O-23-23

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 400 DIVISION STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R4 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 Thomas Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72114, seeking a rezone of the herein described land to allow five townhomes to be located at the front property line, which application was duly considered and denied (2 affirmative votes; 6 against) by the North Little Rock Planning Commission at a regular meeting thereof held on March 14, 2023; and

WHEREAS, the applicant is seeking approval from the North Little Rock City Council; and

WHEREAS, notice has been sent to surrounding property owners, and a legal advertisement of notice of a public hearing to be held March 27, 2023 at 6:00 p.m. has been placed in the newspaper.

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 Planned Unit Development (PUD) zone, said property being located at 400 Division Street in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> LOTS 7 & 8, BLOCK 10 OF THE GILES ADDITION TO NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Council Member Maurice Taylor

ATTEST:

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 A. Fields

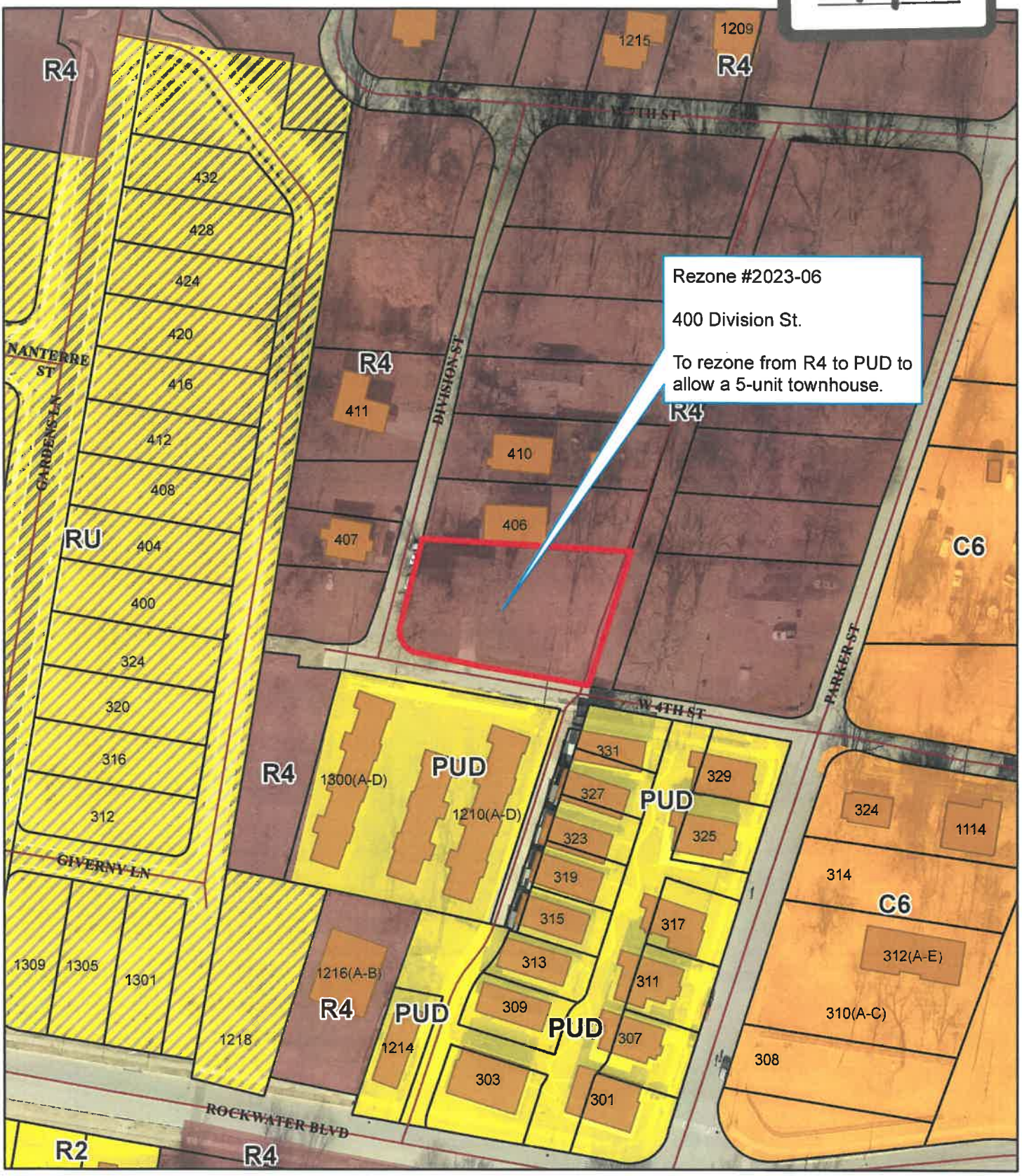
DATE 3.21.23

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

RECEIVED BY S. Lissery

Rezone Case #2023-06

EXHIBIT A



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 2/9/2023

N W E S

Rezone Case #2023-06

NLR Community Planning

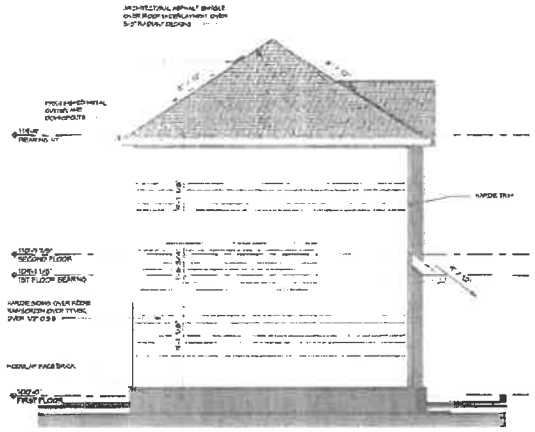
Ortho Map

1 inch = 30 feet

0 15 30 60 Feet

N W E S

Date: 2/9/2023



2 SOUTH ELEVATION COLOR
1/4" = 1'-0"

1 EAST ELEVATION COLOR
1/4" = 1'-0"

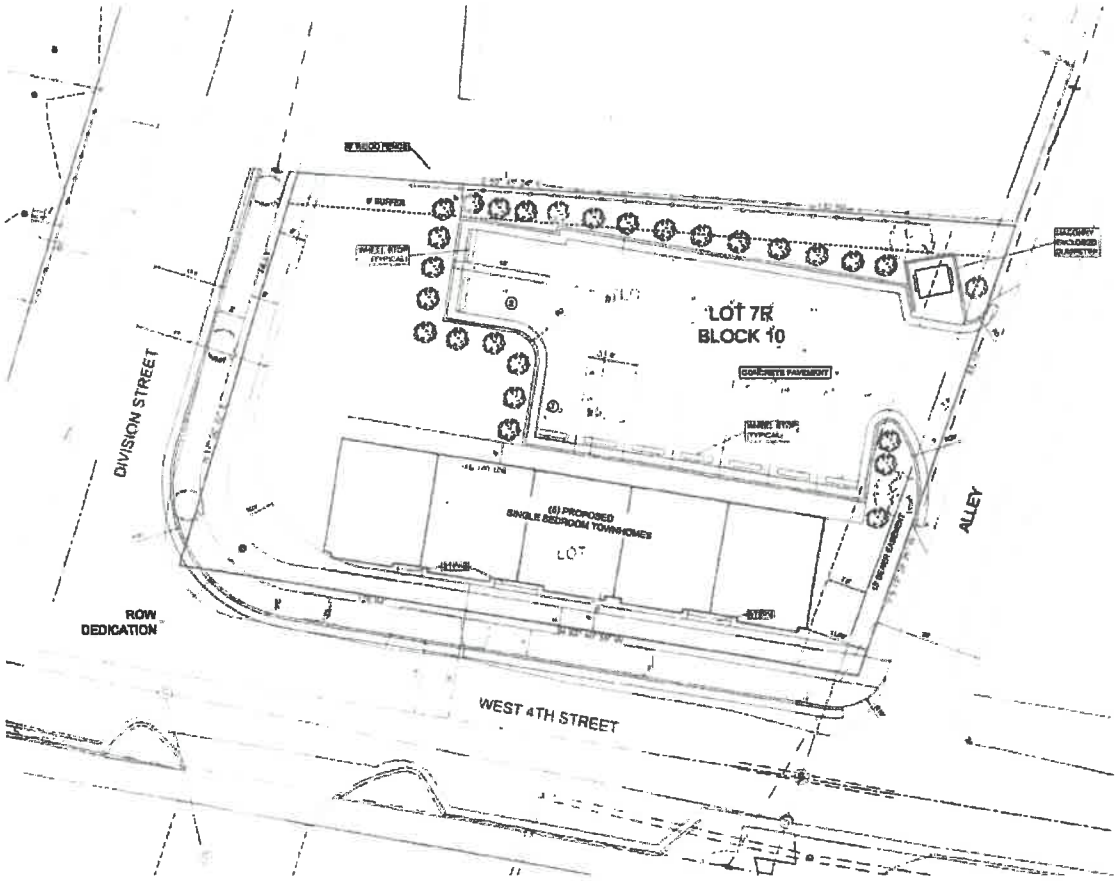
PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
250 Tiger Blvd., Suite 4, Bentonville, Ar 72712
479-378-6645

