

ORDINANCE NO. _____

AN ORDINANCE WAIVING CERTAIN SECTIONS OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) FOR CERTAIN REAL PROPERTY LOCATED AT 3900 VALI COURT IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO ALLOW THE WAIVER OF SCREENING AND BUFFERING REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was made by Charlie Best of Hurricane Valley, Inc., 1506 Prickett Road, Bryant, Arkansas 72022, seeking a waiver of screening and buffering requirements for certain real property located at 3900 Vali Court (see maps attached as Exhibit A); and

WHEREAS, the North Little Rock Planning Commission voted to require the items requested to be waived (7 affirmative votes; 3 absent) at a regular meeting thereof held January 10, 2023.

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

SECTION 1: That the following sections of Article 7 of the Ordinance No. 9263 (“the Zoning Ordinance”) are hereby waived for 3900 Vali Court, more particularly described as:

LOT 2R OF THE SPRINGHILL PLAZA ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

Section 7.2.4 – Buffers Between Dissimilar Uses

Buffers shall be established with new development activity to reduce the impact on existing neighborhoods and uses. The buffer provisions apply: (a) when different land uses or Zoning Districts abut each other, or (b) when different land uses or Zoning Districts are separated by rights-of-way of twenty (20) feet or less. Buffer area dimensional requirements shall be:

- C. The required buffer area depth shall not include any easements.
- D. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.

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. The opaque screen must be opaque in all seasons.
- D. Trees shall be irrigated by an automatic underground irrigation system.

Section 7.5.1 – Table A: Buffer/Screening of Dissimilar Land Uses

New Development C3, Abutting Property Zone or Use I2 – Half Screen

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 waiver of the above-described sections 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:

ATTEST:

Debi Ross

Council Member Debi Ross

[Signature]

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

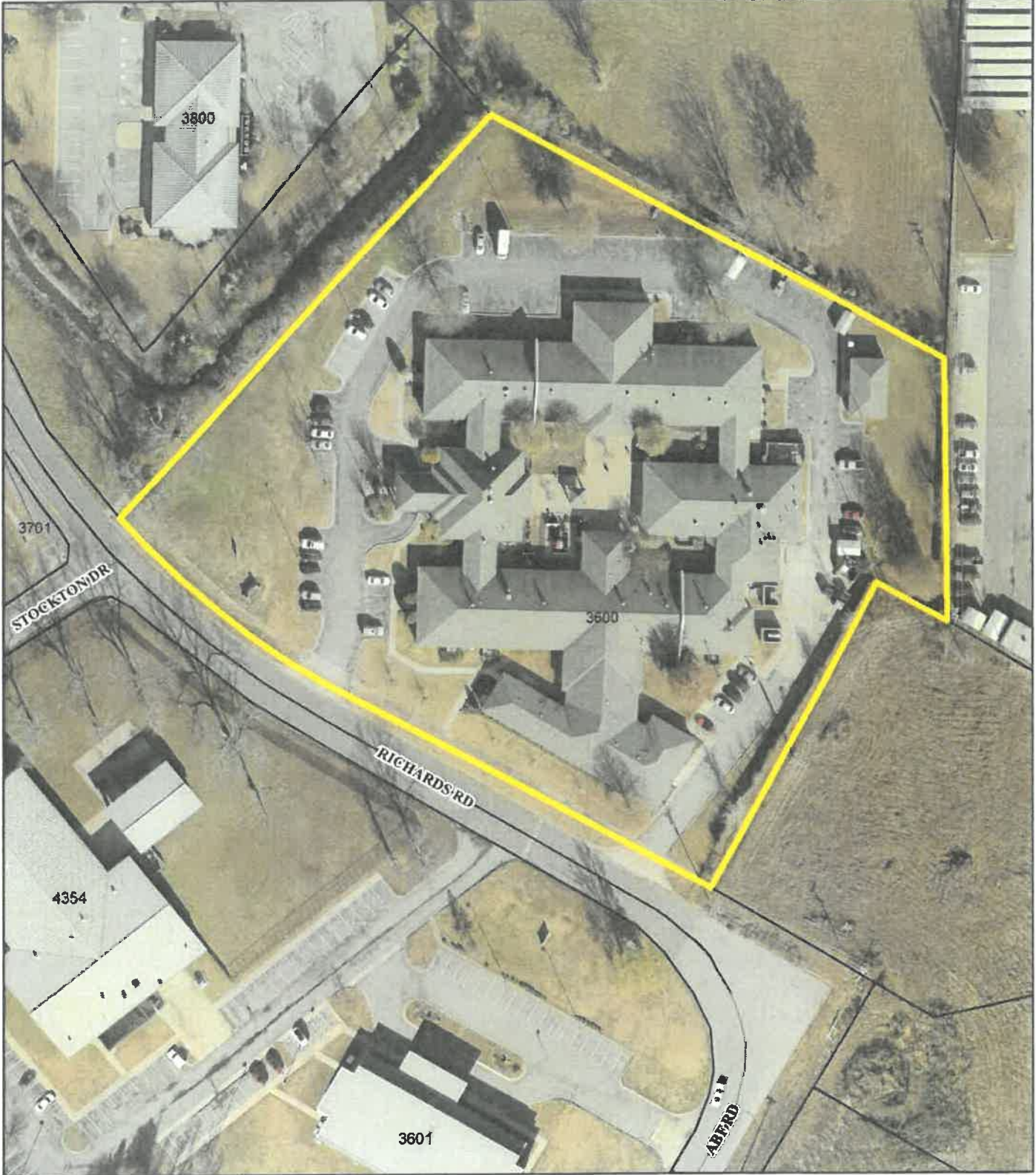
[Signature]
 Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:27</u>	A.M.	_____	P.M.
By	<u>Amy Fields, CA</u>			
DATE	<u>11/21/23</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

