

**Little Rock Board of Directors Meeting
July 5, 2016
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; Webb; Wright; Kumpuris; Fortson; Adcock; Vice-Mayor Hines; and Mayor Stodola. Directors absent: Richardson; Cazort; and Wyrick. Director Gene Fortson delivered the invocation, which was followed by the Pledge of Allegiance.

PRESENTATIONS

U.S. Conference of Mayors City Livability Award – Summer Youth Employment Program

ADDITIONS

M-1 ORDINANCE: To annex property to the City of Little Rock Municipal Property Owners' Multipurpose Improvement District No. 2012-313 (Wildwood Ridge Recreation and Maintenance District); and for other purposes.

Director Adcock made the motion, seconded by Director Wright, to add Item M-1 to the Public Hearings. By unanimous voice vote of the Board Members present, **Item M-1 was added to the Public Hearings.**

CONSENT AGENDA (Items 1 - 8)

Mayor Stodola stated that Director Adcock asked for Item 8 to be read separately.

1. RESOLUTION NO. 14,375; Z-2993-B: To set July 19, 2016, as the date of hearing on an appeal of the Planning Commission's recommendation of denial for a requested Zoning District, titled SM Investments Midtown, LLC Short-Form, PCD, located at 4520 West Markham Street, in the City of Little Rock, Arkansas; and for other purposes.

2. RESOLUTION NO. 14,376; G-25-219: To change the name of Villa Vista Drive to Shady Thicket Lane; and for other purposes. *Staff recommends approval.*
Synopsis: The owner of the tract abutting the end of Villa Vista Drive is requesting that the street name be changed to Shady Thicket Lane. (Located in Ward 6)

3. RESOLUTION NO. 14,377: To authorize the City Manager to award a contract to Redstone Construction Group, Inc., in an amount not to exceed \$312,541.81, for Fair Park Traffic Calming Improvements; 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 Redstone Construction Group, Inc., for Fair Park Traffic Calming Improvements, Project No. 13-5-18C; Bid No. 16018. (Located in Ward 2)

4. RESOLUTION NO. 14,378: To authorize the City Manager to award a contract to Redstone Construction Group, Inc., in an amount not to exceed \$153,344.40, for Maywood Subdivision Drainage Improvements; 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 Redstone Construction Group, Inc., for Maywood Subdivision Drainage Improvements Project No. 13-5-18C; Bid No. 16019. (Located in Ward 5)

5. RESOLUTION NO. 14,379: To authorize the City Manager to enter into a contract with Today's Office, in an amount not to exceed \$80,006.67, for the purchase of facility furniture for the West Central Community Center; and for other purposes. *(Funding from the 2012 3/8-Cent Capital Improvement Sales Tax)* Staff recommends approval.

Synopsis: A resolution to authorize the City Manager to enter into a contract with Today's Office for the purchase of building furniture for the West Central Community Center.

6. RESOLUTION NO. 14,380: To authorize the City Manager to enter into an agreement with the International Association of Chiefs of Police in the amount of \$119,300.00, for review and recommendation with respect to the City's recruitment, examination and selection process for entry-level Police Officers; for other purposes. Staff recommends approval.

Synopsis: Authorizes the City Manager to execute an agreement with International Association of Chiefs of Police to provide services related to the review of the entire recruitment and selection process for the City of Little Rock entry Police Officer position. Recommendations will be made concerning existing practices and changes concerning existing components and/or incorporating new components.

7. RESOLUTION NO. 14,381: To accept the bid from Arkansas Children's Hospital to lease property for a Pediatric Medical Facility at the Southwest Community Park; to authorize negotiation of a lease agreement for a period of up to ninety-nine (99) years; for other purposes. Staff recommends approval.

Synopsis: The Park Master Plan supports the "City in a Park" Concept which includes in appropriate places such additional items as a Pediatric Medical Facility. This resolution notes that Arkansas Children's Hospital successfully bid to lease property from the City in Southwest Community Park, and authorizes the negotiation of a formal lease agreement.

