O-22- 114

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 220 PIKE AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C6 TO PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, on August 18, 2022, the North Little Rock Board of Zoning Adjustment (BOZA) considered a variance request to allow a reduction in the number of required parking spaces for a proposed 360-unit apartment development located at 1120 Rockwater Blvd; and

WHEREAS, as a condition of approval, the BOZA required the developer provide 409 on-site parking spaces and an off-site parking lot containing 50 parking spaces immediately to the east of the proposed apartment development and to maintain the 50 parking spaces in perpetuity; and

WHEREAS, application was duly made by Thomas Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a rezone of the herein described land to allow a parking lot at 220 Pike Avenue, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on November 8, 2022.

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 C6 to Planned Unit Development (PUD) zone, said property being located at 220 Pike Avenue in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> LOT 2 OF THE RESORTS AT ROCKWATER ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, AR (See maps collectively attached hereto as Exhibit A)

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: 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 4: 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: ATTEST:

Maurice Taylor

Council Member Maurice Taylor Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:50 A.M. _____ P.M.

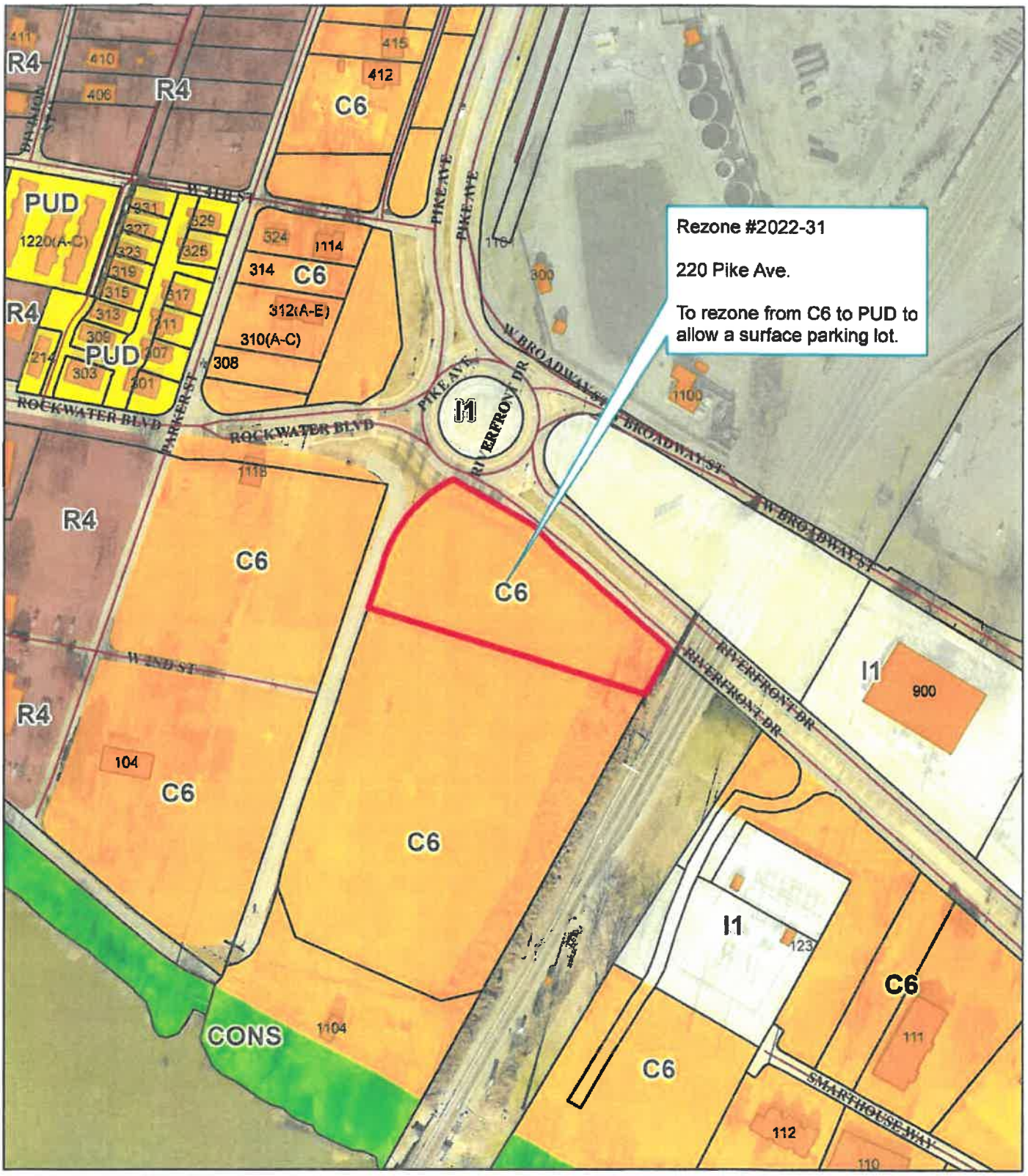
By Amy Fields CA

DATE 12/16/22

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

RECEIVED BY _____

Rezone Case #2022-31



