

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 703 PARKER 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 a five (5)-unit townhouse, 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 April 11, 2023.

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 703 Parker Street in North Little Rock, Pulaski County, Arkansas and more particularly described as:

LOT A, BLOCK 10 OF THE GILES ADDITION TO THE CITY OF 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

ATTEST:

Linda Robinson  
Council Member Linda Robinson

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:58</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>5-16-03</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<u>S. Hssey</u>			

# Rezone Case #2023-07

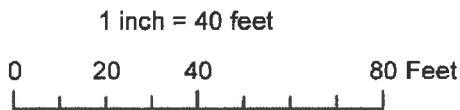
EXHIBIT

A

tabbles



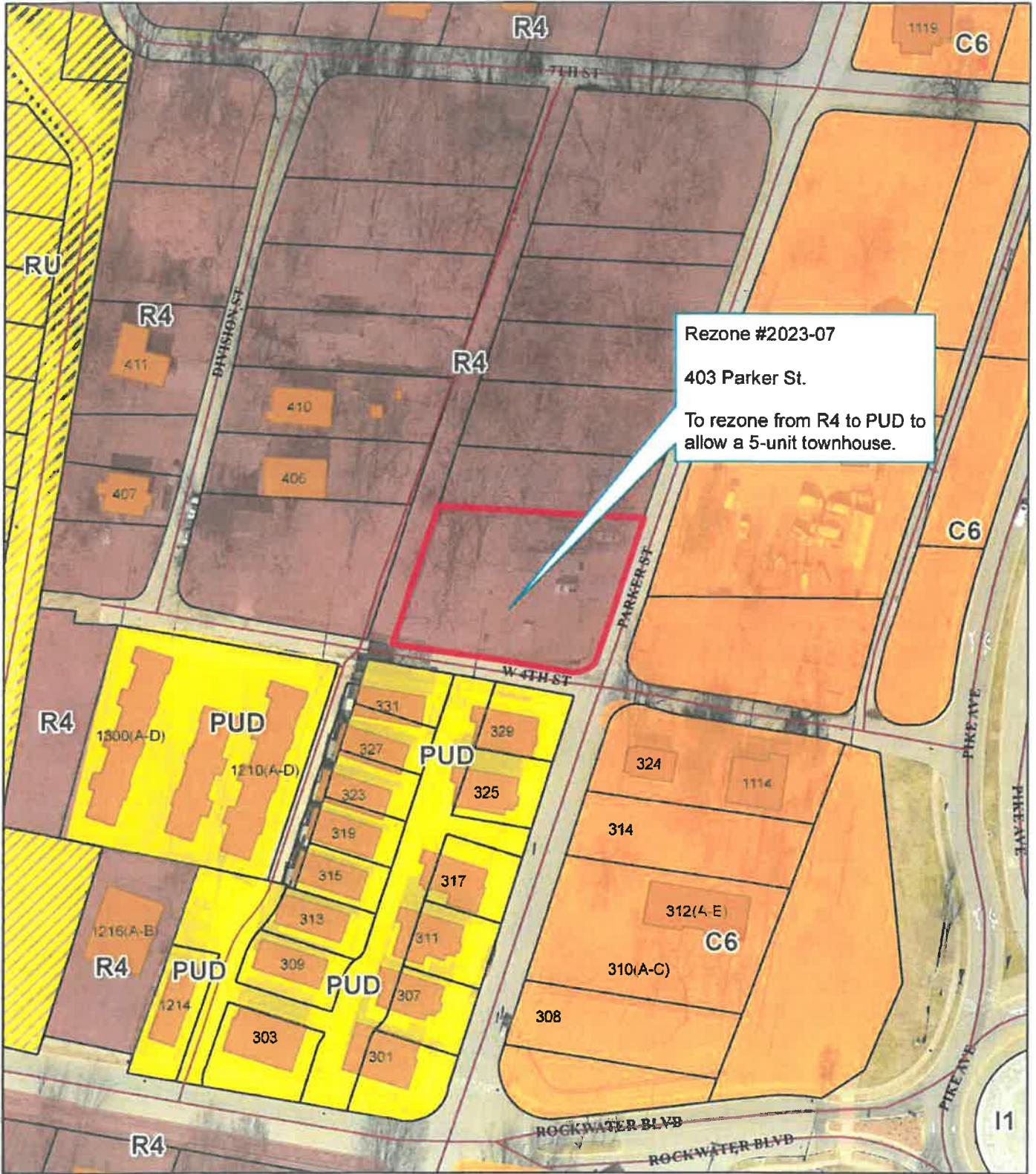
OrthoMap



Date: 2/9/2023



# Rezone Case #2023-07



Rezone #2023-07  
403 Parker St.  
To rezone from R4 to PUD to allow a 5-unit townhouse.



