

**Little Rock Board of Directors
January 18, 2022
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 (via WebEx Teleconferencing) called the roll with the following Directors present: Miller (via WebEx Teleconferencing); Richardson; Webb (via WebEx Teleconferencing); Peck (via WebEx Teleconferencing); Wright; Wyrick (via WebEx Teleconferencing); Kumpuris (via WebEx Teleconferencing); Phillips (via WebEx Teleconferencing); Adcock; Vice-Mayor Hines (via WebEx Teleconferencing); and Mayor Scott. Director Kathy Webb gave the invocation followed by the Pledge of Allegiance.

ADDITIONS:

M-1 RESOLUTION: To establish essentially a nine (9)-month moratorium on the approval of zoning requests for retail sales uses of less than 12,000 square-feet, which continuously offer for sale an inventory of less than \$10.00 per item; and for other purposes. *(Sponsored by Director Webb)(Requires a supermajority vote for addition)*

Director Wright made the motion, seconded by Director Richardson, to add Item M-1 to the Separate Items.

Director Adcock asked if there were any applications in the process with the Planning & Development Department that would be impacted by the proposed moratorium. City Attorney Tom Carpenter stated that there was one (1) application that was scheduled to be heard by the Planning Commission; however, it had not been approved at that time.

By unanimous voice vote of the Board Members present, **Item M-1 was added to the Separate Items.**

CONSENT AGENDA (Items 1 – 7)

1. MOTION: To approve the minutes of the June 15, 2021, July 6, 2021, July 20, 2021, August 3, 2021, August 17, 2021, September 7, 2021, and September 21, 2021, Little Rock City Board of Directors Meetings; and the June 29, 2021, and August 31, 2021, Little Rock City Board of Directors Special Called Meetings.

2. RESOLUTION NO. 15,606; G-23-481: To set February 1, 2022, as the date of public hearing on the request to abandon the Jack Stephens right-of-way, located from the south right-of-way line of Plateau Street to the south right-of-way line of West 6th Street in the City of Little Rock, Arkansas; and for other purposes.

3. RESOLUTION NO. 15,607: To authorize the City Manager to enter into a contract with Deere & Company, in the total amount of \$58,430.51, plus applicable taxes and

fees, for the purchase of one (1) John Deere Utility Tractor for the Parks & Recreation Department; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract Deere & Company for the purchase of one (1) John Deere 5090E Utility Tractor for the Parks & Recreation Department.

4. RESOLUTION NO. 15,608: To authorize the City Manager to enter into a contract with Smart Automotive Group, in the total amount of \$76,753.60, plus applicable taxes and fees, for the purchase of two (2), Ford One (1)-Ton Crew Cab Trucks for the Public Works Department Street Operations Division; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Smart Automotive Group for the purchase of two (2) Ford One (1)-Ton Crew Cab Trucks for Public Works Department Street Operations Division.

5. RESOLUTION NO. 15,609: To authorize the City Manager to enter into a contract with Verizon Wireless, in an amount not to exceed \$72,650.00, plus applicable taxes and fees, for the purchase of fifty (50) iPads and Cases for the Little Rock Fire Department; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Verizon Wireless for the purchase of fifty (50) iPads for the Little Rock Fire Department.

6. RESOLUTION NO. 15,610: To authorize the City Manager to enter into a ten (10)-year lease agreement with VA Properties, LLC, in the annual amount of \$149,280.00, to provide office space for the Little Rock, Police Department Downtown Division, at the property located at 300 East Roosevelt Road, in the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a ten (10)-year lease agreement with VA Properties, LLC, formerly, the Institute of Basic Life Principles, Inc., for office space located at 300 East Roosevelt Road for use by the Little Rock Police Department Downtown Division.