Public Hearing Case # 2023-17

EXHIBIT
tabbles
A



Ortho Map

1 inch = 100 feet



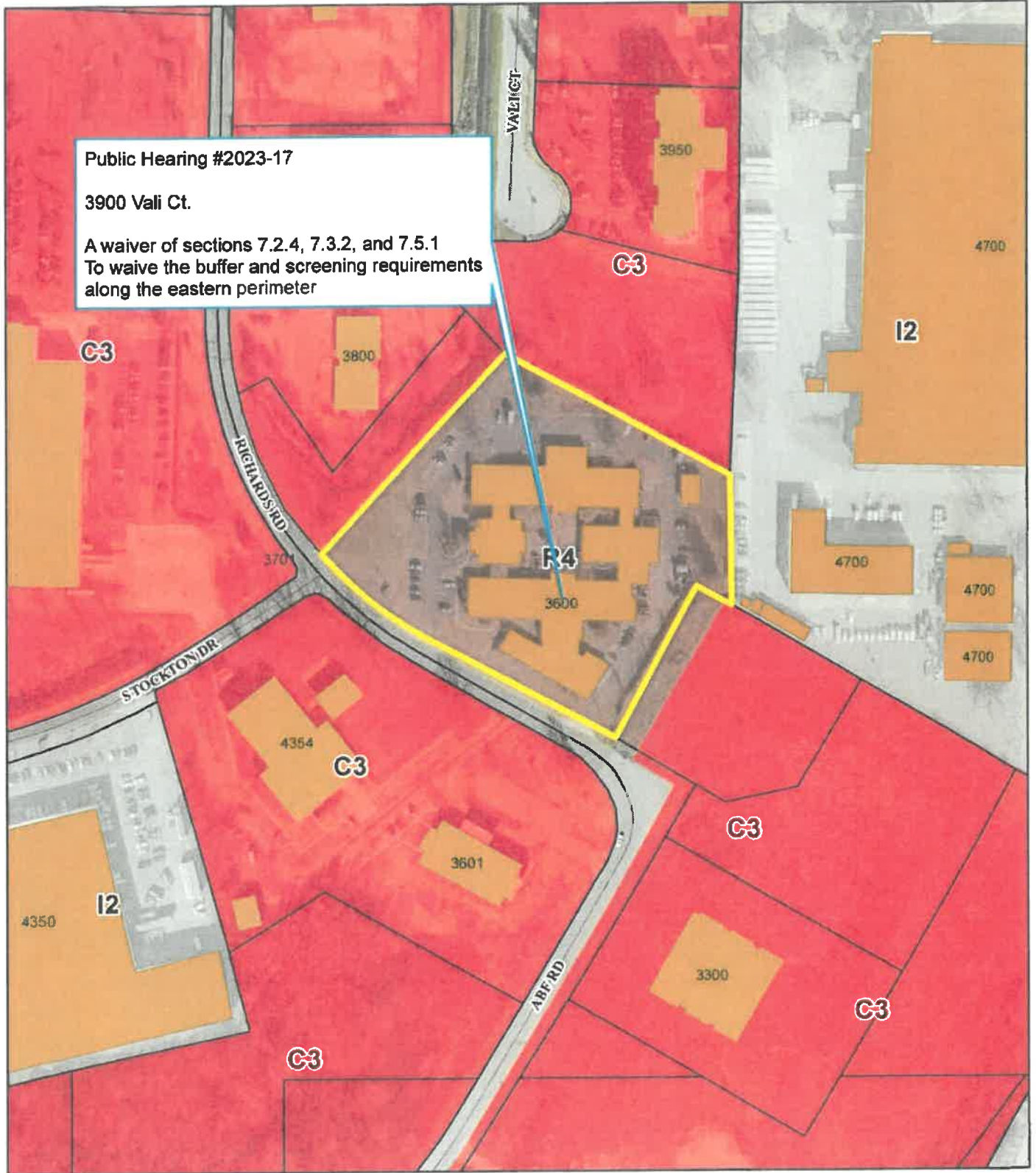
Date: 11/17/2023

Public Hearing Case # 2023-17

Public Hearing #2023-17

3900 Vali Ct.

A waiver of sections 7.2.4, 7.3.2, and 7.5.1
To waive the buffer and screening requirements
along the eastern perimeter



Zoning Map

1 inch = 200 feet



Date: 11/17/2023