

**Little Rock Board of Directors  
July 19, 2022  
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in Regular Meeting with Vice-Mayor Lance Hines presiding. City Clerk Susan Langley called the roll with the following Directors present: Miller (via WebEx Teleconferencing); Richardson; Webb; Wright; Wyrick; Adcock; Vice-Mayor Hines; and Mayor Scott. Directors absent: Director Phillips & Mayor. Director Doris Wright gave the invocation followed by the Pledge of Allegiance.

**PRESENTATIONS:**

Central Arkansas Water Low Income Household Water Assistance Program

**ADDITIONS:**

**M-1 ORDINANCE:** To condemn certain structures in the City of Little Rock, Arkansas, as structural, fire and health hazards; to provide 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. *Staff recommends approval.*

**Synopsis:** Three (3) residential structures are in a severely dilapidated, deteriorated and/or burned condition causing a negative environmental impact on the residential neighborhoods in which they are located. All Notices have been mailed in accordance with Arkansas State Law.

**M-2 ORDINANCE; LU2022-19-01:** To amend the Chenal Planning District, located southeast of the Maywood Drive and Cantrell Road Intersection, from Residential Low Density (RL) to Suburban Office (SO); and for other purposes. ***(Planning Commission: 8 ayes; 1 nay; and 1 open position)*** *Staff recommends denial.*

**Synopsis:** To approve a Land Use Plan Map amendment in the Chenal Planning District, southeast of the Maywood Drive & Cantrell Road intersection, from Residential Low Density (RL) to Suburban Office (SO). (Located in Ward 5)

**WITHDRAWALS:**

**18. ORDINANCE; LU2022-11-01:** To amend the Land Use Plan in the Interstate 430 Planning District, either side of Interstate 430, north of 36<sup>th</sup> Street to the Shackelford 430 and Interstate 430 Interchange, from Neighborhood Commercial (NC), Mixed Use (MX), Mixed Office Commercial (MOC), Office (O), Residential Medium Density (RM), Residential High Density (RH) and Park/Open Space (PK/OS), to Mixed Use (MX), Residential High Density (RH), Public Institution (PI), Commercial (C), Residential Medium Density (RM), Services Trades District (STD) and Neighborhood Commercial (NC); and for other purposes. ***(Withdrawn at staff's request)*** ***(Planning Commission: 10 ayes and 1 open position)*** *Staff recommends approval.*

**Synopsis:** To approve a Land Use Plan Map amendment in Interstate 430 Planning District, either side of Interstate 430, north of 36<sup>th</sup> Street to the Shackelford Road and Interstate 430 Interchange, from Neighborhood Commercial (NC), Mixed Use (MX), Mixed Office Commercial (MOC), Office (O), Residential Medium Density (RM), Residential high Density (RH), and Park/Open Space (PK/OS) to Mixed Use (MX), Residential High Density (RH), Public Institution (PI), Commercial (C), Residential

**Medium Density (RM), Service Trades District (STD), and Neighborhood Commercial (NC). (Located in Ward 6)**

Director Peck made the motion, seconded by Director Adcock, to add Item M-1 to the Grouped Items, to add Item M-2 to the Separate Items and to withdraw Item 18. By unanimous voice vote of the Board Members present, **Item M-1 was added to the Grouped Items, Item M-2 was added to the Separate Items and Item 18 was withdrawn.**

## **CONSENT AGENDA (Items 1 – 8)**

**1. RESOLUTION NO. 15,729; G-23-484:** To set August 2, 2022, as the date of public hearing on the request to abandon the portion of West 19<sup>th</sup> Street right-of-way between Lot 12, Block 8 and Lot 7, Block 5 Blankenship Addition, immediately north of 1901 Leander Street, in the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

**2. RESOLUTION NO. 15,730; Z-7965-A:** To set August 2, 2022, as the date of public hearing on the appeal of the Planning Commission's recommendation of denial for a Planned Zoning District titled Hayes Properties Enterprises, PCD, located at 1417 South Park Street, in the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

**3. RESOLUTION NO. 15,731:** To set August 2, 2022, as the date of public hearing to form and lay off Little Rock Property Owners Improvement District No. 2022-003 (Parkland Heights); and for other purposes.

**4. RESOLUTION NO. 15,732:** To set August 2, 2022, as the date of public hearing to form and lay off Little Rock Property Owners Improvement District No. 2022-002 (Gibraltar Heights); and for other purposes.

