O-24- 104

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 804 NORTH OLIVE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R4 TO C6 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 72116, seeking a rezone of the herein described land to allow the development of a fourteen (14) unit multifamily complex located at 804 North Olive Street, 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 November 12, 2024.

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 C6 zoning, said property being located in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

> LOTS 4 AND 5, BLOCK 47 OF THE CUNNINGHAM ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, AR. (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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Maurice Taylor

Council Member Maurice Taylor

ATTEST:

by AT

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:15 A.M. _____ P.M.

By Amy Fields CA

DATE 12-17-24

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

RECEIVED BY

EXHIBIT
A

Rezone Case #2024-29

NLR PLANNING

Ortho Map

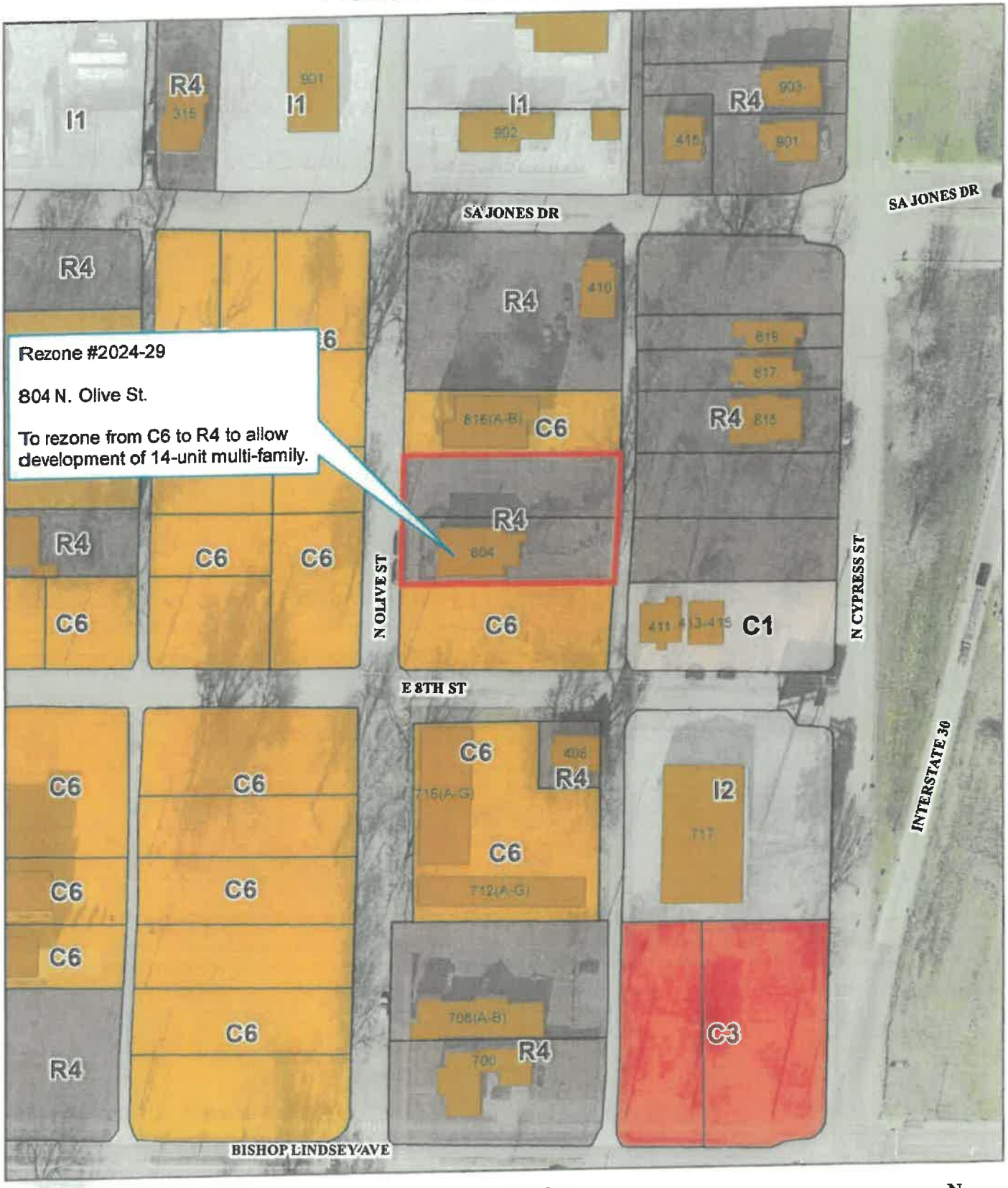
1 inch = 40 feet

0 20 40 80 Feet

N W E S

Date: 10/30/2024

Rezone Case #2024-29



Zoning Map

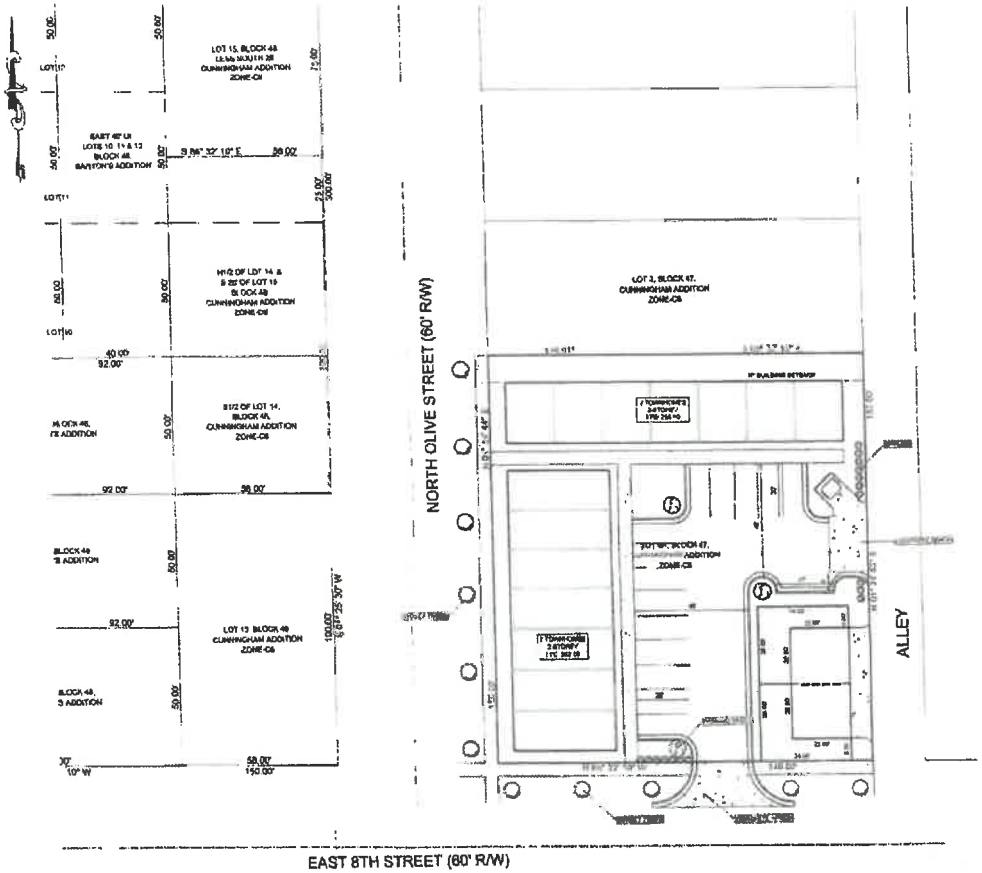
1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 10/30/2024

VICINITY MAP



GENERAL NOTES

THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.

2 WARRANTY/DISCLAIMER
THE DESIGNS INDICATED ON THESE PLANS ARE IN ACCORDANCE WITH SOUND DESIGN PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FIRM TODAY AND WERE INTENDED AT THIS TIME. HOWEVER, NEITHER THOMAS ENGINEERING COMPANY INC. NOR ITS REPRESENTS CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CORRECT FOR EXCEPT IN THE SPECIFIC CASE WHERE THOMAS ENGINEERING COMPANY PERFORMED INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE

3 SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH OSHA ALLY ACCEPTED CONSTRUCTION PRACTICE THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS RESPONSIBILITY WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE CITY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR ON NEAR THE CONSTRUCTION SITE.

