O-21- 07

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 5103 NORTH LOCUST STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R1 ZONING CLASSIFICATION TO PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by International Union of Elevator Constructors, P.O. Box 2081, Little Rock, Arkansas 72203, seeking a rezone of the herein described land located at 5103 N. Locust Street to allow for office and meeting space, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on January 12, 2021; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Ordinance No. 9263 of the City of North Little Rock, Arkansas ("the Zoning Ordinance") is hereby amended by changing the classification of certain land from R1 to Planned Unit Development (PUD) to allow for office and meeting space located at 5103 North Locust, being more particularly described as:

Lot 1, Block 1 of the Pike View Addition to the City of North Little Rock, Pulaski County, Arkansas (See maps attached collectively hereto as Exhibit A).

SECTION 2: That this reclassification shall be subject to the following conditions:

1. Allow office and meeting space.
2. Provide 13 parking spots.
3. Provide a buffer of a 6ft privacy fence along the north property line beginning at the front building line to the rear property line.
4. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
5. Business license to be issued after Planning Staff confirmation of requirements.
6. Business license holder understands that failure to comply with these conditions may result in loss of the PUD approval and/or loss of Business License and/or removal of Electric Power Meter.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That it is hereby found and determined that reclassification of the above-described land to allow Planned Unit Development for office and meeting space is a proper use for the property, will enhance the surrounding area and is immediately necessary in order to insure the proper and orderly growth of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Terry C. Hartwick

SPONSOR:

Charlie Hight

Council Member Charlie Hight

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:00 A.M. _____ P.M.

By A Fields, City Atty

DATE 1-19-21

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

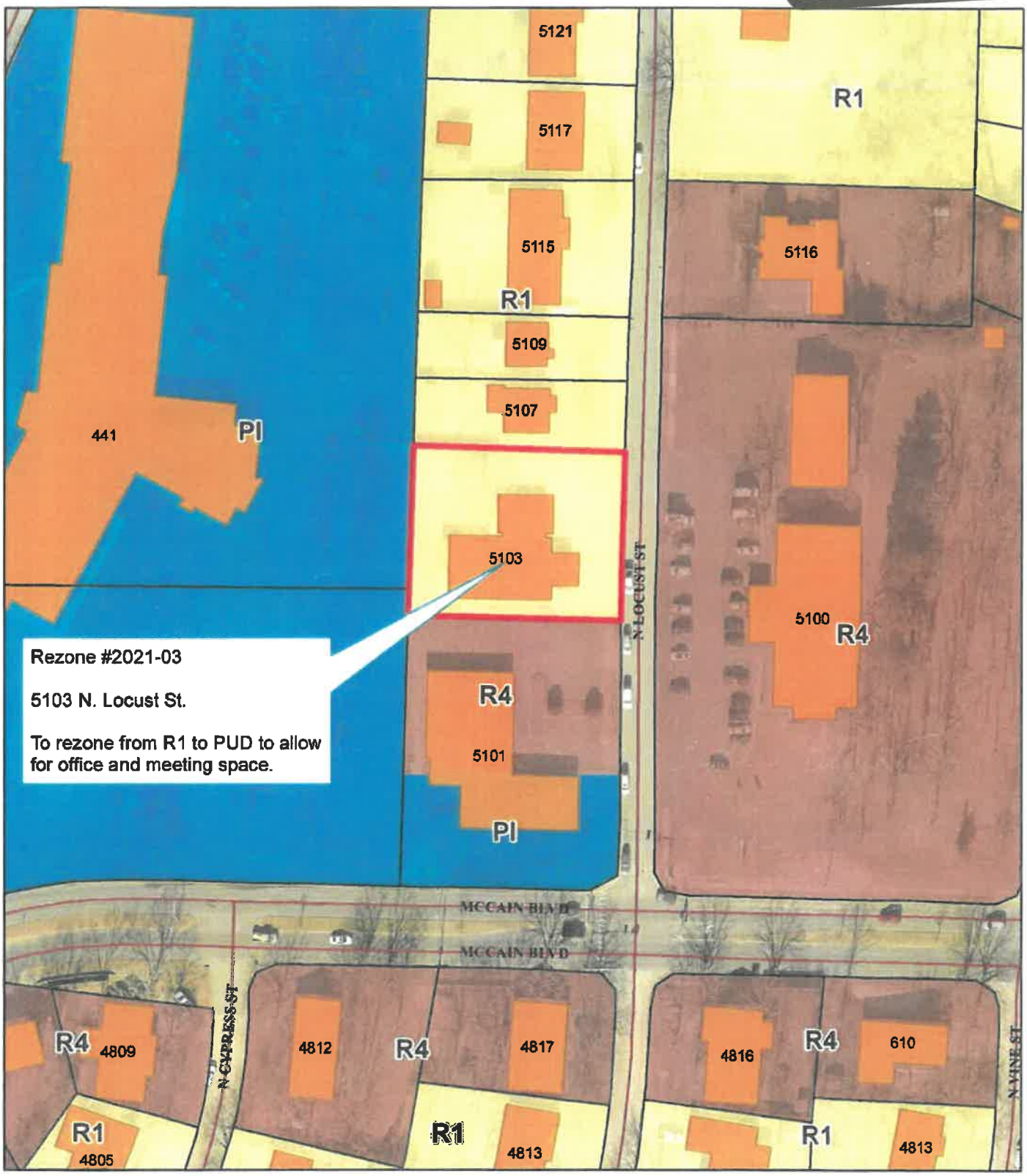
RECEIVED BY B Tomm

EXHIBIT

tabbies

A

Rezone Case #2021-03



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 1/7/2021

N W E S

Rezone Case #2021-03

Ortho Map

1 inch = 30 feet

0 15 30 60 Feet

Date: 12/16/2020

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W E
S