7. RESOLUTION NO. 15,611: To authorize the City Manager to deliver an appropriation of \$100,000.00, for the Daisy Bates Foundation; 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.**

GROUPED ITEMS (Items 8 - 13)

8. ORDINANCE NO. 22,084; Z-4807-T: To approve a Planned Zoning Development and establish a Planned Residential District, titled The Vista PRD, located on 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: 9 ayes; 0 nays; and 2 absent)* *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 C-1, Neighborhood Commercial District, and C-2, Shopping Center District, to PRD, Planned Residential District, to allow for an age-restricted multifamily development. (Located in Ward 5)

9. ORDINANCE NO. 22,085; Z-8278-B: To approve a Planned Zoning Development and establish a Planned Residential District, titled The District at Midtown Revised Long-Form PCD, located at 500 South University Avenue, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes.

(Planning Commission: 9 ayes; 0 nays; and 2 absent) Staff recommends approval

Synopsis: The applicant is requesting that the 7.21-acre property, located at 500 South University Avenue, be rezoned from PCD, Planned Commercial District, to Revised PCD, to allow for the installation of three (3) new 480 square-foot wall signs on the north, south and east facades of an existing parking deck. (Located in Ward 3)

10. ORDINANCE NO. 22,086; LU2021-10-01: To amend the Land Use Plan in the Boyle Park Planning District, east of John Barrow Road on the northeast corner of Colonel Glenn Road and Potter Street, from Light Industrial (LI) to Commercial (C); and for other purposes. *(Planning Commission: 9 ayes; 0 nays; and 2 absent) Staff recommends approval*

Synopsis: The applicant is requesting that the 5.94-acre property, located at 7900 Colonel Glenn Road, be reclassified from I-2, Light Industrial District, to C-3, General Commercial District. (Located in Ward 6)

11. ORDINANCE NO. 22,087; Z-9632: 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: 9 ayes; 0 nays; and 2 absent) Staff recommends approval*

Synopsis: The applicant is requesting that the 5.94-acre property, located at 7900 Colonel Glenn Road, be reclassified from I-2, Light Industrial District, to C-3, General Commercial District. (Located in Ward 6)

12. ORDINANCE NO. 22,088; Z-9636: 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: 9 ayes; 0 nays; and 2 absent) Staff recommends approval*

Synopsis: The applicant is requesting that the 0.31-acre property, located at 11921 Kanis Road, be reclassified from R-2, Single-Family District, to C-3, General Commercial District. (Located in Ward 6)

13. ORDINANCE NO. 22,089; Z-9367: 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: 9 ayes; 0 nays; and 2 absent) Staff recommends approval*

Synopsis: The applicant is requesting that the 4.79-acre property, located on the south side of Interstate 30 in the 8700 block, be reclassified from R-2, Single-Family District, to I-2, Light Industrial District, and OS, General Commercial District. (Located in Ward 2)

The ordinances were read the first time. Director Adcock made the motion, seconded by Director Richardson, 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 14 and Item M-1)

M-1 RESOLUTION NO. 15,612: To establish essentially a nine (9)-month moratorium on the approval of zoning requests for retail sales uses of less than 12,000 square-feet, which continuously offer for sale an inventory of less than \$10.00 per item; and for other purposes. *(Sponsored by Director Webb)(Requires a supermajority vote for addition)*

Director Richardson made the motion, seconded by Director Webb, to approve the resolution.

Vice-Mayor Hines stated that it was previously mentioned that there was currently one (1) application pending before the Planning Commission. Vice-Mayor Hines asked if the moratorium were to be passed, would it apply to the pending application. City Attorney Carpenter stated that the moratorium would apply to any application that had not received Planning Commission approval at that time. Director Webb stated that other municipalities around the Country had passed ordinances that had severely restricted the proliferation of these type of stores. Director Webb stated that the moratorium was simply a 'pause' so that the best decisions could be made moving forward.

Deidre Gray (via WebEx Teleconferencing): Stated that she lived in the Oak Forest Neighborhood, which was a food desert, and asked that the Board support the moratorium.

