

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 4 OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) TO REMOVE THE WASHINGTON AVENUE OVERLAY DISTRICT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, on July 13, 2020, the City Council adopted Ordinance 9263, enacting the new Zoning Ordinance; and

WHEREAS, Article 4 of the Zoning Ordinance includes the Washington Avenue Overlay District, which regulates height of buildings on Washington Avenue between Willow Street and Cypress Street; and

WHEREAS, the height regulations are no longer necessary, and the City wishes to remove them from the Zoning Ordinance; and

WHEREAS, proper notice has been given through publication in a local newspaper.

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

SECTION 1: That the Zoning Ordinance (Ordinance No. 9263) is hereby amended to remove the following provision:

4.6.5 Washington Avenue Overlay District

- A. Maximum Height: No building South of Washington Avenue, between Willow and Cypress Streets, shall be allowed to exceed the height of five (5) stories or sixty (60) feet in order to protect area views of the Arkansas River.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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: That it is hereby found and determined that the addition of the above-described overlay district 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
Mayor Terry C. Hartwick *by AT*

ATTEST:

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>11:00</u>	A.M.	_____	P.M.
By	<u>City Atty Amy Fields</u>			
DATE	<u>10-17-23</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>K. Thomas</u>			