

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 5524 CAMP ROBINSON ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R1 TO R4 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Tristin Phillips of Richardson Engineering, PLLC, 325 West South Street, Benton, Arkansas 72015, seeking a rezone of the herein described land to allow for the construction of four duplex units on a single lot located at 5524 Camp Robinson Road, which application was duly considered and approved (7 affirmative votes; 1 against; 1 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on February 11, 2025.

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 R1 to R4 zoning, said property being located at 5524 Camp Robinson Road in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as Lots 1 and 2 of the McCall Addition to the City of North Little Rock, Pulaski County, Arkansas (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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

ATTEST:

Scott Fowler

Council Member Scott Fowler *by AF*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields

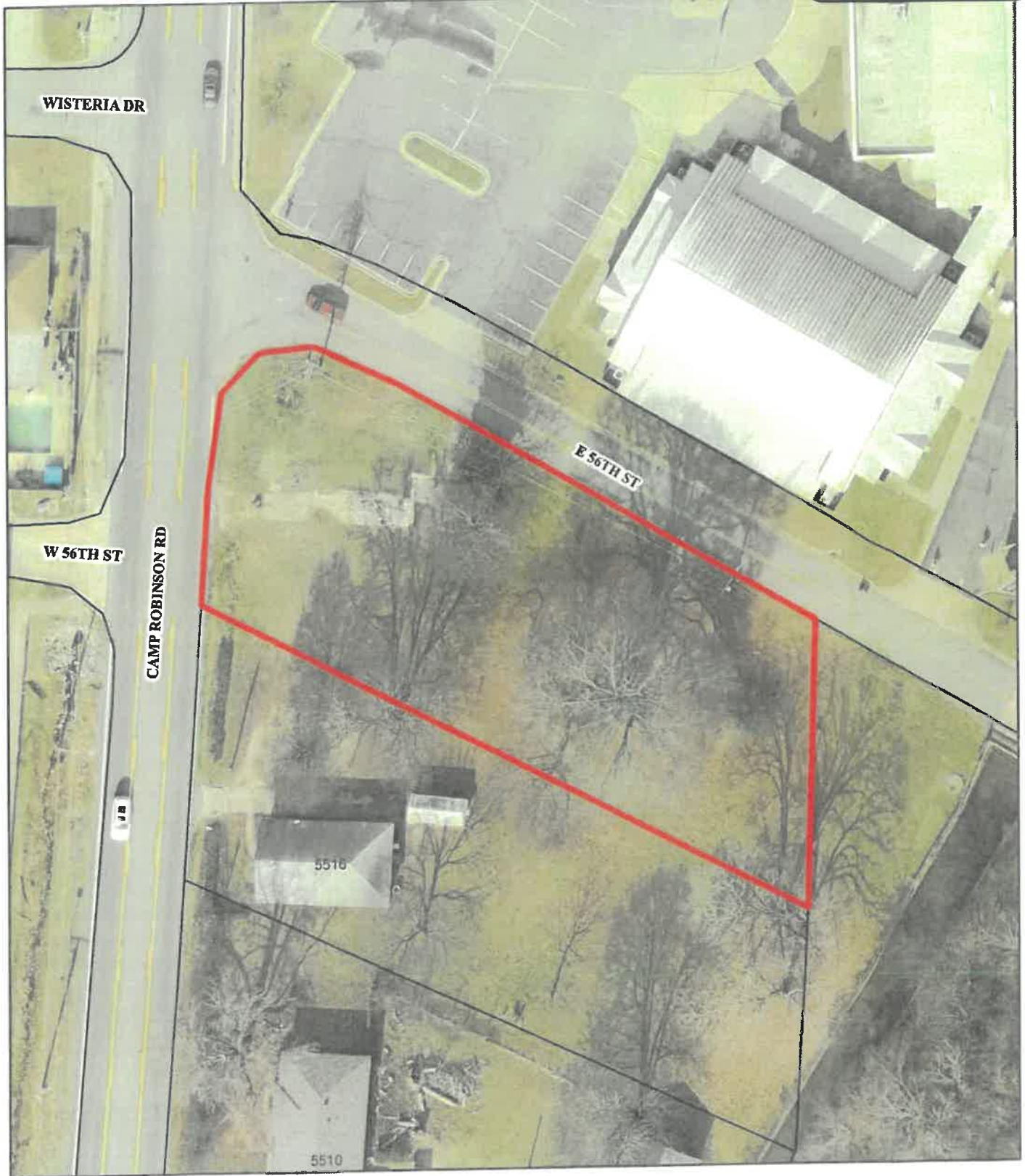
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

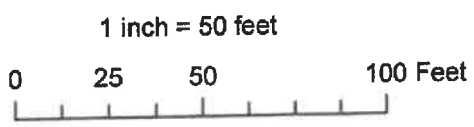
FILED	<u>10:45</u>	A.M.	_____	P.M.
By	<u>Amy Fields</u>			
DATE	<u>3-4-25</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u><i>[Signature]</i></u>			

