

**BOARD OF DIRECTORS MEETING
AGENDA**

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

ROLL CALL

INVOCATION: Director Michael Keck

PLEDGE OF ALLEGIANCE

CONSENT AGENDA (Items 1 -8)

1. MOTION To approve the minutes of the Little Rock Board of Directors Meeting of June 15, 2010, July 6, 2010; and July 20, 2010, the Little Rock Board of Directors Reconvened Meeting of July 13, 2010.

[June 15, 2010](#)

[July 6, 2010](#)

[July 13, 2010](#)

[July 20, 2010](#)

2. MOTION **Z-8553:** To set August 17, 2010, as the date of hearing on the petition to appeal the Planning Commission's action in denying a Special Use Permit to allow a Day Care Family Home on the R-2 Zoned property located at 5304 Keats Drive; and for other purposes. *Planning Commission: 5 ayes; 4 nays; and 2 absent. Staff recommends approval.*

[Board Communication](#)

[Write-Up](#)

[Zoning Map](#)

Synopsis: Ms. Jameeka Pippins is appealing the Planning Commission's action in denying a Special Use Permit to allow a Day Care Family Home on the R-2 zoned property at 5304 Keats Drive.

3. [RESOLUTION](#)

[Board Communication](#)

[Write-Up](#)

[Zoning Map](#)

[Land Use Plan](#)

[Sketch](#)

Z-3419-E: To set August 17, 2010, as the date of hearing on the petition to rescind the denial of revision to the previously approved A Cut Above PCD, to allow the use of property located at 302 North Shackelford Road with C-2, Shopping Center District Uses; and for other purposes. *Planning Commission: 0 ayes; 8 nays; and 3 absent. Staff recommends denial.*

Synopsis: The request is appealing the Planning Commission's recommendation of denial for a revision to a previously approved PCD to allow the use of the property with C-2, Shopping Center District uses.

4. [RESOLUTION](#)

[Board Communication](#)

[Write-Up](#)

[Zoning Map](#)

[Land Use Plan](#)

[Sketch](#)

Z-6693-A: To set August 17, 2010, as the date of hearing on the petition to rescind the denial of a rezoning request of the property located at 9401 Colonel Glenn Road from C-3 to PCD, to allow the use of the site as an automobile sales lot; and for other purposes. *Planning Commission: 5 ayes; 2 nays; and 4 absent. Staff recommends denial.*

Synopsis: The request is appealing the Planning Commission's recommendation of denial for a rezoning of the property from C-3 to PCD to allow the use of the site as an automobile sales lot.

5. [RESOLUTION](#)

[Board Communication](#)

To authorize the City Manager to enter into an agreement with the Little Rock Municipal Airport Commission to provide law enforcement services at the Little Rock National Airport. *Staff recommends approval.*

Synopsis: The Little Rock Police Department seeks to continue a contract with the Little Rock Municipal Airport Commission for the Department to provide law enforcement services at the Little Rock National Airport. The contract will provide for a one (1)-year term and, absent earlier termination, shall automatically renew for one (1) additional term of one (1)-year.

6. [RESOLUTION](#)

[Board Communication](#)

To authorize the City Manager to negotiate and execute an agreement to construct two (2) new tennis courts at War Memorial Park; and for other purposes. *(2009 PARK REFUNDING BOND PROJECT) Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to negotiate an agreement to construct two (2) new tennis courts at War Memorial Park.

7. [RESOLUTION](#) Appointment to the Central Arkansas Water, Board of Commissioners; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to appoint Ms. Carmen Sanders Simpson to her first (7)-year term.

8. [RESOLUTION](#) To establish the intent of the Board of Directors as to how to define the abandonment, enhancement, enlargement, or increase in intensity of a non-conforming use presently known as the Oasis Renewal Center at 14913 Cooper Orbit Road within the planning jurisdiction of the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

CITIZEN'S COMMUNICATION

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 9 - 18)

9. [ORDINANCE](#) **Z-2332-D:** To approve a Planned Zoning Development and establish a Planned Commercial District titled Markham and Pine 2008 LLC Revised Short-Form PCD, located at 117 South Cedar Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purpose. *Planning Commission: 9 ayes, 0 nays and 2 absent. Staff recommends approval.*
- [Board Communication](#)
- [Write-Up](#)
- [Zoning Map](#)
- [Land Use Plan](#)
- [Sketch](#)
- Synopsis:** The request is to amend the PCD for Lot 2 to allow a restaurant use as an allowable use for Lot 2.

