

# Modifications

## BOARD OF DIRECTORS MEETING AGENDA

March 2, 2010  
6:00 PM

### DELETIONS:

#### 10. ORDINANCE

*Deferred until March 16, 2010*

**LU09-04-03:** To amend the Land Use Plan (16,222) in the Heights Hillcrest Planning District from park/open space to office; and for other purposes. *Planning Commission: 9 ayes and 1 nay. Staff recommends approval.*

**Synopsis:** A Land Use Plan amendment in the Heights Hillcrest Planning District from Park/Open Space to Office for future development.

#### 11. ORDINANCE

*Deferred until March 16, 2010*

**Z-1859-I:** To reclassify property located at the northeast corner of University Avenue and Evergreen Street 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; 1 nay and 1 absent. Staff recommends approval.*

**Synopsis:** The owners of the 1.42 acres of property located at the northeast corner of University Avenue and Evergreen Street are requesting that the zoning be reclassified from R-2 to O-3.

#### 13. ORDINANCE

*Deferred at applicant's request*

**Z-8513:** To approve a Planned Zoning Development and establish a Planned Residential District titled Little Rock Housing Authority Braddock's Addition Short-Form PD-R, located south of West 18<sup>th</sup> Street between Valentine and Valmar Streets, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Deferred from February 16, 2010) Planning Commission: 11 ayes; 0 nays and 0 absent. Staff recommends approval.*

**Synopsis:** The Little Rock Housing Authority is proposing a re-zoning of the site from R-3, Single-Family to PD-R to allow for the development of four (4) duplexes on these four (4) previously platted lots.

16. ORDINANCE

*Deferred until March 16, 2010*

**Z-8515:** To reclassify property located at 11125 Interstate 30 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 owner of the six (6)-acre property located at 11125 Interstate 30 is requesting that the zoning be reclassified from R-2 to I-2.

**BOARD OF DIRECTORS MEETING  
AGENDA**

**March 2, 2010  
6:00 PM**

**ROLL CALL**

**INVOCATION: Director Erma Hendrix**

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA (Items 1 - 5)**

1. [RESOLUTION](#)

[Board Communication](#)

[Write-up](#)

[Zoning](#)

[Land Use Plan](#)

[Sketch](#)

**Z-8470:** To set March 16, 2010, as the date of hearing on the denial to allow rezoning of the commercial portion of the property located at 3825 West 98<sup>th</sup> Street to PCD to recognize the existing auto repair business on the property; in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 3 ayes; 6 nays; 0 absent and 2 open positions. Staff recommends denial.*

**Synopsis:** The applicant is appealing the Planning Commission's recommendation of denial to allow rezoning of the commercial portion of the property to PCD to recognize the existing auto repair business on the property.

2. [RESOLUTION](#)

[Board Communication](#)

[Write-up](#)

[Zoning](#)

[Sketch](#)

**G-24-025:** To set March 16, 2010, as the date of hearing on the petition to abandon portions of the easements retained in the former rights-of-way of West 13<sup>th</sup> Street and State Street within the campus of Philander Smith College, in the City of Little Rock, Arkansas; and for other purposes. *Planning Commission: 9 ayes; 0 nays and 2 absent. Staff recommends approval.*

**Synopsis:** Philander Smith College is requesting the abandonment of portions of the easements retained in the former right-of-ways of West 13<sup>th</sup> Street and State Street within the college campus to allow for the construction of new student housing.

3. [RESOLUTION](#)

[Board Communication](#)

[Write-up](#)

[Zoning](#)

**G-25-206:** To change the name of that portion of Commerce Street, from President Clinton Avenue to Capitol Avenue, to River Market Avenue; and for other purposes. *Planning Commission: 9 ayes; 0 nays and 2 absent. Staff recommends approval.*

**Synopsis:** The Downtown Little Rock Partnership and abutting property owners are requesting that the name of that portion of Commerce Street located from President Clinton Avenue to Capitol Avenue be changed to River Market Avenue.

4. [RESOLUTION](#)

[Board Communication](#)

To accept title to property donated to the City of Little Rock by warranty deed, to be used for neighborhood revitalization programs; and for other purposes. *Staff recommends approval.*

**Synopsis:** Mr. Roy Taylor, the owner of 2209 West 10<sup>th</sup> Street, has offered to donate the property to the City of Little Rock for its use in the neighborhood revitalization effort. As consideration, the City will pay the delinquent real estate taxes on the property for the years 2006, 2007 and 2008 in the amounts of \$266.69, \$250.51 and \$204.39. Mr. Taylor will provide the City with a warranty deed to the property. A Phase 1 environmental assessment has been completed on the property and no problems were discovered.

