

ORDINANCE NO. _____

AN ORDINANCE WAIVING SECTIONS 7.2.2 AND 7.2.3 OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) FOR CERTAIN REAL PROPERTY LOCATED AT 210 EAST BROADWAY STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, TO WAIVE TREE AND LANDSCAPING 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 tree and landscaping requirements for certain real property located at 210 East Broadway 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 items during the Site Plan Review (9 affirmative votes) at a regular meeting thereof held October 8, 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 210 East Broadway 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:

7.2.2 Landscaping Strips

- A. Landscape strips shall be required along all front, side, and rear yards adjacent to parking areas, driveways, or vehicle maneuvering areas.
 - 1. Front yard landscape strips shall be at least four (4) feet in width unless facing a street, in which case, the strip shall be at least six (6) feet in width.
 - 2. Side and rear yard landscape strips shall be at least four (4) feet in width unless facing a street, in which case, the strip shall be at least six (6) feet in width.

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SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Maurice Taylor

Council Member Maurice Taylor *by AT* Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields

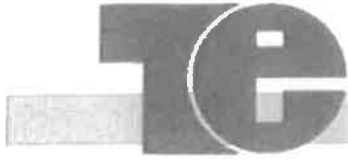
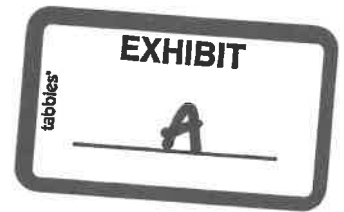
Amy Beckman Fields, City Attorney

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: Replat at 210 E Broadway
Lots 5A, 6A & 6B, Block 19, Original City of Argenta

Dear Mayor and City Council Members:

Please accept this letter to serve as our request for the following waivers of the landscape ordinance on Lots 5A, 6A & 6B, Block 19, Original City of Argenta:

1. Waive the 6' wide landscape strip and bushes on Poplar Street adjacent to the proposed parking area.
2. Waive new street trees on East 2nd Street.
3. Waive the 4' wide landscape strip on the east property line.

The developer of this project is:

Broadway Street, LLC
700 Front Street, Ste 101
Conway, AR 72032
Attn: Greg Nabholz