Zoning Map

1 inch = 100 feet



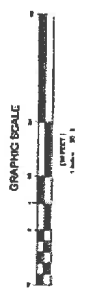
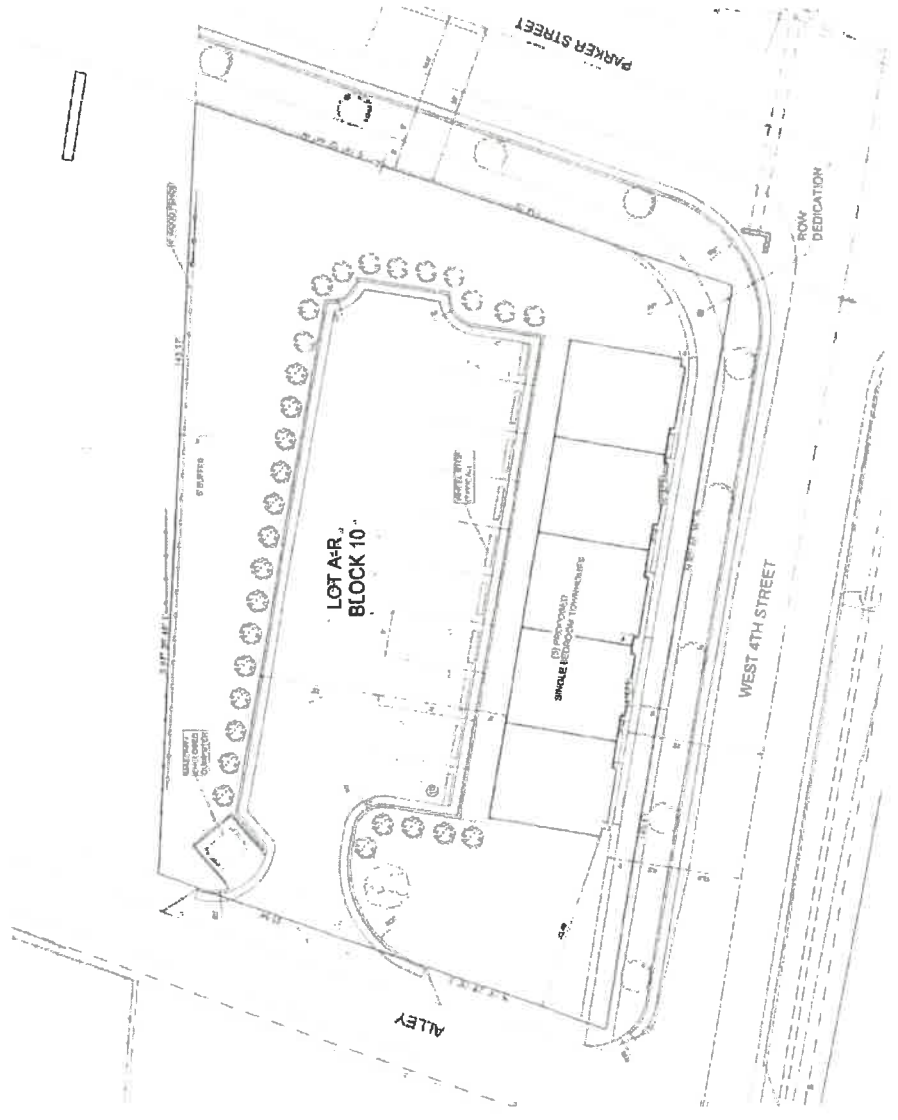
Date: 2/9/2023



- LEGEND**
- SHOWS CONCRETE SIDEWALK
  - SHOWS STANDARD CURB CONCRETE PAVEMENT
  - SHOWS NEW BUILDING
  - SHOWS EXISTING BUILDING
  - SHOWS EXISTING DRIVEWAY
  - SHOWS EXISTING DRIVEWAY AT INTERSECTION
  - SHOWS EXISTING DRIVEWAY AT INTERSECTION
  - SHOWS EXISTING DRIVEWAY AT INTERSECTION
  - SHOWS EXISTING DRIVEWAY AT INTERSECTION
  - SHOWS EXISTING DRIVEWAY AT INTERSECTION
  - SHOWS EXISTING DRIVEWAY AT INTERSECTION

- SITE PLAN REVIEW NOTES**
1. SITE CONTAINS 10 PROPOSED SINGLE BEDROOM TOWNHOUSES
  2. MAJOR OF RECORD: NONE
  3. THE PROPERTY IS NOT ZONED IN THE US ZONING CODE IN ANY OF THE PLANNING DISTRICTS AND DOES NOT MEET THE REQUIREMENTS OF THE ZONING CODE AS OF JULY 1, 2011.
  4. THE PROPERTY IS ZONED R-1.
  5. ALL LOTTING PROPERTY IS PAVED.
  6. THE TRACT CONTAINS 10 SINGLE BEDROOM TOWNHOUSES.
  7. ALL LOTTING SHALL HAVE AUTOMATIC IRRIGATION.
  8. THE SITE HAS 10,000 SQUARE FEET OF PAVED SPACE TOTALING TO 10,000.

COURSE  
TOWN 10 SPACES



FOR USE AND BENEFIT OF  
 RECORDATION INCORPORATED, LLC  
 1000 NORTH LITTLE ROCK, ARKANSAS  
 72203-5443

LEGAL DESCRIPTION  
 LOT A-R, BLOCK 10  
 CITY OF NORTH LITTLE ROCK, ARKANSAS  
 COUNTY: ARKANSAS



**THOMAS ENGINEERING COMPANY**

**SITE PLAN REVIEW**  
 LOT A BLOCK 10 GULES  
 NORTH LITTLE ROCK, ARKANSAS

DATE: 07/23/11  
 SHEET NO: C1