O-21-83

ORDINANCE NO. _____

AN ORDINANCE WAIVING CERTAIN SECTIONS OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) FOR PROPERTY LOCATED AT 1700 NORTH LOCUST STREET TO ALLOW THE WAIVER OF SCREENING AND LANDSCAPING REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Belinda Snow of the North Little Rock Housing Authority, seeking a waiver of landscape requirements for property located at 1700 North Locust Street (see letter from Ms. Snow and maps attached hereto respectively as Exhibit A and B); and

WHEREAS, the North Little Rock Planning Commission voted to require the items requested to be waived (8 affirmative votes; 1 absent) at a regularly scheduled meeting thereof held on August 18, 2018; and

WHEREAS, the applicant seeks waiver of Section 7.2.3 of Ordinance No. 9263 to relocate seventeen (17) street trees to various locations inside the property line; and

WHEREAS, the applicant seeks waiver of Section 7.3.2 of Ordinance No. 9263 for the property located at 1700 North Locust Street to allow a six (6) foot tall iron fence in place of the required four (4) foot tall opaque screen to provide for police officers' and all other first responders' line of sight into the property.

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

SECTION 1: That the following segment of Section 7.2.3 of the Ordinance No. 9263 ("the Zoning Ordinance") is hereby waived for 1700 North Locust Street, more particularly described as Lot 1 of the Eastgate Addition to the City of North Little Rock, Pulaski County, Arkansas:

Section 7.2.3: Street Trees

A. Trees from Table B shall be every (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.

B. Trees shall be irrigated by an automatic underground irrigation system.

C. Trees shall be two and one-half (2.5) inch caliper or greater at time of planting. Caliper shall be measured at three (3) feet above the ground surface.

D. Only trees from the approved planting list will count toward any requirements, unless approved by the Planning Commission.

SECTION 2: That the following segments of Section 7.3.2 of the Ordinance No. 9263 ("the Zoning Ordinance") is hereby waived for 1700 North Locust Street:

Section 7.3.2: Class B – Half Screens

A. Trees from Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.

B. Only trees and shrubs from the approved planting list will count toward any requirements unless approved by the Planning Commission.

C. A six (6) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. No fence, wall and/or site grading is required with evergreen trees from Table E. The opaque screen must be opaque within 4 seasons.

D. Trees shall be irrigated by an automatic underground irrigation system.

SECTION 3: 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 the waiver of the above-described screening and landscape requirements as provided for herein is to be in the best interests of the City, 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:

Terry C Hartwick by AF

Mayor Terry C. Hartwick

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

DATE 9-7-21

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

RECEIVED BY S. Ussery

EXHIBIT
A

EQUAL HOUSING OPPORTUNITY

HOUSING AUTHORITY OF THE CITY OF NORTH LITTLE ROCK

Planning & Building
For Better Living

P.O. BOX 516 - 628 W. BROADWAY STE. 100 - NORTH LITTLE ROCK, ARKANSAS 72115
TELEPHONE 501-758-8911

TO: Mayor Terry Hartwick; and,
North Little Rock City Council

FROM: Belinda Snow, North Little Rock Housing Authority

DATE: August 10, 2021

SUBJECT: Waiver to Landscaping Requirements
Homes at Pine Crossing (Formerly Eastgate Terrace)

This memo is to request a waiver to certain landscaping requirements at the above referenced property. As you know, the housing apartment complex formerly known as Eastgate Terrace is undergoing modernization. The housing authority and its development team recently discussed a potential negative impact of the landscaping requirements for this property. While we understand the intent, we believe the property will be better served with a few modifications that would enhance the safety and security for the residents and still meet the City's goals. We are requesting the following waivers with listed replacement enhancements to the landscaping requirements:

- Omit the 4' continuous opaque screen per North Little Rock Municipal Code Article Fifteen to provide police officers and all other first responders "***line of sight***" into the property from outside the perimeter fence.

- Relocate 17 *"street trees"* to keep them inside the property line and avoid planting them where concrete is present in some cases. These trees will instead be planted within the property in various locations.

- Add 672 more plants to the 1008 required to further enhance curb appeal. The majority will be three (3) gallon plants, with some seven (7) and fifteen (15) gallon plants added as well. The community center/office will receive extra landscaping with additional planters. The monument sign at the front entrance will also receive additional landscaping.