5. [RESOLUTION](#)

[Board Communication](#)

To award a contract for architectural services to the firm of Jackson Brown King Architects for work on the new Fire Station at 4500 Rahling Road to authorize the City Manager to execute a contract with the firm; and for other purposes. *Staff recommends approval.*

**Synopsis:** The Little Rock Fire Department is requesting approval to authorize the City Manager to enter into a contract with Jackson Brown King Architects for architectural services to build an 8,000 square foot fire station on the property located at 4500 Rahling Road.

## CITIZEN'S COMMUNICATIONS

A limit of three (3) minutes per subject is allotted for any individual to express a written or oral viewpoint, or other message to the Board of Directors, with a maximum of thirty (30) minutes allotted for citizen communications. No advance permission is required; however, individuals wishing to address the Board are requested to fill out a yellow card listing the subject to be addressed and hand it to the City Clerk upon arrival. Citizen's communications will be immediately following the Consent Agenda items on the first Tuesday and at the end of the Agenda of the third Tuesday.

## GROUPED ITEMS (Items 6 - 9)

### 6. [ORDINANCE](#)

[Board Communication](#)

[Write-up](#)

[Sketch](#)

[Letter](#)

To repeal Chapter 36, Article V, Division 13, Section 36-434.10. through Section 36-434.16, known as Hillcrest Design Overlay District; to adopt new language for Chapter 36, Article V, Division 8, Section 36-434.10. through Section 36-434.16, to be known as the Hillcrest Design Overlay District; and for other purposes. *Planning Commission: 9 ayes; 0 nays and 2 absent. Staff recommends approval.*

**Synopsis: To revise the Hillcrest Design Overlay District.**

### 7. [ORDINANCE](#)

[Board Communication](#)

[Write-up](#)

[Zoning](#)

[Land Use Plan](#)

**Z-6646-A:** To reclassify property located at the southwest corner of East 15<sup>th</sup> and Boyce Streets 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 owner of the 0.83 acre property located at the southwest corner of East 15<sup>th</sup> and Boyce Streets is requesting that the zoning be reclassified from O-3 and I-2 to I-3.**

### 8. [ORDINANCE](#)

[Board Communication](#)

[Write-up](#)

[Zoning](#)

[Land Use Plan](#)

[Sketch](#)

**Z-7008-B:** To approve a Planned Zoning Development and establishing a Planned Office District titled Kanis Office Park Short-Form POD, located at 18425 Kanis Road, Pulaski County, 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 to revise the previously approved POD by expanding the site to the west to include proposed Lot 3 containing 0.45 acres. The approval will allow for development of office uses on Lots 1 and 3. Lot 2 will remain zoned R-2, Single-Family.**

### 9. [ORDINANCE](#)

[Board Communication](#)

To condemn certain structures in the City of Little Rock as structural, fire and health hazards; providing for summary abatement procedures; directing the City Attorney to take such action as is necessary to raze and remove said structures; *to declare an emergency*; and for other purposes.

**Synopsis: One (1) residential structure in dilapidated and/or burned condition is causing a negative environmental impact on the residential neighborhood where the structure is located.**

**SEPARATE ITEMS (Items 10 - 20)**

10. [ORDINANCE](#)

[Board Communication](#)

[Write-up](#)

[Zoning](#)

[Land Use Plan](#)

**LU09-04-03:** To amend the Land Use Plan (16,222) in the Heights Hillcrest Planning District from park/open space to office; and for other purposes. *Planning Commission: 9 ayes and 1 nay. Staff recommends approval.*

**Synopsis:** A Land Use Plan amendment in the Heights Hillcrest Planning District from Park/Open Space to Office for future development.

11. [ORDINANCE](#)

[Board Communication](#)

[Write-up](#)

[Zoning](#)

[Land Use Plan](#)

**Z-1859-I:** To reclassify property located at the northeast corner of University Avenue and Evergreen Street 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; 1 nay and 1 absent. Staff recommends approval.*

**Synopsis:** The owners of the 1.42 acres of property located at the northeast corner of University Avenue and Evergreen Street are requesting that the zoning be reclassified from R-2 to O-3.

