

**Little Rock Board of Directors Reconvened Meeting
July 12, 2016
4:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a reconvened meeting with Mayor Mark Stodola presiding. Acting City Clerk Emily Jordan Cox called the roll with the following Directors present: Hendrix; Richardson (enrolled at 4:15 PM); Webb; Cazort; Wright; Wyrick; Kumpuris; Fortson; Adcock; Vice-Mayor Hines; and Mayor Stodola.

GROUPED ITEMS (Items 1 – 6)

1. 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. (1st Reading held on July 5, 2016)*

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)

2. 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. (1st Reading held on July 5, 2016)*

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)

3. 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. (1st Reading held on July 5, 2016)*

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)

4. 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. (1st Reading held on July 5, 2016)*

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)

5. 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. (1st Reading held on July 5, 2016)*
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)

6. 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. (1st Reading held on July 5, 2016)*
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)

Director Cazort made the motion, seconded by Director Adcock, to suspend the rules and place the ordinances on second reading. By unanimous voice vote of the Board Members present, the ordinances were read a second time. Director Cazort made the motion, seconded by Director Adcock, 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 ordinance was approved.**

SEPARATE ITEMS (Item 7)

7. 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. *(1st Reading held on July 5, 2016)*

Director Cazort made the motion, seconded by Director Adcock, to suspend the rules and place the ordinance on second reading. By unanimous voice vote of the Board Members present, the ordinance was read a second time. Director Cazort made the motion, seconded by Director Adcock, 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 unanimous voice vote of the Board Members present, **the ordinance was approved.** By unanimous voice vote of the Board Members present, **the emergency clause was approved.**

PUBLIC HEARINGS (Items 8 – 9)

8. 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. (1st Reading held on July 5, 2016)*

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)

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

Mayor Stodola opened the public hearing.

Director Adcock stated that if the ordinance were approved, the Landscaping Ordinance requirements would require that the owner remove six (6) feet, nine (9) inches around the perimeter for shrubs and greenery. Director Adcock asked if the applicant was prepared to make those changes.

Shiela Neil, 1212 Dennison Street: Stated that she was the applicant and that if the ordinance were approved, she would make the necessary modifications to comply with the Landscaping Ordinance.

Planning & Development Department Director Tony Bozynski stated that based on the current dimensions of the lot, with the removal of the perimeter area, staff did not think there would be any room left for parking. Director Adcock stated that she felt it was up to the decision of the applicant to decide how many parking spots she could utilize. Vice-Mayor Hines stated that he understood staff's point-of-view in that to meet the minimum landscaping requirements, there was just not enough property. Vice-Mayor Hines asked if the item should be referred back to the Planning Commission to determine if a reasonable compromise could be agreed upon that would allow Ms. Neil to have some parking and beautify the space. City Attorney Tom Carpenter stated that the issue was that the application that was before the Board was as the applicant had submitted and she would have to ask that the item be sent back to the Planning Commission for possible additions and/or revisions.

Director Wright stated that her concern was precedent and if the Board approved the parking lot on an infill lot, it would open the door for other individuals to take the same course of action. Director Wyrick asked how much financial investment that Ms. Neil had made in the constriction of the parking lot. Ms. Neil stated that she had spent approximately \$5,000.00.

Director Wyrick made the motion, seconded by Director Hendrix, to defer the item until August 16, 2016, to give staff time to work with Ms. Neil on a landscaping plan.

Director Cazort asked if the application was denied based upon the fact that the plan submitted did not conform to the City's ordinance, how long it would be before the

applicant was able to refile the application. City Attorney Carpenter stated that the applicant would have to wait one (1)-year for resubmission.

Director Adcock made the motion, seconded by Director Wyrick, to call the question on the vote. By voice vote of the Board Members present, **the question to vote was called.**

Mayor Stodola closed the public hearing

By roll call vote, the vote was as follows: Ayes: Hendrix; Webb; Cazort; Wyrick; Fortson; Adcock; and Vice-Mayor Hines. Nays: Richardson; Wright; and Kumpuris. By a vote of seven (7) ayes and three (3) nays, **the motion to defer the item until August 16, 2016, was approved.**

9. 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. *(1st Reading held on July 5, 2016)*

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.

Director Cazort made the motion, seconded by Director Adcock, to suspend the rules and place the ordinance on second reading. By unanimous voice vote of the Board Members present, the ordinance was read a second time. Director Cazort made the motion, seconded by Director Adcock, 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 unanimous voice vote of the Board Members present, **the ordinance was approved.**

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

ATTEST:

APPROVED:

Emily Jordan Cox, Acting City Clerk

Mark Stodola, Mayor