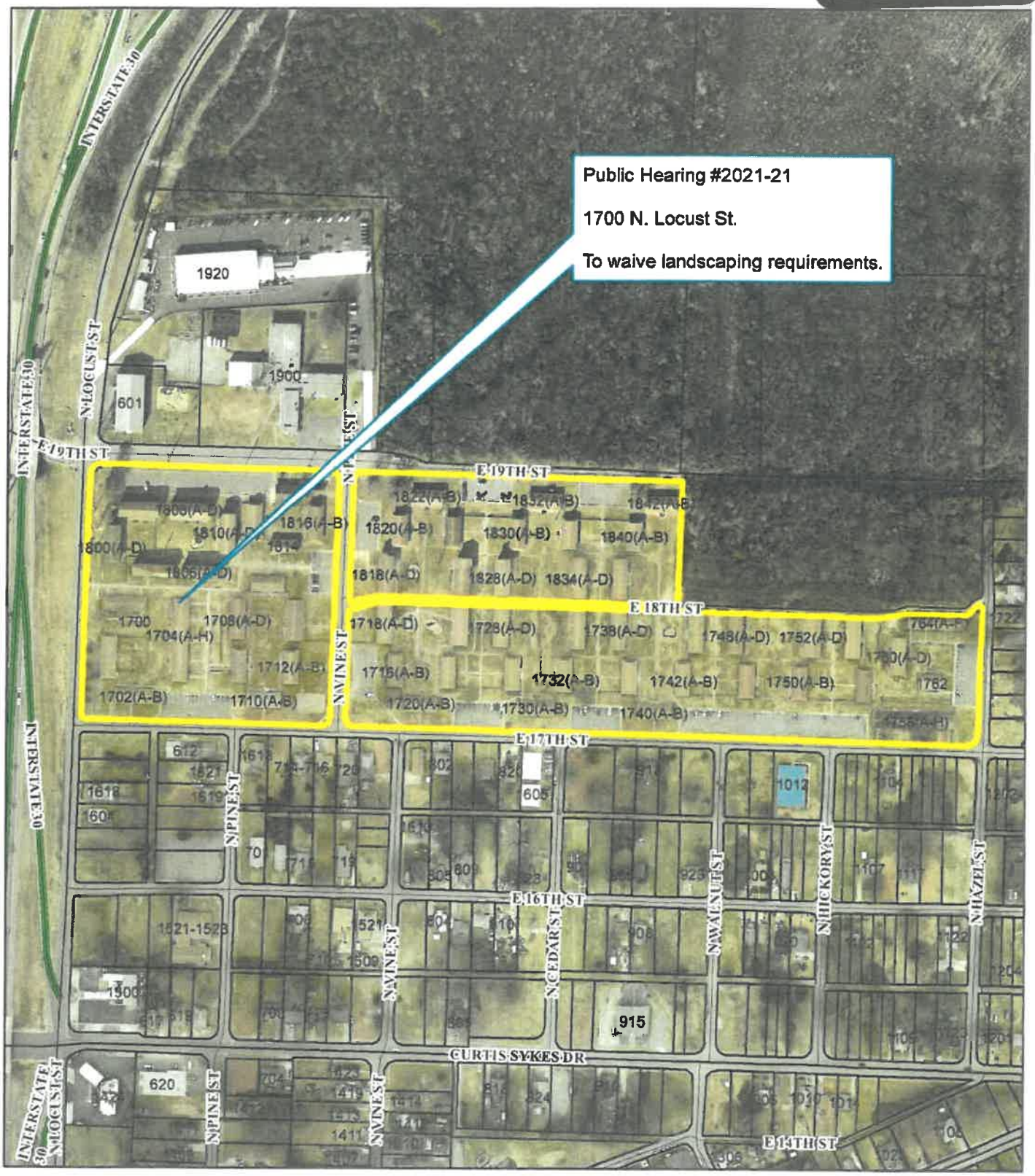
Your support of these changes would be greatly appreciated. For additional information, feel free to contact me at 501-758-8911 or Project Manager, Brian Pickett at 318-245-2625.

Thank you.