12. [ORDINANCE](#)

[Board Communication](#)

[Write-up](#)

[Zoning](#)

[Land Use Plan](#)

[Sketch](#)

**Z-7604-A:** To approve a Planned Zoning Development and establish a Planned Residential District titled Homes at Granite Mountain Phase II Long-Form PD-R, located on the northeast corner of Gillam Park Road and Granite Mountain Circle, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Deferred from February 16, 2010) Planning Commission: 9 ayes; 2 nays and 0 absent. Staff recommends approval.*

**Synopsis:** The applicant is proposing to re-establish the previously approved PD-R and allow a modification to the previously approved site plan allowing for the development of the site with forty (40) units of elderly housing.

13. [ORDINANCE](#)

[Board Communication](#)

[Write-up](#)

[Zoning](#)

[Land Use Plan](#)

[Sketch](#)

**Z-8513:** To approve a Planned Zoning Development and establish a Planned Residential District titled Little Rock Housing Authority Braddock's Addition Short-Form PD-R, located south of West 18<sup>th</sup> Street between Valentine and Valmar Streets, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Deferred from February 16, 2010) Planning Commission: 11 ayes; 0 nays and 0 absent. Staff recommends approval.*

**Synopsis:** The Little Rock Housing Authority is proposing a re-zoning of the site from R-3, Single-Family to PD-R to allow for the development of four (4) duplexes on these four (4) previously platted lots.

14. [ORDINANCE](#)

[Board Communication](#)

[Write-up](#)

[Zoning](#)

[Land Use Plan](#)

[Sketch](#)

**Z-8514:** To approve a Planned Zoning Development and establish a Planned Residential District titled Little Rock Housing Authority Park Addition Short-Form PD-R, located on the southeast corner of 12<sup>th</sup> and Park Streets, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Deferred from February 16, 2010) Planning Commission: 9 ayes; 0 nays and 2 absent. Staff recommends approval.*

**Synopsis:** The Little Rock Housing Authority is proposing a rezoning of the site from R-3, Single-Family to PD-R to allow the development of five (5) residential unites (two (2) duplexes and one (1) single-family residence) on four (4) previously platted lots.

15. [ORDINANCE](#)

[Board Communication](#)

[Write-up](#)

[Zoning](#)

[Land Use Plan](#)

**Z-8508:** To reclassify property located at 11812 Vimy Ridge Road 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 owner of the 1.34 acre property located at 11812 Vimy Ridge Road is requesting that the zoning be reclassified from R-2 to I-2.

16. [ORDINANCE](#)

[Board Communication](#)

[Write-up](#)

[Zoning](#)

[Land Use Plan](#)

**Z-8515:** To reclassify property located at 11125 Interstate 30 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 owner of the six (6)-acre property located at 11125 Interstate 30 is requesting that the zoning be reclassified from R-2 to I-2.

17. [ORDINANCE](#)

[Board Communication](#)

[Write-up](#)

[Zoning](#)

[Land Use Plan](#)

**Z-8517:** To reclassify property located at 12722 Interstate 30 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 owner of the 4.20 acre property located at 12722 Interstate 30 is requesting that the zoning be reclassified from R-2 to C-4.

18. [ORDINANCE](#)

To amend Little Rock, Arkansas, Revised Code § 2-330.41 (1988) to increase by two members selected from Ward 1 and Ward 2, the membership of the Land Bank Commission; and for other purposes. *Staff recommends approval.*

19. [ORDINANCE](#)

To amend Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, providing for various procedures and land use regulations regarding parking of motor vehicles in front yards or corner side yards of residential properties; and for other purposes. *Planning Commission: 9 ayes; 0 nays; 2 absent. Staff recommends approval. (Third Reading) (1<sup>st</sup> reading held on February 2, 2010; 2<sup>nd</sup> reading held on February 16, 2010)*

**Synopsis:** The Planning Commission is forwarding to the Board of Directors an ordinance amendment which would establish procedures and criteria regulating the parking of motor vehicles in the front yard and street corner side yards of residential properties.

20. RESOLUTION

Board Communication

To declare a six (6)-month moratorium on the approval of applications for a special events center while the City defines such uses as a part of the Zoning Ordinances; and for other purposes. *Staff recommends approval.*

**Synopsis: This resolution creates a six (6)-month moratorium on the approval of any application, whether currently in the planning process or not, for a special events center. A special events center is essentially a place that can be used by an individual or entity to host parties or receptions.**