

ORDINANCE NO. _____

AN ORDINANCE WAIVING SECTIONS 7.2.1 AND 7.2.3 OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) FOR CERTAIN REAL PROPERTY LOCATED AT 120 SOUTH POPLAR STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO WAIVE TREE REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was made by John Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a waiver of street and parking lot tree requirements for certain real property located at 120 South Poplar Street (see letter and maps attached hereto respectively as Exhibit A and B); and

WHEREAS, the North Little Rock Planning Commission duly considered and required the trees during the Site Plan Review (8 affirmative votes; 1 absent) at a regular meeting thereof held November 12, 2024.

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

SECTION 1: That the following provisions of Section 7.2 of the Ordinance No. 9263 ("Zoning Ordinance") are hereby waived for certain real property located at 120 South Poplar Street, more particularly described as Lots 11 and 12, Block 9 of the Original City of Argenta, now the City of North Little Rock, Pulaski County, Arkansas:

7.2.1 Parking Lot Shading

- D. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.

7.2.3 Street Trees

- A. Trees from Table B shall be every (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: 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 5: 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:

Maurice Taylor

Council Member Maurice Taylor by AF 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

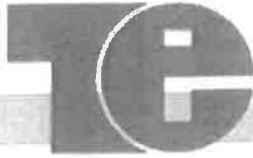
FILED 10:43 A.M. _____ P.M.

By City Atty Amy Fields

DATE 12-3-24

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

RECEIVED BY K. Thomas



THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

(501)753-4463

November 20, 2024

Mayor and City Council Members
City of North Little Rock

RE: Waiver Request
Lots 11-12, Block 9, Original City of Argenta

Dear Mayor and City Council Members:

On November 12, 2024, the Planning Commission approved the site plan for a hotel offsite parking lot at 120 S. Poplar Street, Case No. SD 2024-75.

The owner is requesting the following waivers:

1. Waive two (2) street trees on Riverfront Drive (7 required, 5 proposed)
2. Waive requirement that 50% of the parking lot trees be interior in the parking lot.

The developer of this project is:

Makan Hospitality Management
15315 Kanis Road
Little Rock, AR 72223

If you have any questions, please give me a call.

Sincerely,

John R. Pownall, P.E.
President

Public Hearing Case # 2024-24

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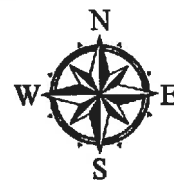
EXHIBIT

B



Ortho Map

1 inch = 40 feet



Date: 11/25/2024

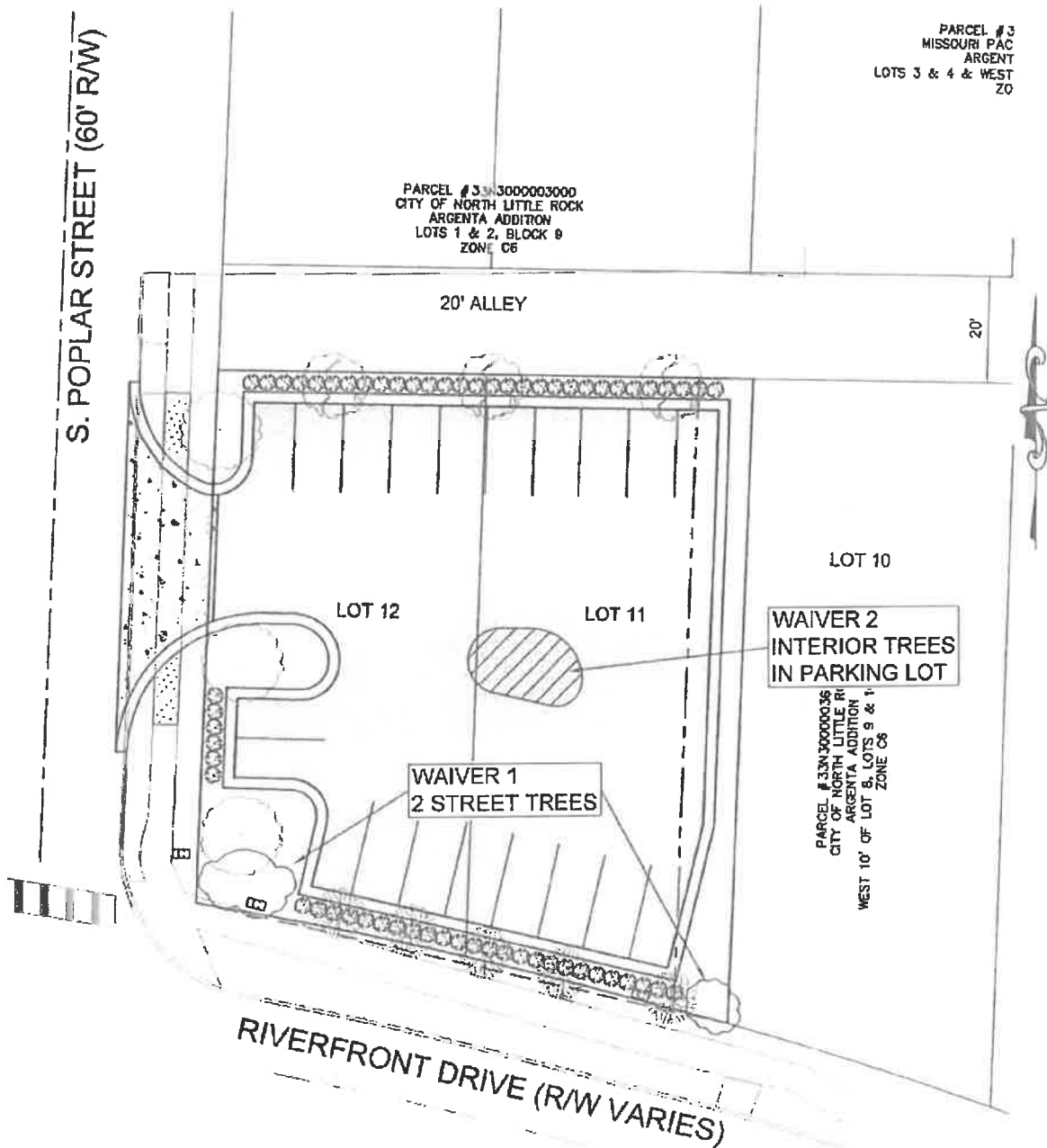


MEMBER NATIONAL SOCIETY
PROFESSIONAL ENGINEERS

THOMAS ENGINEERING COMPANY

3810 LOOKOUT ROAD
NORTH LITTLE ROCK, ARKANSAS 72118
TELE. No. 501-753-4483

CIVIL ENGINEERS—LAND SURVEYORS
LAND PLANNING & DEVELOPMENT
RESIDENTIAL—COMMERCIAL—INDUSTRIAL



LOTS 11 & 12, BLOCK 9, ORIGINAL CITY OF ARGENTA

WAIVER REQUEST

DATE: 11/21/24

SCALE: 1" = 30'

WAIVERS:

1. 2 STREET TREES ON RIVERFRONT DR
2. INTERIOR PARKING LOT TREE REQUIREMENT