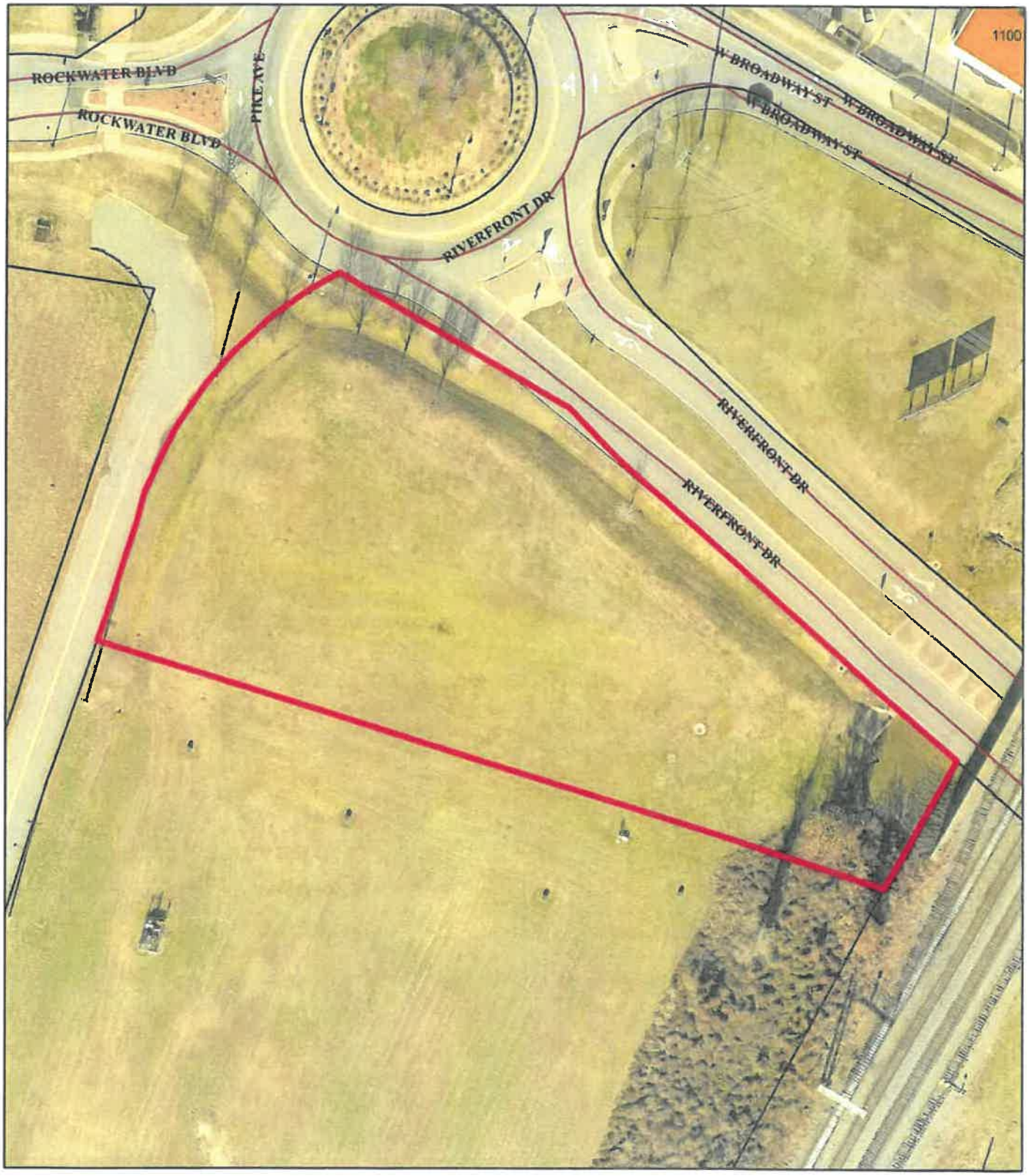
Zoning Map

1 inch = 200 feet

0 100 200 400 Feet

Date: 10/28/2022

Rezone Case #2022-31



Ortho Map

1 inch = 70 feet

0 35 70 140 Feet

Date: 10/28/2022

N
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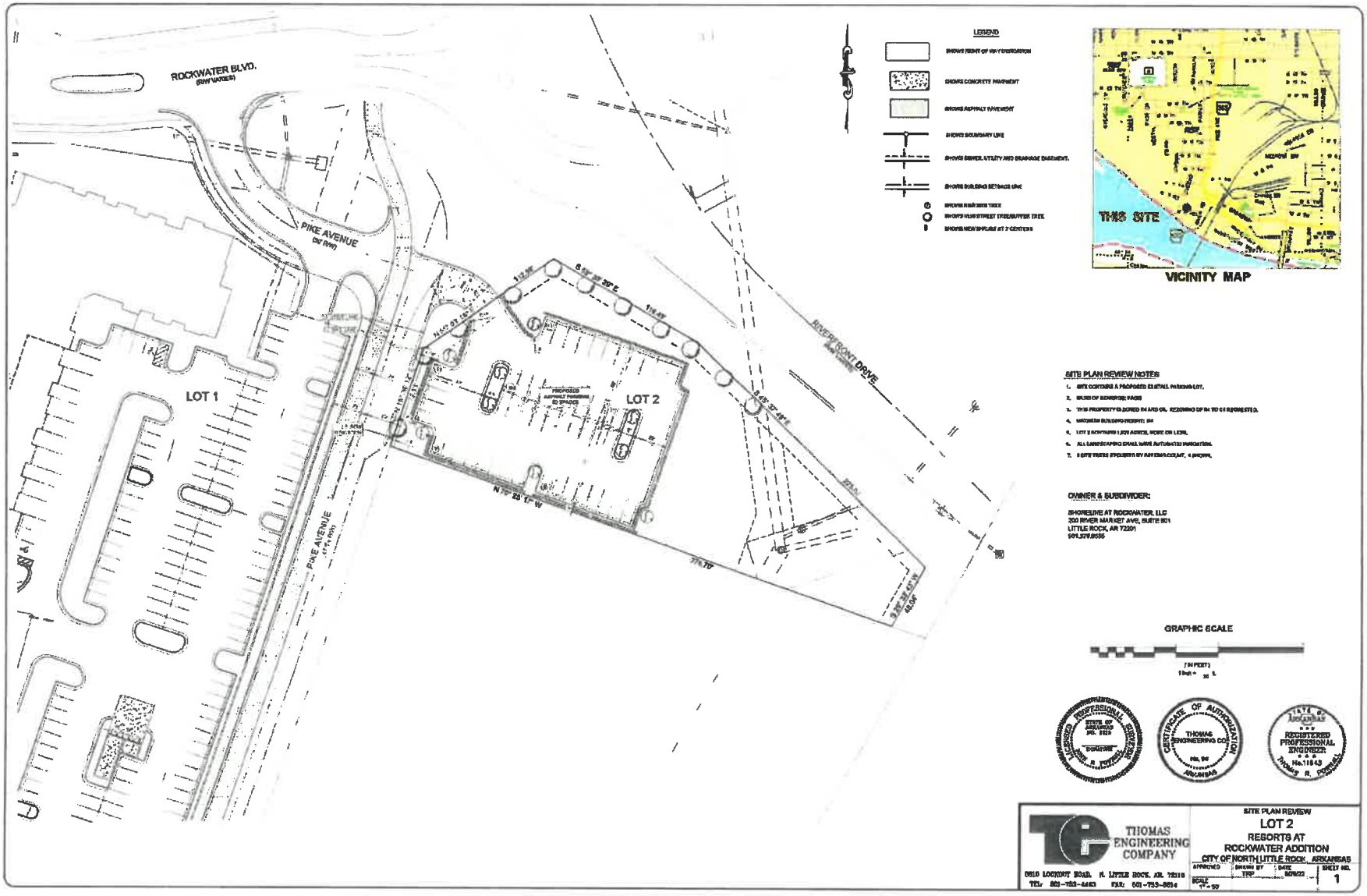
ROCKWATER BLVD.
(R/W VARIES)
PIKE AVENUE
(50' R/W)
LOT 1
LOT 2
PROPOSED
ASPHALT PARKING
50 SPACES
PIKE AVENUE
(50' R/W)
RIVERFRONT DRIVE
(R/W VARIES)
S 57° 22' 29" E
116.47'
S 45° 37' 31" W
N 75° 25' 1" W
N 47° 37' 00" W
S 75° 25' 1" E
LEGEND
SHOWS RIGHT OF WAY DEDICATION
SHOWS CONCRETE PAVEMENT
SHOWS ASPHALT PAVEMENT
SHOWS BOUNDARY LINE
SHOWS SEWER, UTILITY AND DRAINAGE EASEMENT.
SHOWS BUILDING SETBACK LINE
SHOWS NEW STREET TREE/BUFFER TREE
SHOWS NEW SHRUBS AT 2' CENTERS
THIS SITE
VICINITY MAP
SITE PLAN REVIEW NOTES:
1. SITE CONTAINS A PROPOSED 53 STALL PARKING LOT.
2. USES OF SURROUNDING PARCELS