**5. RESOLUTION NO. 15,733:** To authorize the City Manager to enter into a contract with Teeco Safety, in an amount not to exceed \$176,868.66, plus applicable taxes, fees and trade-in credits, for the purchase of Service Weapons for the Little Rock Police Department; and for other purposes. *Staff recommends approval.*

**Synopsis: A resolution to authorize the City Manager to execute a contract with Teeco Safety for the purchase of Service Weapons for the Little Rock Police Department.**

**6. RESOLUTION NO. 15,734:** To authorize the City Manager to enter into a contract with Utility Associates, Inc., in an amount not to exceed \$58,102.00, plus applicable taxes and fees, for continued support for the Little Rock Police Department Modems; and for other purposes. *Staff recommends approval.*

**Synopsis: A resolution to authorize the City Manager to execute a contract with Utility Associates, Inc., for Continued Remote Configuration Management AVAILWeb and Hardware Warranty & Software Support for the Little Rock Police Department Modems.**

**7. RESOLUTION NO. 15,735:** To express the willingness of the City of Little Rock, Arkansas, to apply for and utilize Federal-Aid Transportation Alternatives Program Funds from the Arkansas Department of Transportation for the Jonesboro Children's Trail Phase 3; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to authorize the Mayor or City Manager to apply for, and if received, execute grant agreements with the Arkansas Department of Transportation for the Jonesboro Children’s Trail Phase 3.

**8. RESOLUTION NO. 15,736:** To declare a six (6)-month moratorium on the issuance of Demolition Permits and Exterior Building Permits in the Central High Neighborhood Historic District, in the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

**Synopsis:** A resolution to declare a six (6)-month moratorium on the issuance of Demolition and Exterior Building Permits in the Central High Neighborhood Historic District of Little Rock, which roughly encompass the area east of Dr. Martin Luther King Jr., Drive, south of 12<sup>th</sup> Street, west of Jones Street and the South Park Street below Wright Avenue and north of West Roosevelt Road. (Located in Ward 1)

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

#### **GROUPED ITEMS (Items 9 – 17 and Item M-1)**

**9. ORDINANCE NO. 22,147; LU2022-19-2:** To amend the Land Use Plan in the Chenal Planning District, located along the southwest side of Chenal Parkway, south of Northfield Drive, from Residential Low Density (RL) to Suburban Office (SO); and for other purposes. *(Planning Commission: 10 ayes and 1 open position) Staff recommends approval.*

**Synopsis:** To approve a Land Use Plan Map amendment in the Chenal Planning District along the southwest side of Chenal Parkway, south of the Northfield Drive intersection from Residential Low Density (RL) to Suburban Office (SO).

**10. ORDINANCE NO. 22,148; Z-9211-A:** 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: 10 ayes; 0 nays; and 1 open position) Staff recommends approval.*

**Synopsis:** The owner of the 10-acre property, located on the west side of Chenal Parkway, 1/3 mile south of Highway 10, is requesting that the property be reclassified from PD-R, Planned Development – Residential, to O-1, Quiet Office District. (Located in Ward 5)

**11. ORDINANCE NO. 22,149; Z-4807-U:** To approve a Planned Zoning Development and to establish a Planned Residential Development titled The Vista Revised PRD, located at the southwest corner of Rahling Road and Champagnolle Drive, 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 open position) Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 13.88-acre property, located at the southwest corner of Rahling Road and Champagnolle Drive, be rezoned from PRD, Planned Residential Development, to “Revised PRD, to allow an amendment to a previously-approved age-restricted multifamily development, changing the age limitation. (Located in Ward 5)

**12. ORDINANCE NO. 22,150; Z-5224-L:** To approve a Planned Zoning Development and to establish a Planned Commercial Development titled National Property Holdings, LLC, Revised PCD, located at 18406 Cantrell Road, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 10 ayes; 0 nays; and 1 open position) Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 0.337-acre property, located at 18406 Cantrell Road, be rezoned from PCD, Planned Commercial Development, to Revised PCD, to allow an amendment to a previously-approved commercial development, by adding additional parking. (Located in Ward 5)

**13. ORDINANCE NO. 22,151; Z-5887-D:** To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled Little Rock Soccer Complex PD-C, located on the east side of Embassy Suites Drive, south of Chenal Parkway, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 10 ayes; 0 nays; and 1 open position*) *Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 4.44-acre property, located on the east side of Embassy Suites Drive, south of Chenal Parkway, be rezoned from PCD, Planned Commercial Development, to PD-C, Planned District – Commercial, to allow for the development of an indoor soccer facility. (Located in Ward 6)

