchase of one (1) Commercial-Rated International Truck equipped with a Flusher Unit Body for the Public Works Department.

**9. RESOLUTION NO. 14,622:** To authorize the City Manager to enter into an agreement with H&E Equipment Services, in the amount of \$331,365.00, for the purchase of one (1) Komatsu Crawler Dozer for the Public Works Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** Authorizes the City Manager to enter into a contract with H&E Equipment Services for one (1) Komatsu Crawler Dozer for the Public Works Department.

**10. RESOLUTION NO. 14,623:** To authorize the City Manager to enter into an agreement with Mark McClarty Ford, in the amount of \$1,665,120.00, for the purchase of sixty (60) Ford Interceptor Sports Utility Vehicles for the Little Rock Police Department; and for other purposes. *Staff recommends approval.*

**Synopsis:** Authorizes the City Manager to enter into a contract with Mark McLarty Ford for the purchase of sixty (60) Ford Interceptor Sports Utility Vehicles for the Little Rock Police Department.

**11. RESOLUTION NO. 14,624:** To set September 5, 2017, as the date for a public hearing to consider the issuance of \$11,000,000.00 in principal amount Water Reclamation System Revenue Bonds for the purpose of financing betterments and improvements to the City's Water Reclamation System; and for other purposes.

**12. RESOLUTION NO. 14,625:** To take the necessary steps for the City of Little Rock, Arkansas, to become a City of Compassion; and for other purposes. *Staff recommends approval.*

**Synopsis:** Endorsement of City involvement in the International Compassionate City Program.

**13. RESOLUTION NO. 14,626:** To amend Little Rock, Ark., Resolution No. 14,577 and No, 14,578 adopted on June 6, 2017, to identify the correct vendor; and for other purposes. *Staff recommends approval.*

**Synopsis: Correction of the vendor name for the purchase of two (2) Tractors for the City.**

Director Adcock made the motion, seconded by Director Wright, to approve the Consent Agenda. By voice vote of the Board Members present, with Director Hines voting in opposition to Item No. 5, **the Consent Agenda was approved.**

City Clerk Susan Langley stated that notification had to be read into the record that the Little Rock Police Department has receive notification of eligibility to apply for funds from the FY 2017 Edward Byrne Memorial Justice Assistance Grant Program. The amount of the allocation for Little Rock and Pulaski County had been established at \$280,012.00. As part of the application process, the Little Rock Police Department, as Fiscal Agenda for the grant, was required to notify its governing body of the eligibility.

#### **GROUPED ITEMS (Items 14 – 29)**

**14. ORDINANCE NO. 21,455; Z-4411-O:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Lot 3A Pleasant Ridge Town Center Revised PCD, located at 11525 Cantrell 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 request is to revise the previously-approved PCD, Planned Commercial Development, to allow for the placement of a wall sign along the western façade of the existing Chick-fil-A building. (Located in Ward 4)**

**15. ORDINANCE NO. 21,456; Z-5099-H:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Northwest Territory Short-Form PD-C, located on the northeast corner of Cantrell Road and The Divide Parkway, 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 request is a rezoning from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow for the placement of a subdivision identification sign on the northeast corner of Cantrell Road and The Divide Parkway. (Located in Ward 5)**

**16. ORDINANCE NO. 21,457; Z-6120-Q:** To approve a Planned Zoning Development and establish a Planned Residential District titled Landmark Apartments Revised Long-Form PD-R, located at 16000 Rushmore Avenue, 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 request is to amend the previously-approved PD-R, Planned Development - Residential, to allow for the placement of an additional wall sign on the retaining wall located at the southwest corner of Capitol Hills Boulevard and Rushmore Avenue. (Located in Ward 6)**

**17. ORDINANCE NO. 21,458; Z-7215-A:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Boyle Building Short-Form PCD, located at 500 South Main Street, 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 requesting a rezoning of the site from UU, Urban Use District, to PCD, Planned Commercial Development, to allow for the redevelopment of the Boyle Building as a mixed-use development including multi-family at a density greater than typically allowed within the UU Zoning District. (Located in Ward 1)

**18. ORDINANCE NO. 21,459; Z-7812-B:** To approve a Planned Zoning Development and establish a Planned Residential District titled The Islamic Center of Little Rock West Short-Form PD-R, located at 14900 Kanis Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 8 ayes; 1 nay; and 2 absent. Staff recommends approval.*

**Synopsis:** The request is a rezoning of the site from PD-R, Planned Development - Residential, Expired, to PD-R, Planned Development – Residential, to allow for the development of the site with a school and ancillary activities and to obtain approval of the overall Master Plan for the proposed future development of the site. (Located in Ward 5)

**19. ORDINANCE NO. 21,460; Z-7895-E:** To approve a Planned Zoning Development and establish a Planned Commercial District titled J&R Properties Revised Short-Form PCD, located at 714 Appianway Street, 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 revise the previously-approved PCD, Planned Commercial Development, to allow for an addition to the existing warehouse building and to allow additional parking on the south end of the building. (Located in Ward 3)

