

**Little Rock Board of Directors Meeting
October 2, 2019
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a regular meeting with Mayor Frank Scott, Jr., presiding. City Clerk Susan Langley called the roll with the following Directors present: Hendrix; Richardson; Webb; Peck; Hines (enrolled at 6:04 PM); Wright; Kumpuris (enrolled at 6:04 PM); Fortson; Adcock; Vice-Mayor Wyrick; and Mayor Scott. Director Doris Wright delivered the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Fire Prevention Month Proclamation
City of Little Rock Employee Retirement Recognition
Captain Mark Cravens, Little Rock Fire Department

DEFERRALS:

8. ORDINANCE; Z-7332-A: To approve a Planned Zoning Development and establish a Planned Residential District titled McCune Short-Form PRD, located at 201 Crystal Court, Little Rock Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 6 ayes; 1 nay; 3 absent; and 1 open position. Staff recommends denial. (Deferred until January 21, 2020, at staff's request)*

Synopsis: The applicants are seeking to rezone the property from R-3, Single-Family District, to PRD, Planned Residential Development, to operate an existing garage apartment as a short-term rental. The apartment is approximately 650 square-feet and was designed as a guest house by previous owners with private ingress and egress separate from the residence. (Located in Ward 3)

9. ORDINANCE; A-9444: To approve a Planned Zoning Development and establish a Planned Residential District titled McCune Short-Form PRD, located at 201 Crystal Court, Little Rock Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 6 ayes; 1 nay; 3 absent; and 1 open position. Staff recommends denial. (Deferred until January 21, 2020, at staff's request)*

Synopsis: The applicants are seeking to rezone the property from R-3, Single-Family District, to PRD, Planned Residential Development, to operate an existing garage apartment as a short-term rental. The apartment is approximately 650 square-feet and was designed as a guest house by previous owners with private ingress and egress separate from the residence. (Located in Ward 3)

Director Hines made the motion, seconded by Director Richardson, to defer Items 8 and 9 until January 21, 2020. By voice vote of the Board Members present, with Director Wright voting in opposition, **Items 8 and 9 were deferred until January 21, 2020.**

CONSENT AGENDA (Items 1 – 3)

1. MOTION: Approval of the minutes of the September 17, 2019, Little Rock City Board of Directors Meeting.

2. RESOLUTION NO. 15,070: To authorize the City Manager to enter into a contract with Mark McLarty Ford, for a total cost of \$56,400.00, for the purchase of two (2) Ford F-250HD Service Trucks for the Fleet Services Department; and for other purposes.

Staff recommends approval.

Synopsis: A resolution to authorize the City Manager to enter into a contract with Mark McLarty Ford, for the purchase of two (2) Ford F-250HD Service Trucks for the Fleet Services Department.

3. RESOLUTION NO. 15,071: To authorize the City Manager to enter into a contract with Optiv Security, Inc., in an amount not to exceed \$129,294.26, plus applicable taxes and fees, to provide Checkpoint Migration Services to migrate to a new URL Filtering Solution and to renew the Checkpoint Firewall Maintenance for the Information Technology Department; and for other purposes. *Staff recommends approval.*

Synopsis: To renew the Checkpoint Firewall Maintenance contract and migrate from the IPRISM URL filtering to Checkpoint.

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

CITIZEN COMMUNICATION

There were no cards received from individuals wanting to speak during Citizen Communication.

GROUPED ITEMS (Items 4 - 7)

4. ORDINANCE NO. 21,782; Z-5126-A: To approve a Planned Zoning Development and establish a Planned Office District titled Franklin Community Health Complex Short-Form POD, located at 1701 South Harrison Street, 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; 2 absent; and 1 open position. Staff recommends approval.*

Synopsis: The applicant is requesting that the property be rezoned from R-3, Single-Family District, to POD, Planned Office Development, to renovate the former elementary school into the Franklin Community Health Complex, a public-private partnership approach to deliver healthcare and public health programming to yield a positive impact for the neighborhood and City. (Located in Ward 2).

5. ORDINANCE NO. 21,783; Z-5535-E: To approve a Planned Zoning Development and establish a Planned Office District titled Dajani Office Park Short-Form POD, located at 12401 Cantrell Road, 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; 2 absent; and 1 open position. Staff recommends approval.*

Synopsis: The applicant is requesting to amend the current POD, Planned Office Development, for a proposed one (1)-story, 6,144 square-foot office building conforming to the 100-foot building line on Highway 10 and the other required site buffers. (Located in Ward 4)

6. ORDINANCE NO. 21,784; Z-6199-F: To approve a Planned Zoning Development and establish a Planned Commercial District titled Zoe's Revised Short-Form PCD, located at 12900 Chenal Parkway, 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; 2 absent; and 1 open position. Staff recommends approval.*

Synopsis: The applicants are requesting approval of a revision to the existing PD-C, Planned Development – Commercial, zoning to allow the former Zoe’s Kitchen building and lot to be used for C-3, General Commercial District, uses. The existing PD-C zoning limits use of the building and site to a restaurant. (Located in Ward 5)

7. ORDINANCE NO. 21,785: To amend Chapter 32, Article VI, Division 4 – Metered Parking, § 32-401 through § 32-412, of the Revised Code of Ordinances (1988) of the City of Little Rock, Arkansas; **to declare an emergency;** and for other purposes. *Staff recommends approval.*

Synopsis: To approve modifications to Chapter 32 Article VI Division 4 related to Metered Parking to include parking meter technology for parking meters and parking meter payment.

