O-21-52

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED ALONG NORTH OLIVE, NORTH MAGNOLIA, AND NORTH POPLAR IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R4, I1, AND C5 TO C6 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Newmark Moses Tucker Partners, 200 River Market Avenue, Suite 501, Little Rock, Arkansas 72201, seeking a rezone of the herein described land to allow for a Mixed Use Development (see East Argenta Concept renderings and Master Plan attached hereto collectively as Exhibit A), which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on May 11, 2021.

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 R4 to C6 zoning, said property being located along North Olive, North Magnolia, and North Poplar in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

> Lots 1, 2, 3, 4, 5, 8, 9, and 11 of Block 49 of Barton's Addition; Lots 6 and 7 of Block 49 of the Argenta Subdivision; Lots 6 and 7 of Block 48 of the Argenta Subdivision; Lots 2, 3, 4, 8, 9 and 10 of Block 48 of Barton's Addition; Lots 14 and 15 of Block 48 of the Cunningham Subdivision; Lots 7, 8, 9, 11, and 12 of Block 43 of the Argenta Subdivision; Lots 1, 2, 3, and 4 of Block 43 of the Argenta Subdivision in the City North Little Rock, Pulaski County, Arkansas (see maps attached hereto as Exhibit B).

SECTION 2: 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 I1 to C6 zoning, said property being located along North Olive, North Magnolia, and North Poplar in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

> Lot 10 of Block 48 of Barton's Addition; Lot 13 of Block 48 of the Cunningham Addition; the South 1/2 of Lot 14 of Block 48 of the Cunningham Addition to the City North Little Rock, Pulaski County, Arkansas.

SECTION 3: 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 C5 to C6 zoning, said property being located along North Olive, North Magnolia, and North Poplar in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

The West 70 feet of Lot 12 of Block 49 of the Barton's Addition to the City North Little Rock, Pulaski County, Arkansas.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 5: 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 6: It is hereby found and determined that the rezoning of the above-described land as provided for herein 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:

Linda Robinson

Council Member Linda Robinson by AF

Maurice Taylor

Council Member Maurice Taylor by AF

ATTEST:

Diane Whitbey, City Clerk

FILED 11:05 A.M. _____ P.M.

By Amy Fields

DATE 6-8-21

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

RECEIVED BY S. Ussery

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

EAST ARGENTA concept renderings

ANCHOR retail + commercial

TAGGART

Newmark
Moses Tucker Partners
501.376.6555 | newmarkmtp.com

tabbies
EXHIBIT
A

EAST ARGENTA master plan

MIXED USE live-work

MIXED USE commercial

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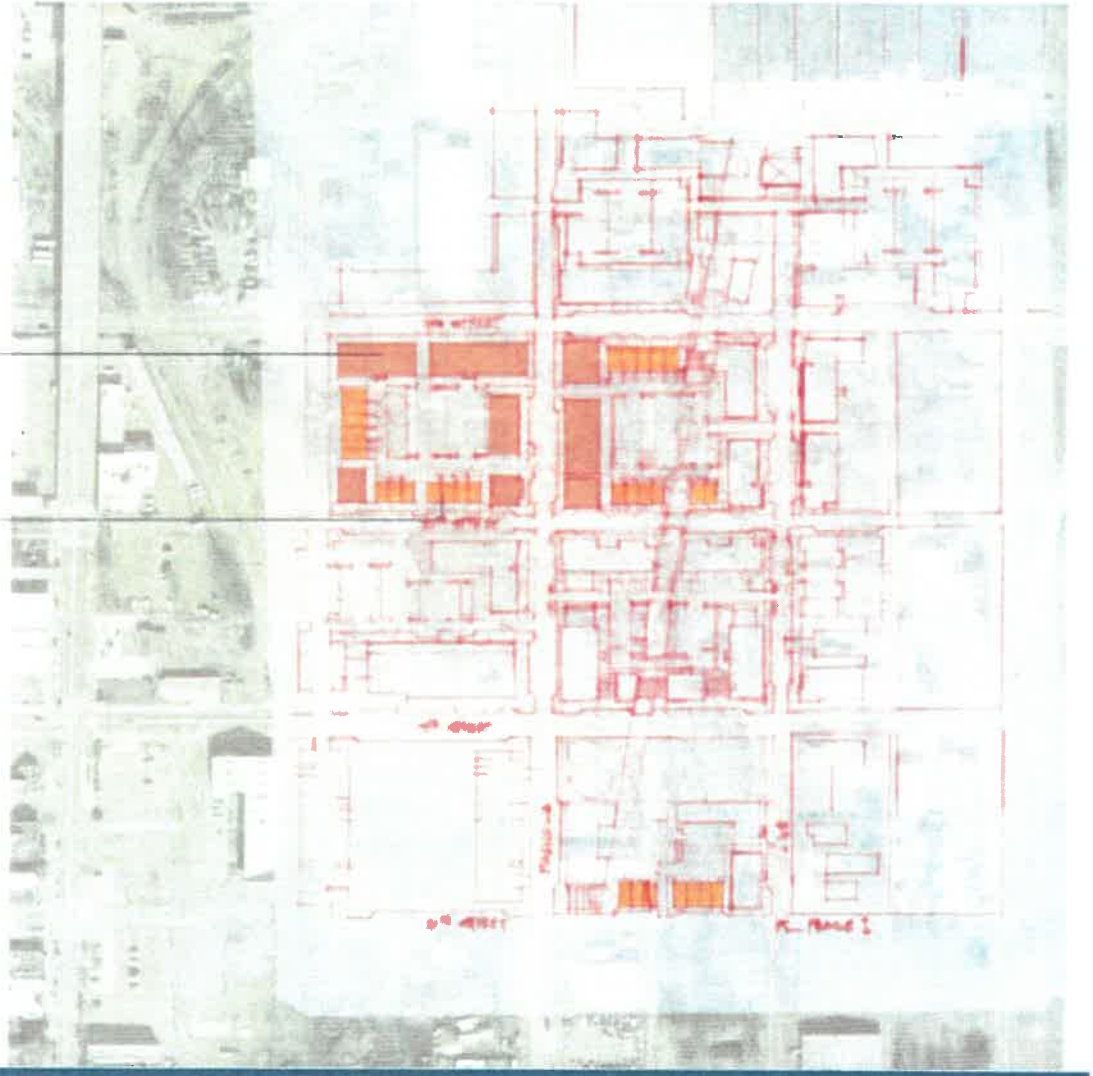
EAST ARGENTA master plan