**20. ORDINANCE NO. 21,461; Z-8262-C:** To repeal Ordinance No. 19,995 (July 15, 2008), titled Rowan Village Long-Form PCD, located on the east side of South Shackelford Road in the 2700 block, and to revoke a Planned Zoning District; and for other purposes. *Planning Commission: 9 ayes; 0 nays; and 2 absent. Staff recommends approval.*

**Synopsis:** The request is for a revocation of the existing PCD, Planned Commercial Development, zoning and the restoration of the previously-held MF-12, Multi-Family Districts. (Located in Ward 6)

**21. ORDINANCE NO. 21,462; Z-9150-A:** To approve a Planned Zoning Development and establish a Planned Commercial District titled East Village Revised Short-Form PCD, located at 1200 – 1400 East 6<sup>th</sup> Street, 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 amend the previously-approved PCD, Planned Commercial Development, to allow for a revision to the approved signage plan to allow exposed neon. (Located in Ward 1)

**22. ORDINANCE; LU17-24-01:** To amend the Land Use Plan in two (2) areas between Granite Mountain, College Station and Sweet Home, from Residential Low Density and Industrial to Park/Open Space and Mining; and for other purposes. *Planning Commission: 8 ayes; 0 nays; and 3 absent. (Deferred from June 20, 2017)(Deferred from August 1, 2017)(1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Readings held on August 1, 2017) Staff recommends approval.*

**Synopsis:** A Land Use Plan amendment in the College Station-Granite Mountain Area, changing Residential Low Density, northwest of the intersection of 38<sup>th</sup> Street & West Line Street, to Park/Open Space and Industrial to Mining, east of State Highway 365 at King Road. (Located in Ward 1)

**23. ORDINANCE; Z-9202:** To reclassify property located in the City of Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 8 ayes; 0 nays; and 3 absent. (Deferred from June 20, 2017)(Deferred from August 1, 2017)(1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Readings held on August 1, 2017) Staff recommends approval. Staff recommends approval.*

**Synopsis:** The owner the property located generally south of Interstate 440 and east and north of Springer Boulevard is requesting that the zoning for 29.71 acres be reclassified from R-2, Single-Family District, and R-3, Single-Family District, to OS, Open Space District. (Located in Ward 1)

**24. ORDINANCE NO. 21,463; Z-9226:** To approve a Planned Zoning Development and establish a Planned Residential District titled Wellborn Short-Form PD-R, located at 3901 North Lookout 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 a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the construction of an attached garage onto an existing home located at 3901 North Lookout Road, within the Hillcrest Design Overlay District. (Located in Ward 3)

**25. ORDINANCE NO. 21,464; Z-9227:** To approve a Planned Zoning Development and establish a Planned Residential District titled Gulley Short-Form PD-C, located at 23721 Highway 10, Pulaski County, 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 requesting a rezoning of the site from R-2, Single-Family District, to PD-C, Planned Development - Commercial to recognize an existing contractor's office and materials storage and to allow for the construction of a new storage building to be used by the applicant for storage of his personal RV's, boats and cars. (Located in the City's Extraterritorial Jurisdiction)

**26. ORDINANCE NO. 21,465; Z-9229:** To approve a Planned Zoning Development and establish a Planned Residential District titled Boggs Long-Form PD-R, located at 11108 Garrison 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 requesting a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the placement of a multi-sectional manufactured home and to allow for the construction of a single-family home. Upon completion of the single-family home the multi-sectional manufactured home will be removed. (Located in the City's Extraterritorial Jurisdiction)

**27. ORDINANCE NO. 21,466; Z-9230:** To approve a Planned Zoning Development and establish a Planned Residential District titled 3201 Kavanaugh Boulevard Short-Form PD-R, located at 3201 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; 0 nays; and 2 absent. Staff recommends approval.*

**Synopsis:** The request is a rezoning from R-2, Single-Family District, to PD-R, Planned Development - Residential, to recognize an existing duplex located on the site. (Located in Ward 3)

**28. ORDINANCE NO. 21,467; Z-9231:** To approve a Planned Zoning Development and establish a Planned Residential District titled 3205 Kavanaugh Boulevard Short-Form PD-R, located at 3205 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; 0 nays; and 2 absent. Staff recommends approval.*

**Synopsis:** The request is a rezoning from R-2, Single-Family District, to PD-R, Planned Development - Residential, to recognize an existing duplex located on the site. (Located in Ward 3)

**29. ORDINANCE NO. 21,468; Z-9232:** To approve a Planned Zoning Development and establish a Planned Residential District titled Rike Short-Form PD-R, located at 2810 – 2812 North University Avenue, 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 request is a rezoning from R-2, Single-Family District, to PD-R, Planned Development - Residential, to recognize an existing duplex located on the site. (Located in Ward 3)**

The ordinances were read a first time. Director Adcock made the motion, seconded by Director Wright, to read the ordinances a second time.