The ordinances were read the first time. Director Adcock made the motion, seconded by Director Wright, to suspend the rules and place the ordinances on second reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinances were read a second time. Director Adcock made the motion, seconded by Director Wright, 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 (Items 10 – 11)

10. ORDINANCE NO. 21,786; Z-9443: To approve a Planned Zoning Development and establish a Planned Industrial District titled Freshly Renewed Short-Form PID, located at 8404 Baseline Road, 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; 2 absent; and 1 open position. Staff recommends approval.*

Synopsis: The applicant, Freshly Renewed, is seeking to rezone the property from I-2, Light Industrial District, to PID, Planned Industrial Development, allow the consolidation of two (2) of their three (3) locations in Little Rock, which would allow the organization to grow and offer more service to clients in a larger facility. Located in Ward 7)

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

John Huggler, 9906 Baseline Road: Stated that Baseline Road was already a distressed area of Little Rock and he did not locating a halfway house in the neighborhood. Mr. Huggler asked that the Board deny the application.

Troy Laha, 6602 Baseline Road: Stated that he was opposed to the establishment of a halfway house at this location. Mr. Laha stated that there was already undesirable activity in the area and he asked that the Board not support the application.

City Attorney Tom Carpenter stated that the issue was a zoning matter and the fact that someone may disagree with the individuals that would housed at the location, and for

the City to consider the application based on that bias, would be a violation of the Fair Housing Act.

Vice-Mayor Wyrick asked for an overview regarding the plans for the location.

Terrell Newton: Stated that he was the applicant for the rezoning request and that the location would be a live-in treatment facility for individuals with addiction. Mr. Newton stated that if an individual housed at the facility failed a drug test, they would not put out on the street, rather the facility staff would work to find them another facility.

Vice-Mayor Wyrick asked how many individuals would be housed at the proposed location. Mr. Newton stated that there would approximately forty (40) beds at the facility and there would be three (3) House Managers, his office, counselors and licensed therapists all located on-site.

Vice-Mayor Wyrick stated that she objected to the location due to the fact that right across the street was the Westwood Neighborhood, which was one of the more challenged areas of Ward 7 with high crime, declining residences, and a high number of boarded up structures. Vice-Mayor Wyrick stated that she was concerned about the effect of a halfway house on the already-fragile neighborhood.

Director Webb asked for a presentation from staff regarding their support of the application. Planning & Development Director Jamie Collins stated that treatment facilities were bundled with the I-2, Light Industrial District, zoning and the location in question was already zoning I-2. Mr. Collins stated that the property was located on a corridor that was supported by bus routes and because there was multi-family adjacently located, staff felt that it was an adequate buffer between the proposed location and the nearby neighborhood.

Director Richardson made the motion, seconded by Director Hines, to call the question on the vote. By voice vote of the Board Members present, with Vice-Mayor Wyrick and Director Adcock voting in opposition, **the question to vote was called.**

By voice vote of the Board Members present, with Vice-Mayor Wyrick and Director Adcock voting in opposition, **the ordinance was approved.**

11. ORDINANCE NO. 21,787: To establish the Heights Landscape Design Overlay District pursuant to the Design Overlay Authority of Chapter 36 of the Code of Ordinances of The City of Little Rock, Arkansas; and for other purposes.

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

Natalie Capps, 2717 North Fillmore Street: Stated that the Heights Neighborhood was an historic neighborhood with many mature trees and that over the past five (5) to ten (10) years, the neighborhood had undergone significant development, which had greatly reduced the tree canopy in the area. Ms. Capps stated that there had been an influx of developers that purchase the smaller bungalows, clear-cut the lot and built much larger structures to sell following construction. Ms. Capps stated that clear-cutting contributed to flooding problems, as a result of the loss of roots and permeable soil that absorbed water, and as a result, the City was spending a great amount of money on drainage improvements. Ms. Capps stated that since July 2017, the Heights Neighborhood Association had been working with the Ward 3 Director Kathy Webb and the City to address the issue. Ms. Capps stated that the Association felt the proposal was reasonable and accommodating in that it only applied to residential permits for new construction or additions. In addition, the proposal required that one (1) tree, with at least 2.5-inch caliper trunk, be planted, or retained, per forty (40) feet of street frontage. Ms. Capps stated that there was not a restriction to tree removal, it just required that an individual retain or replant trees. Ms. Capps stated that not only did the proposal encourage and reward individuals for keeping existing trees, it provided credits for preservation. In addition, Ms. Capps stated that the proposal did not restrict development, tree removal or home design/architectural choices.

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

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

ATTEST:

APPROVED:

Susan Langley, City Clerk

Frank Scott, Jr., Mayor