EXHIBIT

B

Public Hearing Case # 2021-21



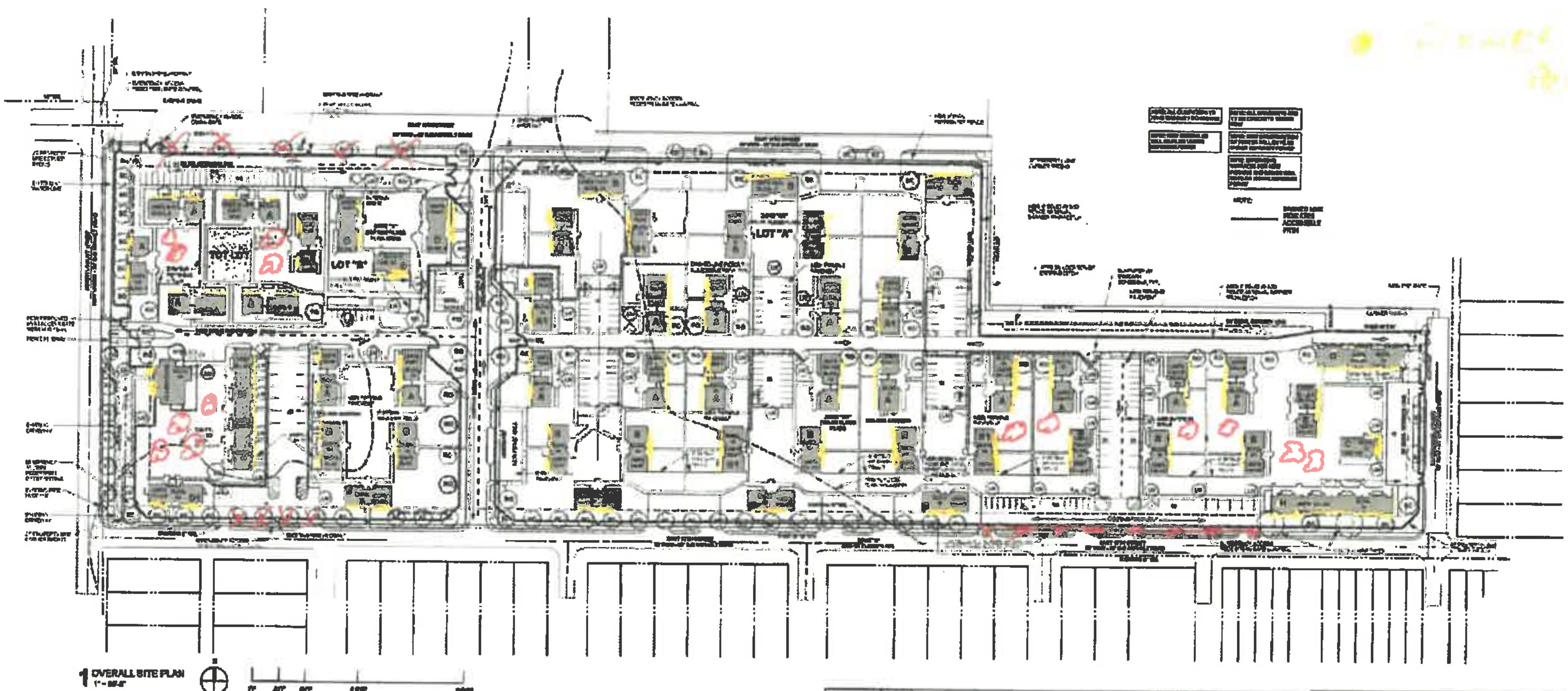
Ortho Map

1 inch = 300 feet

0 150 300 600 900 Feet

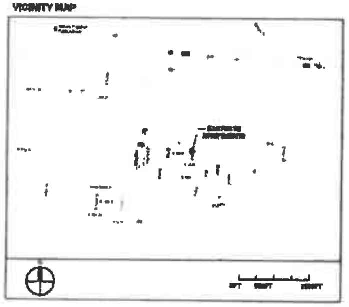
N W E S

Date: 8/18/2021

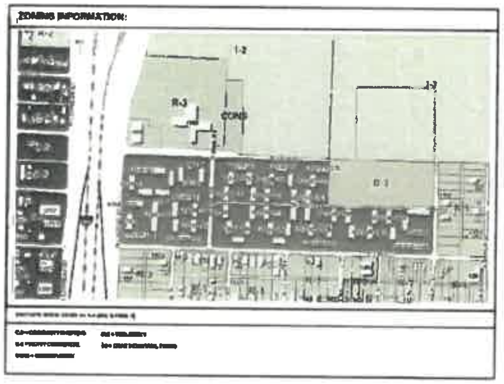


1 OVERALL SITE PLAN

VICINITY MAP



ZONING INFORMATION:



PARKING SPACES

REQUIRED PARKING SPACES	277
HC PARKING SPACES	15
VAN PARKING SPACES	4
TOTAL PARKING SPACES	[illegible]

OWNER:

CITY OF NORTH LITTLE ROCK HOUSING
300 MAIN STREET
NORTH LITTLE ROCK, AR 72114

DEVELOPER:

THE BENNETT GROUP
710 OLD STAGE ROAD
AUBURN, AL 36830

ARCHITECT:

DNA WORKSHOP
235 S. 14TH STREET
BATON ROUGE, LA 70802

FLOOD ZONE NOTES:

By geographic plotting only, and as shown hereon, a portion of this property is in zone "AH" of the Flood Insurance Rate Map, Community Panel No. 05119C0344G, which bears an effective date of July 6, 2015, and is in a Special Flood Hazard Area. Zone "AH" represents an area within the 100 year floodplain with flood depths of 1 to 3 feet with Base Flood Elevations determined. A portion of the property is also in Zone "X" representing an area within the 500-year flood plain.

TOTAL ACREAGE OF SITE = 20.89 ACRES

LEGAL DESCRIPTION OF THE PROPERTY:

[illegible]

LANDSCAPE NOTES: (RE: AS1.2 AND AS1.3)

[illegible]

STREET TREES AND PARKING LOT TREES TABLE:

[illegible]

PARKING NOTES:

[illegible]

FENNELL | PURIFOY
ARCHITECTS
100 MORGAN KEEGAN DRIVE, SUITE 320 · LITTLE ROCK, AR 72202
T 501.372.6734 · F 501.372.6734

OVERALL SITE PLAN
AS1.0

Issue
Date

REVISIONS:

EASTGATE APARTMENTS

622 E 19th St, North Little Rock, AR 7211