Director Adcock made the motion, seconded by Director Wright, to approve the Items 1 – 7 of the Consent Agenda. By unanimous voice vote of the Board Members present, **Items 1 – 7 of the Consent Agenda were approved.**

8. RESOLUTION NO. 14,382: To seek the designation of being a Bee City USA; to recognize the important contributions of pollinators; and for other purposes. Staff recommends approval.

Synopsis: Submission of an application to designate City of Little Rock as a certified Bee City USA

Director Adcock stated that representatives from one of the Bee organizations in Little Rock was present and wanted to thank the Board for their support.

Kay Risser: Thanked the Board for their support in seeking the designation as a Bee City.

By unanimous voice vote of the Board Members present, **Item 8 was approved.**

CITIZEN COMMUNICATION

Stephen Mann, 2 South Meadowcliff Drive: Block Party

GROUPED ITEMS (Items 9 – 14)

Stated that there was not a quorum present in order to suspend the rules and place the ordinances on second and third reading; therefore, the meeting would need to be recessed and reconvened on July 12, 2016, to take action on the items.

9. ORDINANCE; Z-4343-HH: To approve a Planned Zoning Development and establish a Planned Residential District, titled Parkland Heights Revised Long-Form PD-R, located at 1 Ayla Drive, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 11 ayes; 0 nays; and 0 absent. Staff recommends approval.*

Synopsis: The applicant is requesting approval of a revision to the existing PD-R, Planned Development Residential, to allow for the use of the clubhouse/leasing office as a real estate office. (Located in Ward 5)

10. ORDINANCE; Z-4551-E: To approve a Planned Zoning Development and establish a Planned Commercial District, titled The Madina Institute Short-Form, PCD, located at 12123 Kanis Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 11 ayes; 0 nays; and 0 absent. Staff recommends approval.*

Synopsis: The request is a rezoning of the site from O-3, General Office District, and PCD, Planned Commercial Development, to PCD, Planned Commercial Development, to allow for the use of the existing building for religious activities and allow the construction of parking to serve the site on an undeveloped O-3-zoned parcel. (Located in Ward 6)

11. ORDINANCE; Z-5276-A: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Faithway Baptist Church Short-Form, PCD, located at 7210 South University Avenue, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 11 ayes; 0 nays; and 0 absent. Staff recommends approval.*

Synopsis: The applicant is proposing to revise the previously-approved PCD, Planned Commercial Development, for this site to allow for the construction of a new church on the site. (Located in Ward 7)

12. ORDINANCE; Z-7022-E: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Pinnacle Creek Revised Long-Form PCD, located at 14810 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 applicant is requesting to amend a previously-approved PCD, Planned Commercial Development, to allow for a portion of the paving placed at the rear of the building to remain. (Located in Ward 5)

13. ORDINANCE; Z-7527-A: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Masoud Development Short-Form PCD, located at 4918 Baseline Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 11 ayes; 0 nays; and 0 absent. Staff recommends approval.*

Synopsis: The request is a rezoning from R-2, Single-Family District, and C-3, General Commercial District, to PCD, Planned Commercial Development, to allow for the redevelopment of the site with additional buildings and new paved areas for parking. (Located in Ward 2)

14. ORDINANCE; Z-7756-A: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Axiom Practice Management Short-Form PCD, located at 610 President Clinton Avenue, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 11 ayes; 0 nays; and 0 absent. Staff recommends approval*

Synopsis: The request is a rezoning of the site from UU, Urban Use District, to PCD, Planned Commercial Development, to allow signs located on the building to be internally lit. (Located in Ward 1)

The ordinances were read a first time.

SEPARATE ITEMS (Item 15)

15. ORDINANCE: To amend Little Rock, Ark., Ordinance No. 21,252 (June 7, 2016) to condemn certain structures in the City of Little Rock, Arkansas, as structural, fire and health hazards; to remove one (1) structure originally listed for condemnation; to provide for summary abatement procedures; to direct City Staff to take such action as is necessary to raze and remove said structures; **to declare an emergency;** and for other purposes.

The ordinance was read a first time.

