

**Little Rock Board of Directors Meeting
July 9, 2019
4:00 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 4:05 PM); Wright; Fortson; Adcock; Vice-Mayor Wyrick; and Mayor Scott. Directors Absent: Kumpuris. Director Gene Fortson delivered the invocation followed by the Pledge of Allegiance.

ADDITIONS:

M-1 ORDINANCE; Z-8871-B: To approve a Planned Zoning Development and establish a Planned Commercial District titled K-Lofts Revised Short-Form PCD, located at 315 Main 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 and 3 absent. Staff recommends approval.*

Synopsis: The applicant has filed a revision to the PCD, Planned Commercial Development, to be allowed to erect a canopy over the existing area of outdoor seating. No expansion of the seating area is proposed and no change to any other aspect of the approved PCD is proposed. A franchise application was filed for the canopy, initiating the requirement for revising the PCD. (Located in Ward 1)

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

CONSENT AGENDA (Items 1 – 3)

1. RESOLUTION NO. 15,016: To authorize the City Manager to enter into a contract with Wagner General Contractors, Inc., in the amount of \$132,740.00, to perform ADA accessibility upgrades to the Little Rock Zoo Amphitheater; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution authorizing the City Manager to execute a contract with Wagner General Contractors, Inc., to perform ADA accessibility upgrades to the Little Rock Zoo Amphitheater.

2. RESOLUTION NO. 15,017: To authorize the Mayor and City Clerk to execute any documents necessary to convey approximately three (3) acres of property located at 9404 Young Road, Little Rock, Arkansas, to Francisco Espinoza; and for other purposes. *Staff recommends approval.*

3. RESOLUTION NO. 15,018: To authorize the Mayor and City Clerk to execute any documents necessary to convey approximately two (2) acres of property located at 9410 Young Road, Little Rock, Arkansas, to Zenadia Zurita; and for other purposes. *Staff recommends approval.*

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.**

CITIZEN COMMUNICATION

Dr. Julius Larry, III: Sidewalk Program – City.

Scott Green, 1820 Bishop Street: Sidewalk on the west side of street between Wright Avenue and 18th Street.

GROUPED ITEMS (Items 4 – 11 and Item M-1)

4. ORDINANCE NO. 21,751; Z-6323-Z: To approve a Planned Zoning Development and establish a Planned Commercial District titled Lot 13, The Village at Rahling Road Short-Form PCD, located at 40 Rahling Circle, 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. Staff recommends approval.*

Synopsis: The applicant is requesting approval of PCD, Planned Commercial Development, zoning to allow for the development of this lot with a one-(1)-story, 7,950 square-foot office building and associated forty-one (41)-space parking lot for CGI. (Located in Ward 5)

5. ORDINANCE NO. 21,752; Z-6934-B: To approve a Planned Zoning Development and establish a Planned Commercial District titled G&S Insulating Short-Form PCD, located at 1100 Stagecoach 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 and 3 absent. Staff recommends approval.*

Synopsis: The applicant is requesting approval of PCD, Planned Commercial District, zoning to allow for the development of this property for G&S Insulating. The development is proposed to consist of a single building containing 28,600 square-feet of warehouse with a two (2)-story office/sales facility (5,000 square-feet per floor). Paved and landscaped parking for forty-seven (47) vehicles is proposed with a single driveway off of Stagecoach Road. (Located in Ward 7)

6. ORDINANCE NO. 21,753; Z-8646-B: To approve a Planned Zoning Development and establish a Planned Residential District titled Vann Addition Short-Form PD-R, located on the north side of West 13th Street, between Park Street and Dennison 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 and 3 absent. Staff recommends approval.*

Synopsis: The applicant is requesting approval to reinstate the twice-previously-approved PD-R, Planned Development – Residential, to allow for the re-platting of two, R-4, Two-Family Residential, zoned lots into four (4) lots with a single-family residence to be constructed on each lot. (Located in Ward 1)