COMMUNITY multi-family

INDIVIDUAL townhouses



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EAST ARGENTA master plan

ACTIVITY courtyard

COMMUNITY green alley

GATEWAY park

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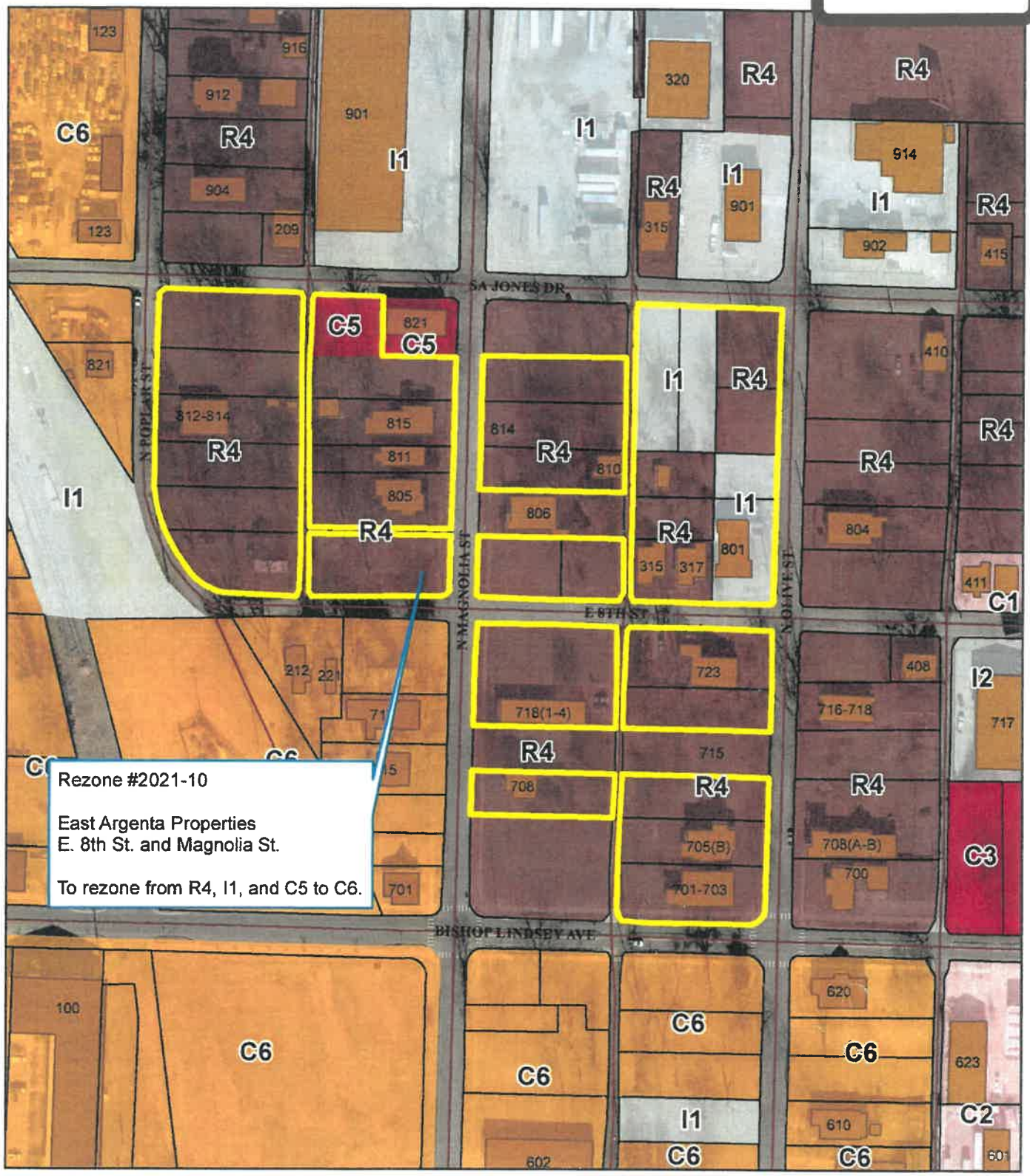
EXHIBIT