Eric Gilmore (via WebEx Teleconferencing): Stated that he lived on Fair Park Boulevard, near where a Dollar General was proposing a location, and asked that the Board support the moratorium.

Infinity Wallace (via WebEx Teleconferencing): Stated that she was in support of the moratorium and asked that the Board approve the resolution.

Tara Bruce (via WebEx Teleconferencing): Stated that she a member of the Forest Hills Neighborhood Association and represented the interest of the 12th Street Corridor. Ms. Bruce stated that she was in support of the resolution and to improve the numerous food deserts located south of Interstate 630.

Carlette Bruce (via WebEx Teleconferencing): Stated that she a member of the Forest Hills Neighborhood Association and was in support of the resolution.

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

14. ORDINANCE NO. 22,090; Z-5502-I: To approve a Planned Zoning Development and establish a Planned Commercial District, titled West Kanis Storage PCD, located at 17302 Kanis Road, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 9 ayes; 0 nays; and 2 absent) Staff recommends approval.*

Synopsis: The applicant is requesting that the property, located at 17301 Kanis Road, be rezoned R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of 5.28 acres with an eleven (11) building mini-storage development. In addition, the applicant is requesting a waiver of the required street improvements for Kanis Road along a portion of the property's street frontage. (Located within the City's Extraterritorial Jurisdiction)

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.

By roll call vote, the vote was as follows: Ayes: Miller; Richardson; Webb; Peck; Wright; Wyrick; Kumpuris; Phillips; and Vice-Mayor Hines. Nays: Adcock. By a vote of nine (9) ayes and one (1) nay, **the ordinance was approved.**

PUBLIC HEARINGS (ITEM 15)

15. ORDINANCE NO. 22,091; Z-5502-I: To amend Little Rock, Ark., Rev. Code Chapter 30, Article VI (1988), to provide for a waiver of Master Street Plan Construction Requirements for approximately 307 linear-feet of Kanis Road adjacent to 17301 Kanis Road; and for other purposes. *(Planning Commission: 5 ayes; 4 nays; and 2 absent) Staff recommends denial*

Synopsis: The applicant is appealing the Planning Commission's denial of the requested waiver of the Master Street Plan Requirement to construct one-half street improvements for approximately 307 linear-feet of Kanis Road in association with an approved PD-C zoning titled West Kanis Storage PD-C (Z-5502-I), located at 17302 Kanis Road. (Located within the City's Extraterritorial Jurisdiction)

Mayor Scott opened the public hearing.

The ordinance was read the first time. Director Adcock made the motion, seconded by Vice-Mayor Hines, 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 Vice-Mayor Hines, 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 Scott asked if there were individuals present that wished to speak for or against the item.

Tim Daters (via WebEx Teleconferencing): Stated that he represented the applicant and that when the item was presented at the Planning Commission, the proposal was put forth that approximately 120 feet of Kanis Road would be widened – located in front of the entrance the project. In addition, Mr. Daters stated that the applicant proposed to install two (2) culverts under Kanis Road which would increase the capacity of the storm drainage.

Olan Asbery (via WebEx Teleconferencing): Stated that he was the applicant and that he was committed to installing all the pipes under Kanis Road and to dedicate approximately \$200,000.00 to Master Street Plan improvements.

Mayor Scott closed the public hearing.

By roll call vote, the vote was as follows: Ayes: Miller; Richardson; Webb; Peck; Wright; Wyrick; Kumpuris; Phillips; and Vice-Mayor Hines. Nays: Adcock. By a vote of nine (9) ayes and one (1) nay, **the ordinance was approved.**

REPORTS (Item 16)

16. REPORTS: 3rd Quarter Financial Report – Sara Lenehan, Finance Director.

CITIZEN COMMUNICATION

Sara Jane Lay (via WebEx Teleconferencing): Violence and Crime in the City.

Director Wright made the motion, seconded by Director Adcock, 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