10. [ORDINANCE](#)

[Board Communication](#)

[Write-Up](#)

[Zoning Map](#)

[Land Use Plan](#)

[Sketch](#)

Z-5936-J: To approve a Planned Zoning Development and establish a Planned Office District titled Champagnolle Office Village Long-Form PCD, located at the northwest corner of Champagnolle Drive and Rahling 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 request is a rezoning from **O-2, Office and Institutional, to Planned Office Development, to allow the site to develop with an office development containing fourteen (14) lots.**

11. [ORDINANCE](#)

[Board Communication](#)

[Write-Up](#)

[Zoning Map](#)

[Land Use Plan](#)

[Sketch](#)

Z-6178-J: To approve a Planned Zoning Development and establish a Planned Office District titled Stagecoach Village Revised Short-Form POD, located on the northwest corner of Stagecoach Village Drive and Stagecoach 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 request is to revise the current POD zoning to allow **Lots 1, 2 and 3 to be reconfigured and developed with a mix of C-3, General Commercial District, and O-3, General Office District uses.**

12. [ORDINANCE](#)

[Board Communication](#)

[Write-Up](#)

[Zoning Map](#)

[Land Use Plan](#)

[Sketch](#)

Z-6323-P: To approve a Planned Zoning Development and establish a Planned Commercial District titled The Village at Rahling Road Revised Long-Form PCD, located on the southeast corner of Rahling Road and Chenal Parkway, 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 request is to amend the current PCD site plan to reconfigure **Lots 3 through 7, eliminating a previously identified landscape tract, maintaining the area as a landscape easement and allow for the placement of a development sign at the intersection of Chenal Parkway and Rahling Road.**

13. [ORDINANCE](#)

[Board Communication](#)

[Write-Up](#)

[Zoning Map](#)

[Land Use Plan](#)

[Sketch](#)

Z-6532-F: To approve a Planned Zoning Development and establish a Planned Residential District titled The Villas at Chenal Long-Form PD-R, located on the northeast corner of Chenal Heights Drive and Chenal Valley 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 proposing a revision to the PD-R zoning to allow the development of 18.48 acres with 102 units of age-restricted multi-family housing.

14. [ORDINANCE](#)

[Board Communication](#)

[Write-Up](#)

[Zoning Map](#)

[Land Use Plan](#)

Z-6764: To repeal Ordinance No. 18,166 and revoke a Planned Zoning District titled Young Short-Form PCD, located on the southwest corner of Colonel Glenn and Pritchard Mill Roads, in the City of Little Rock's Extraterritorial Planning Jurisdiction, Pulaski County, 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 requests that the existing PCD zoning be revoked and the property be rezoned to C-3, General Commercial District.

15. [ORDINANCE](#)

[Board Communication](#)

[Write-Up](#)

[Zoning Map](#)

[Land Use Plan](#)

[Sketch](#)

Z-7665-B: To approve a Planned Zoning Development and establish a Planned Residential District titled Rowan Park at Kanis Long-Form PD-R, located on the west side of Kirby Road, approximately 400 feet north of the Kanis Road and Kirby Road intersection, 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 developer is proposing to construct seventy-two (72) units of multi-family housing on this 6.6-acre site contained within four (4), three (3)-story buildings, each containing eighteen (18) units per building.

16. [ORDINANCE](#)

[Board Communication](#)

[Write-Up](#)

[Zoning Map](#)

[Land Use Plan](#)

[Sketch](#)

Z-8557: To approve a Planned Zoning Development and establish a Planned Residential District titled Kavanaugh-Rose Short-Form PD-R, located at 2501 Kavanaugh Boulevard, 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 proposing to create lots for an existing duplex to allow for the individual sale of the units and the ground on which the unit sits.

17. [ORDINANCE](#)

[Board Communication](#)

[Write-Up](#)

[Zoning Map](#)

[Land Use Plan](#)

[Sketch](#)

Z-8558: To approve a Planned Zoning Development and establish a Planned Residential District titled Webster Short-Form PD-R, located at 723 North Jackson Street, 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 proposing to rebuild a garage apartment and add a carport within the rear yard area of this existing home. The site is located within the Hillcrest Design Overlay District.

18. [ORDINANCE](#)

[Board Communication](#)

[Write-Up](#)

[Zoning Map](#)

[Land Use Plan](#)

[Sketch](#)

Z-8560: To approve a Planned Zoning Development and establish a Planned Commercial District titled Heritage College Short-Form PCD, located east of Heritage College, accessed via a twenty-five (25)-foot access easement from Rodney Parham 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 request is a rezoning of the site from MF-24 to PCD to allow Heritage College the use of an existing surface parking lot located across Grassy Flat Creek for off-site parking. A pedestrian bridge will be constructed to allow access to the existing campus.