3. THIS PROPERTY IS ZONED PM AND CR. REZONING OF PM TO C-1 REQUESTED.
4. MAXIMUM BUILDING HEIGHT: 35'
5. LOT 2 CONTAINS 1.370 ACRES, MORE OR LESS.
6. ALL LANDSCAPING SHALL HAVE AUTOMATED IRRIGATION.
7. 8 SITE TREES PROVIDED BY SAVANNA COURT, 4 SHOWN.
OWNER & SUBDIVIDER:
SHORELINE AT ROCKWATER, LLC
200 RIVER MARKET AVE, SUITE 801
LITTLE ROCK, AR 72201
501.376.8535
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1828
SIGNATURE
CERTIFICATE OF AUTHORIZATION
THOMAS ENGINEERING CO.
NO. 94
ARKANSAS
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11843
THOMAS R. POWELL
THOMAS ENGINEERING COMPANY
8610 LOCKSOT ROAD, N. LITTLE ROCK, AR. 72118
TEL: 501-753-4483 FAX: 501-753-8814
SITE PLAN REVIEW
LOT 2
RESORTS AT
ROCKWATER ADDITION
CITY OF NORTH LITTLE ROCK, ARKANSAS
APPROVED
DRAWN BY TRP
DATE 8/24/22
SHEET NO. 1
SCALE 1" = 30'
RESORTS AT ROCKWATER.dwg
PLOTTED: 9/27/2022