PUBLIC HEARINGS (Item 16 and Item M-1)

16. ORDINANCE; Z-9094: To approve a Planned Zoning Development and establish a Planned Commercial District, titled Neil Short-Form PD-C, located at 1215 Dennison Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 0 ayes; 10 nays; and 1 absent. Staff recommends denial.*

Synopsis: The applicant is appealing the Planning Commission's denial of a request to rezone the site from R-3, Single-Family District, to PD-C, Planned Development - Commercial, to allow for the use of the lot as a parking lot for a commercial business located along West 12th Street. (Located in Ward 1)

The ordinance was read a first time.

Mayor Stodola opened the public hearing and asked if there were individuals present that wished to speak for or against the item.

Shiela Neil, 1212 Dennison Street: Stated that she was the applicant and was requesting approval to keep a parking lot across from her home that she had constructed. Ms. Neil stated that Dennison Street was very narrow and when the Little Rock School District was in session, people trying to get to Central High School would try to drive down Dennison Street and her car and gotten hit.

Director Wright asked if the parking lot was built. City Manager Bruce Moore stated that applicant had already constructed the parking lot and this was an enforcement action. City Manager Moore stated that order for Ms. Neil to keep the parking lot on the R-2, Dingle-Family, zoned lot, the Board would have to approve the change. Mayor Stodola asked what commercial business would utilize the parking lot. Ms. Neil stated that the parking lot was not for a commercial business, it was for private use to provide her family with a place to park. Ms. Neil stated that she had purchased the lot and had the trees removed. Mayor Stodola asked if Ms. Neil had constructed the fence around the parking lot. Ms. Neil stated that someone had put it up for her to keep individuals from using the parking lot as a cut-through.

Planning & Development Department Director Tony Bozynski stated that there were two (2) single-family houses adjacent to the parking lot. Mr. Bozynski stated that the property was situated between 12th Street and 13th Street and at the southwest corner of 12th & Dennison Streets, there was a building that housed a Motorcycle Club and directly south of that location was Beauty Shop. Mr. Bozynski stated that at the Planning Commission Meeting, Ms. Neil had stated that the Motorcycle Club utilized the parking lot on occasion, which was a non-residential use and was an enforceable action. Mr. Bozynski stated that staff had received a complaint regarding the lack of landscaping on the property. Mr. Bozynski stated that the Landscaping Ordinance required perimeter landscaping on all four (4) perimeters. Mr. Bozynski stated that staff felt that the parking lot was an intrusion into the block of residential properties. Director Wright asked if the parking lot would have to be removed if the ordinance was not approved. Mr. Bozynski stated that if the ordinance was not approved, the parking lot could no longer be utilized and would have to be removed.

Director Fortson stated that from the pictures, it appeared that the parking lot had been striped for angled parking on both sides and asked if the applicant charged people to park. Ms. Neil stated that she did not charge individuals to park on the lot. Director Adcock asked if any complaints had been received from any of the surrounding neighbors. Mr. Bozynski stated that staff had followed-up on a complaint that there was not any landscaping. Mr. Bozynski stated that in order to comply with the Landscaping Ordinance, the applicant would be required to remove six (6) feet, nine (9) inches along each perimeter to put in the required landscaping.

Mayor Stodola closed the public hearing.

M-1 ORDINANCE: To annex property to the City of Little Rock Municipal Property Owners' Multipurpose Improvement District No. 2012-313 (Wildwood Ridge Recreation and Maintenance District); and for other purposes.

The ordinance was read a first time.

Mayor Stodola opened the public hearing and asked if there were individuals present that wished to speak for or against the item. There being none present, Mayor Stodola closed the public hearing.

PRESENTATION (Item 17)

17. PRESENTATION: March 2016 Financial Report – Sara Lenehan, Finance Department Director.

City Manager Moore stated that due to the fact that Ms. Lenehan was not in attendance, he would like to defer the March 2016 Financial Report until the July 12, 2016, Agenda Meeting.

Director Adcock made the motion, seconded by Vice-Mayor Hines, to recess the meeting until July 12, 2016. By unanimous voice vote of the Board Members present, **the meeting was recessed until July 12, 2016.**

ATTEST:

APPROVED:

Susan Langley, City Clerk

Mark Stodola, Mayor