7. ORDINANCE NO. 21,754; Z-8842-B: To approve a Planned Zoning Development and establish a Planned Office District titled CARTI Master Plan Long-Form POD, located at 8901 CARTI Way, 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. Staff recommends approval.*

Synopsis: The applicant is requesting approval of a proposal to rezone the thirty-seven (37)-acre CARTI property from O-2, Office and Institutional District, O-3, General Office District, C-3, General Commercial District, and OS, Open Space District, to POD, Planned Office District. The application

contains an overall CARTI Campus Master Plan which shows in addition to its current facilities, several new buildings and well as a building expansion onto the existing facility and the existing parking deck. (Located in Ward 6)

8. ORDINANCE NO. 21,755; Z-9401: To approve a Planned Zoning Development and establish a Planned Industrial District titled 7900 Doyle Springs Road Short-Form PID, located at 7900 Doyle Springs 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 and 3 absent. Staff recommends approval.*

Synopsis: The applicant is requesting approval of PID, Planned industrial Development, zoning for this non-conforming property to recognize the existing development and to allow I-2, Light Industrial Uses, and a single-dwelling unit/apartment within the existing building. (Located in Ward 2)

9. ORDINANCE NO. 21,756; Z-9406: To approve a Planned Zoning Development and establish a Planned Residential District titled Flagship Homes Townhouse Apartments Short-Form PD-R, located at the northwest corner of Florida Avenue and Indiana Avenue, 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. Staff recommends approval.*

Synopsis: The applicant is requesting approval of PD-R, Planned Development-Residential, zoning to allow for the construction of a single, two (2)-story building containing three (3) townhouse dwellings. The units will be constructed so that they could be sold individually as condominiums or retained for rental. (Located in Ward 3)

10. ORDINANCE NO. 21,757; Z-9419: To approve a Planned Zoning Development and establish a Planned Commercial District titled Hamm Diesel Electric Short-Form PD-C, located at 10524 Helm Drive, 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. Staff recommends approval.*

Synopsis: The applicant is requesting approval of PD-C, Planned Development-Commercial, zoning to allow for the use of the existing, non-conforming building for Hamm Diesel Electric, a small business that rebuilds and sells vehicle starters and alternators. The products are sold to garage and businesses who perform installation, and no vehicle parts installation will occur at this site. (Located in Ward 7)

11. ORDINANCE NO. 21,758: To amend Little Rock, Ark., Ordinance No. 21,750 (June 18, 2019) to clarify certain issues and correct certain language; **to declare an emergency**; and for other purposes. *Staff recommends approval*

M-1 ORDINANCE NO. 21,759; Z-8871-B: To approve a Planned Zoning Development and establish a Planned Commercial District titled K-Lofts Revised Short-Form PCD, located at 315 Main 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 and 3 absent. Staff recommends approval.*

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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.** By unanimous voice vote of the Board Members present, **the emergency clause for Item 11 was approved.**

Director Richardson asked if the Due Diligence Report that was presented at the June 18, 2019, Board of Directors Meeting regarding the closure of the Golf Courses needed to be accepted by the Board. City Attorney Tom Carpenter stated that the modification was made to the 2019 Budget to close two (2) golf courses and the Due Diligence Report was the actual recommendation regarding which of the two (2) golf courses were to be closed and repurposed. Mayor Scott stated that in 2018, the Board had requested that a Golf Study be conducted. Mayor Scott stated that the Golf Study, which was completed in April 2019, confirmed the economic deficiencies of the City operating four (4) golf courses, and the recommendation was to close two (2) of the courses. Mayor Scott stated that the Budget Amendment that was approved on June 4, 2019, included the closure of two (2) courses with Management making the final decision regarding the courses that would be closed and repurposed. Mayor Scott stated that following the passage of the Budget Amendment, Parks & Recreation Staff did their due diligence, made a report and Management made the decision to close and repurpose Hindman Park & War Memorial Golf Courses.

Director Richardson 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:

Susan Langley, City Clerk

Frank Scott, Jr., Mayor