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

Sincerely,

John R. Pownall, P.E.
President

cc: Greg Nabholz

Public Hearing Case # 2024-27

EXHIBIT

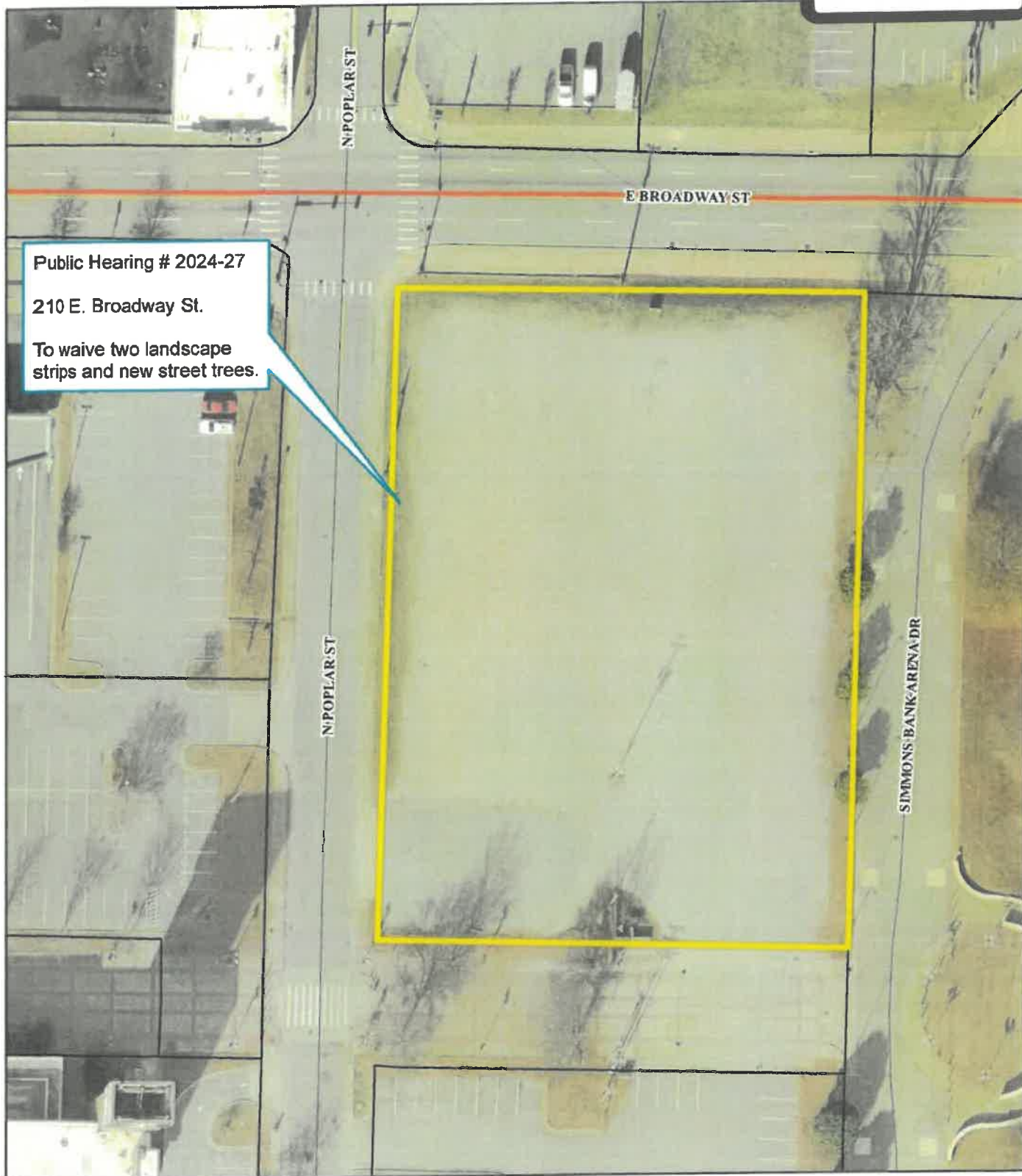
tabbies

B

Public Hearing # 2024-27

210 E. Broadway St.

To waive two landscape strips and new street trees.



Ortho Map

1 inch = 60 feet



Date: 11/25/2024

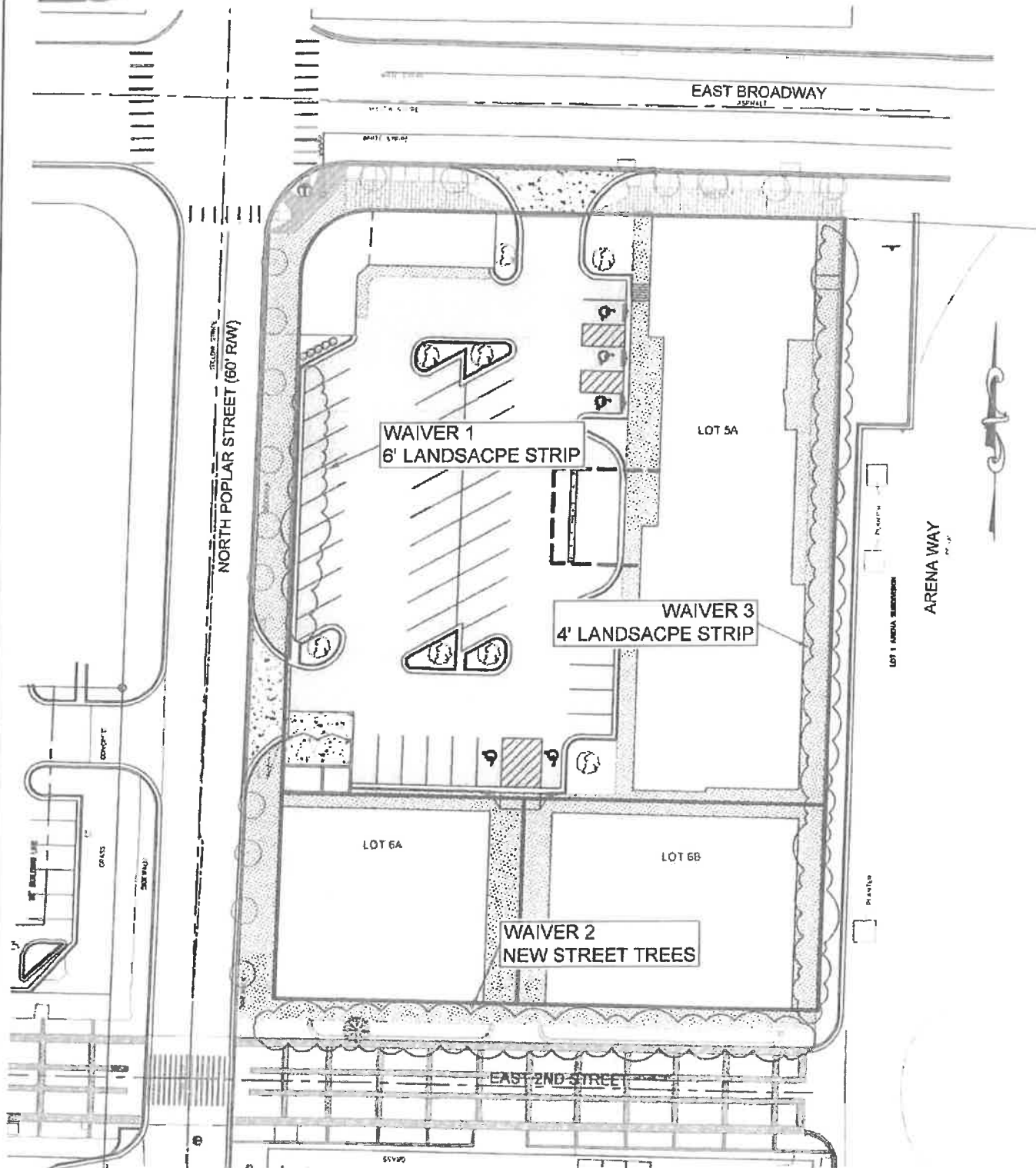


MEMBER NATIONAL SOCIETY
PROFESSIONAL ENGINEERS

THOMAS ENGINEERING COMPANY

3810 LOOKOUT ROAD
NORTH LITTLE ROCK, ARKANSAS 72116
TELE. No. 501-753-4483

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



LOTS 5A, 6A & 6B, BLOCK 19, ORIGINAL CITY OF ARGENTA

WAIVER REQUEST

DATE: 11/21/24

SCALE: 1" = 50'

WAIVERS:

1. 6' LANDSCAPE STRIP ON N. POPLAR ST.
2. NEW STREET TREES ON E. 2ND ST.
3. 4' LANDSCAPE STRIP ON EAST PROPERTY LINE.