tabbies

B

Rezone Case #2021-10



Zoning Map

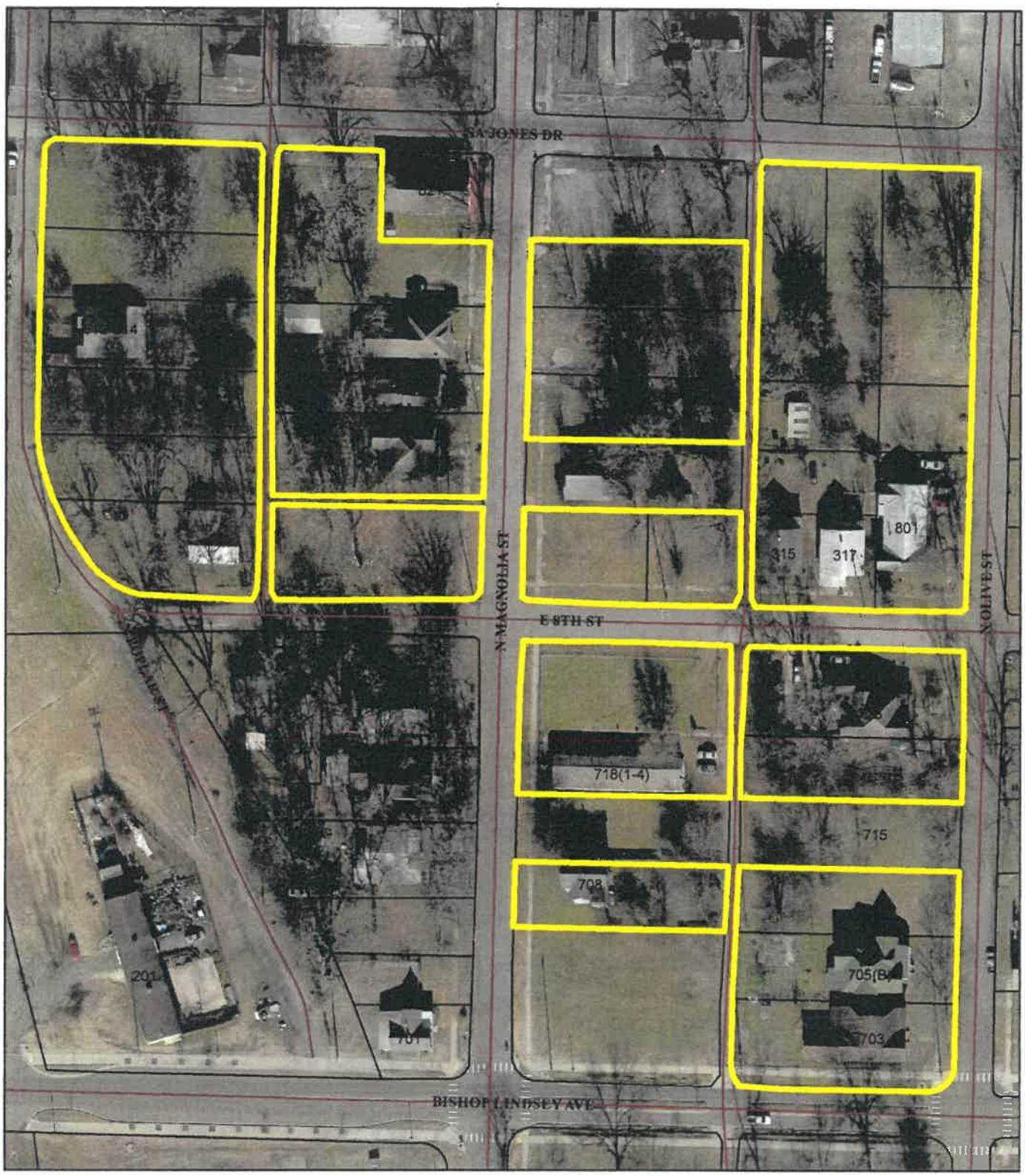
1 inch = 150 feet

0 75 150 300 Feet

Date: 4/15/2021

N W E S

Rezone Case #2021-10



Community Planning

Ortho Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 4/16/2021

N W E S