4 ALL SLOPES TO BE GRADED TO 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE SHEET

5 SEE ARCHITECTURAL PLANS FOR TRUE 3 OR CONCRETE RAMPS AND SIDEWALKS ATTACHED TO BUILDINGS

6 ALL STORM DRAIN LINES AND UTILITY LINES UNDER THE PAVEMENT SHALL BE BACK FILLED WITH GRANULAR SYSTEM

7 ENGINEER'S NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS

8 FINISHED GRADES CONTOURS ARE INDICATED ALONG TOP OF CURBING STREET PUBLIC TOP OF PAVEMENT AND GUTTER LINE OF CURB UNLESS OTHERWISE SHOWN. FOR ROUGH GRADING CONTRACTOR SHALL ALLOW FOR DEPTHS OF TOPSOIL AND CONCRETE STRUCTURES. CONTRACTOR SHALL INSTALL TOPSOIL AND CONCRETE STRUCTURES TO FINISHED GRADE AS INDICATED ON THIS SHEET

9 GRADE TO DRAIN AWAY FROM BUILDING AT MINIMUM 1% SLOPE

10 REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III

11 ALL DRIVEWAYS ARE SHOWN TO THE BACK OF CURB

12 SEE ARCHITECTURAL PLANS FOR DUMPSTER DIMENSIONS

SITE PLAN REVIEW NOTES

1 SITE CONTAINS (14) PROPOSED SINGLE BEDROOM TOWNHOMES

2 BASIS OF BEARINGS: PAGIS

3 THE PROPERTY IS SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 05119C0340 DATED JULY 6, 2015.

4 THIS PROPERTY IS ZONED OI

5 ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION

PARKING 14 Surface 2 Garage

TOTAL 16 SPACES

OWNER & DEVELOPER

RIVERWALK PROPERTIES, LLC
PO BOX 888
ROGERS, AR 72757 8080

LEGAL DESCRIPTION

LOT 6R, BLOCK 47
CUNNINGHAM ADDITION
NORTH LITTLE ROCK, AR

LEGEND

SHOWS CONCRETE SIDEWALK

SHOWS STANDARD DUTY CONCRETE PAVEMENT

SHOWS NEW BUILDING

SHOWS ASPHALT PAVEMENT

LANDSCAPE NOTES

1 TREES AND SHRUBS SHALL HAVE AUTOMATIC UNDERGROUND IRRIGATION

2 APPLIA SHALL BE WITH AN ON SYNTHETIC BARK MULCH

3 ALL DISTURBED AREAS SHALL BE SEEDED

4 PROVIDE TURF GRASS (BAHIA OR ZOYSIA) A MINIMUM OF 6" OUTSIDE OF CONCRETE CURB

LEGEND

STREET TREES (PER DIV) 40 SPACING MIN 2.5" CALIPER AT INSTALLATION

PARKING LOT TREES (RED MAPLE) MIN 2.5" CALIPER AT INSTALLATION

SHRUBS (DWARF YAUPON HOLLY) 3.0' O.C. 18" MINIMUM HEIGHT

GRAPHIC SCALE

1 IN FEET
1 inch = 20 ft

FOR USE & BENEFIT OF
RIVERWALK PROPERTIES LLC

THOMAS ENGINEERING COMPANY
3810 LOCKSOUT ROAD, N. LITTLE ROCK, AR 72116
TEL. 501-753-6463 FAX: 501-753-8614

SITE PLAN REVIEW
LOT 6R, BLOCK 47
CUNNINGHAM ADDITION
TO THE CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS

APPROVED	DRAWN BY	DATE	SHEET NO.
		06 26 2024	2

SCALE 1" = 20'

CUNNINGHAM BLK 47 LOT 6R-23-0123.dwg

PLOTTED: 10/15/2024