**14. ORDINANCE NO. 22,152; Z-8170-E:** To approve a Planned Zoning Development and to establish a Planned Commercial Development titled Chateau Event Center PCD, located at 25616 Cantrell Road, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 10 ayes; 0 nays; and 1 open position*) *Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 37.56-acre property, located at 25616 Cantrell Road, be rezoned from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for a five (5)-lot commercial development to include an event center. (Located within the City's Extraterritorial Jurisdiction)

**15. ORDINANCE NO. 22,153; Z-9653-A:** To approve a Planned Zoning Development and to establish a Planned Residential Development titled MEO, LLC, PRD, located at 228 Vernon Avenue, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 10 ayes; 0 nays; and 1 open position*) *Staff recommends approval.*

**Synopsis:** The applicant is requesting that the 0.18-acre property, located at 228 Vernon Avenue, be rezoned from R-3, Single-Family District, to PRD, Planned Residential Development, to allow for the construction of an accessory dwelling with an existing duplex (three (3) dwellings total). (Located in Ward 3)

**16. ORDINANCE NO. 22,154; Z-9671:** 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: 10 ayes; 0 nays; and 1 open position*) *Staff recommends approval.*

**Synopsis:** The owner of the 7.83-acre property, located at 7615 Stagecoach Road, is requesting that the property be reclassified from R-2, Single-Family District, to C-3, General Commercial District, and OS, Open Space. (Located in Ward 7)

**17. ORDINANCE NO. 22,155:** 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: 10 ayes; 0 nays; and 1 open position*) *Staff recommends approval.*

**Synopsis:** The owner of the 7.83-acre property, located at 7615 Stagecoach Road, is requesting that the property be reclassified from R-2, Single-Family District, to C-3, General Commercial District, and OS, Open Space. (Located in Ward 7)

**M-1 ORDINANCE NO. 22,156:** To condemn certain structures in the City of Little Rock, Arkansas, as structural, fire and health hazards; to provide 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. *Staff recommends approval.*

**Synopsis: Three (3) residential structures are in a severely dilapidated, deteriorated and/or burned condition causing a negative environmental impact on the residential neighborhoods in which they are located. All Notices have been mailed in accordance with Arkansas State Law.**

The ordinances were read the first time. Director Adcock made the motion, seconded by Director Wyrick, 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 Richardson, 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 (Item M-2)**

**M-2 ORDINANCE NO. 22,157; LU2022-19-01:** To amend the Chenal Planning District, located southeast of the Maywood Drive and Cantrell Road Intersection, from Residential Low Density (RL) to Suburban Office (SO); and for other purposes. *(Planning Commission: 9 ayes; 1 nay; and 1 open position) Staff recommends denial.*

**Synopsis: To approve a Land Use Plan Map amendment in the Chenal Planning District, southeast of the Maywood Drive & Cantrell Road intersection, from Residential Low Density (RL) to Suburban Office (SO). (Located in Ward 5)**

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 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.

Brian Winstead: Stated that he was a commercial real estate broker and that both of the properties in question, which fronted Highway 10 (Cantrell Road), were contiguous to each other and being marketed and sold as one (1) piece of property. Mr. Winstead stated that most of the property along that area of Highway 10 was zoned commercial and that they were asking for a Suburban Office amendment.

Director Wyrick stated that how many total structures would be located per acre. Mr. Winstead stated that with parking requirements and set-backs, there would most likely only be one (1) building; however, if there was a buyer, they would develop their own site plan and it would have to come back before the Board for approval.

Kathy Neal: Stated that she had lived at 1 Maywood Drive for many years, and as years had progressed, things had changed. Ms. Neal stated that she and her husband would like to sell the property and in order to do so, they were seeking an amendment to the Land Use Plan.

Carolyn Dodds: Stated that she lived approximately one (1)-block from the property in question. Ms. Dodds stated that she knew that changes were inevitable; however, she was concerned with the traffic and the fact that the area did not have sewer service. In addition, Ms. Dodds stated that she was concerned with what type of businesses would be considered and how the final development would look and if it would complement the entrance to their neighborhood.

By roll call vote, the vote was as follows: Ayes: Miller; Richardson; Webb; Peck; Wright; Kumpuris; and Vice-Mayor Hines. Nays: Wyrick and Adcock. Absent: Phillips. By a vote of seven (7) ayes, two (2) nays and one (1) absent, **the ordinance was approved.**

### **CITIZEN COMMUNICATION**

June Matheny: Mayor's Trip with Detail.

Berilaro Tillman: Kroger Closing.

Jeff Hood: Crime.

Luke Skrable: Showing the Public Proper Respect.

Director Richardson made the motion, seconded by Director Webb, 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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**Lance Hines, Vice-Mayor**