Director Kumpuris asked in regards to Item 22, where the Mining zoning was located that was referred to in the proposed ordinance. Planning & Development Director Jamie Collins stated that the area in question was for the Land Use Classification only and was located adjacent to the City Limits and surrounded by Agricultural and Mining. Mr. Collins stated that the actual Zoning Classification for Mining had been removed from the request. Mr. Collins stated that because this was just for the Land Use Plan, the owner would have no right to develop the property without make a rezoning request.

Meg Johnston, 425 West Capitol Street: Stated that she was Legal Counsel for the owner, 3-M, and that some of the Land Use changes that were being made, overlapped with the Zoning Map. Ms. Johnston stated that the area where they wanted to change from Industrial to Mining was simply for clean-up purposes as the area was already zoned Mining. Ms. Johnston stated that the owner was not expanding or changing anything, but more or less codifying what was already there.

By unanimous voice vote of the Board Members present, the ordinances were read a second time. Director Adcock made the motion, seconded by Director Hines, 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.

Terry Gray, 3507 East 38<sup>th</sup> Street: Stated that he lived in the area and he had been told that the Mining portion would be stricken from the language.

Mayor Stodola explained that the Land Use Plan was the City's plan regarding how the land was anticipated to be utilized and it did not zone the land. Mayor Stodola stated that Tract 5, which had originally been proposed as Mining, had been removed.

Director Wright stated that she was unclear regarding the areas that were in question and did not feel comfortable voting on the issue.

Director Hendrix made the motion, seconded by Director Wright, to defer Items 22 and 23 until September 5, 2017.

City Attorney Tom Carpenter stated that the motion should include that the maps for Items 22 and 23 would be updated and included in the ordinance. Director Hendrix made the motion, seconded by Director Wright, to amend the motion to include that the updated maps would be included. By voice vote of the Board Members present, with Director Adcock voting in opposition, **Items 22 and 23 were deferred until September 5, 2017.**

By voice vote of the Board Members present, with Director Wright voting in opposition of Item 20, **the ordinances, with the exception of Items 22 and 23, were approved.**

### **SEPARATE ITEMS (Item 30)**

**30. ORDINANCE NO. 21,469:** To amend Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, to provide for the definition of Medical Marijuana Dispensary and Medical Marijuana Cultivation Facility, and the placement of those uses in the various Zoning Districts; and for other purposes. *Planning Commission: 10 ayes; 1 nay; and 0 absent. Staff recommends approval.*

**Synopsis:** Staff, through the Little Rock Planning Commission, is proposing amendments to Chapter 36, the Zoning Ordinance, to provide for the definition of Medical Marijuana Dispensary and Medical Marijuana Cultivation Facility and to place those uses in the Various Zoning Districts in compliance with Amendment 98 to the Arkansas State Constitution.

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 voice vote of the Board Members present, with Director Wyrick voting in opposition, **the ordinance was approved**

### **PUBLIC HEARINGS (Item 31)**

**31. ORDINANCE; G-23-465:** To abandon various rights-of-way and plats in the Chamber of Commerce Addition, the Granite Park Addition and the Frisby Addition, located south of Interstate 440 and east & north of Springer Boulevard, in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 8 ayes; 0 nays; and 3 absent. (Deferred from June 20, 2017)(Deferred from August 1, 2017)(1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Readings held on August 1, 2017) Staff recommends approval.*

**Synopsis:** 3M Company, the property owner/abutting property owner, requests to abandon parts of The Chamber of Commerce Addition, Granite Park Addition and Frisby Addition to include lots and rights-of-way, located generally south of Interstate 440, and east and north of Springer Boulevard. (Located in Ward 1)

Mayor Stodola stated that he understood that it was the desire of the applicant to defer the item until September 5, 2017.

Director Wright asked if the applicant could clarify why the request had been made to abandon various rights-of-way in the College Station area.

Ms. Johnson stated that all of the property in question, which had no development, was owned by 3-M and currently no streets or roads. Ms. Johnston stated that the applicant had worked to protect all access points, such as roads or streets, for the residents in the area. Ms. Johnston stated that the request to change the zoning was to ultimately change the area to Open Space to serve as a buffer between the 3-M Plant and the neighborhood.

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Director Hines made the motion, seconded by Director Wright, to defer the item until September 5, 2017. By unanimous voice vote of the Board Members present, **the item was deferred until September 5, 2017.**

**CITIZEN COMMUNICATION**

Robert Walker: Emergency Preparedness.

Noel Washington, 3003 South Chester Street: Parking on Grass (Yard).

Director Fortson 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:**

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**Susan Langley, City Clerk**

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**Mark Stodola, Mayor**