DIVISION TOWNHOME
404 DIVISION
NORTH LITTLE ROCK, AR

1-21-23

A7.0



VICINITY MAP

LEGEND

- SHOWS CONCRETE SIDEWALK
- SHOWS STANDARD DUTY CONCRETE PAVEMENT
- SHOWS NEW BUILDING
- PARKING LOT TREES (RED MAPLE) MIN 2.5" CALIPER AT INSTALLATION
- STREET TREES (PIN OAK) 30' SPACING MIN 2.5" CALIPER AT INSTALLATION
- SHRUBS (DWARF 'DWARF HOLLY') 3.5' O.C. 18" MINIMUM HEIGHT

SITE PLAN REVIEW NOTES

1. SITE CONTAINS (6) PROPOSED SINGLE BEDROOM TOWNHOMES
2. BASIS OF BEARINGS: PADS
3. THIS PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER [illegible] DATED JULY 6, 2015.
4. THIS PROPERTY IS ZONED R-4
5. ALL ABUTTING PROPERTY IS ZONED R-4
6. THIS TRACT CONTAINS [illegible] S.F. OR [illegible] ACRES, MORE OR LESS.
7. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION.
8. THIS SITE HAS [illegible] ACRES OF OPEN SPACE, TOTALING TO [illegible].

PARKING
TOTAL: 6 SPACES

LEGAL DESCRIPTION
LOTS 7 & 8, BLOCK 10,
GILES ADDITION
CITY OF NORTH LITTLE ROCK, PULASKI
COUNTY, ARKANSAS.

FOR USE AND BENEFIT OF
RIVERWALK PROPERTIES, LLC
PO BOX [illegible]
ROGERS, AR 72757-[illegible]

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
THOMAS R. THOMAS

CERTIFICATE OF AUTHORIZATION
THOMAS ENGINEERING CO.
No. [illegible]
ARKANSAS

THOMAS ENGINEERING COMPANY
[illegible] LONGLEY ROAD, N. LITTLE ROCK, AR. 72118
TEL: 501-[illegible] FAX: 501-[illegible]

SITE PLAN REVIEW
LOT 7R BLOCK 10 GILES
NORTH LITTLE ROCK, ARKANSAS

APPROVED	DRAWN BY	DATE	SHEET NO.
SCALE 1"=1'	JB	DATE [illegible]	C1