Rezone Case #2025-02

tabbles' EXHIBIT A

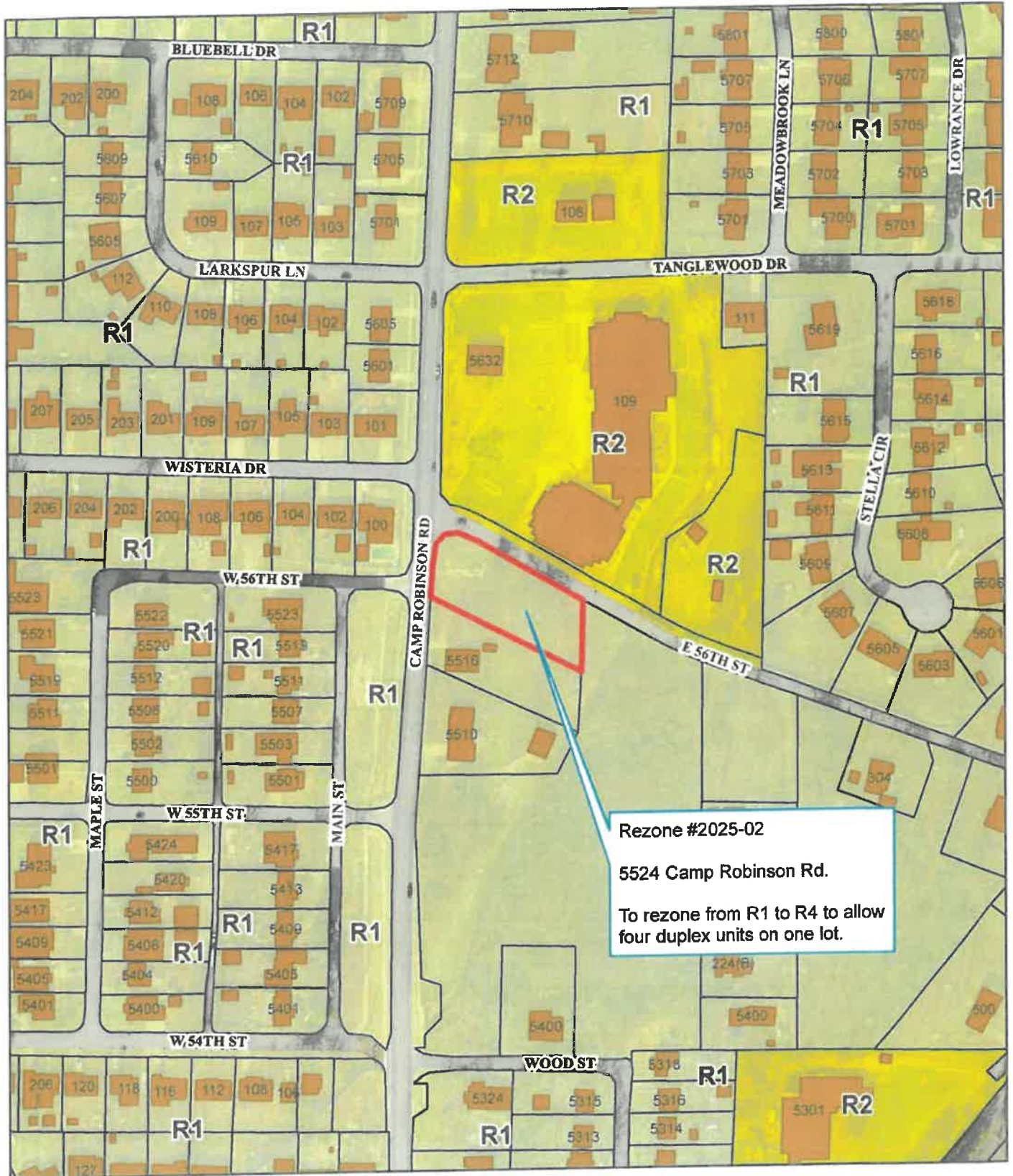


Ortho Map



Date: 1/16/2025

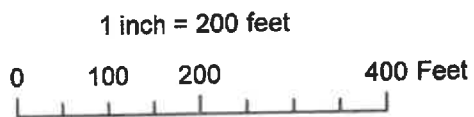
Rezone Case #2025-02



Rezone #2025-02
5524 Camp Robinson Rd.
To rezone from R1 to R4 to allow
four duplex units on one lot.



Zoning Map



Date: 1/16/2025



December 20, 2024

City of North Little Rock
City Services Building
Attn: Mr. Shawn Spencer
Director City Services Building
700 W 29th Street, North Little Rock, AR 72114

RE: Letter of Request for Rezoning Approval for Autumns Landing Duplexes, North Little Rock, Pulaski County, Arkansas

Dear Mr. Spencer:

Please accept this letter as a request to approve the Rezoning from R-1 Single Family District to R-4 Multi-Family District at Corner of East 56th St & Camp Robinson Road. I have attached the Architectural Rendering and a preliminary Development Plan for Autumns Landing Duplexes.

Owner:

Zachary & Porscha Durham
702 Coulter Road
Sherwood, AR 72120
Porscha.anderson@gmail.com
501-680-4240

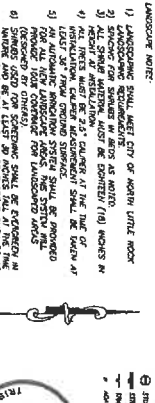
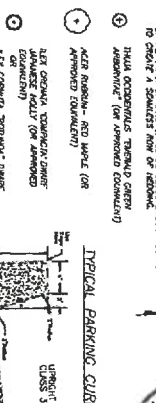
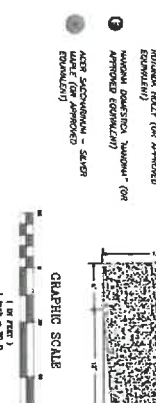
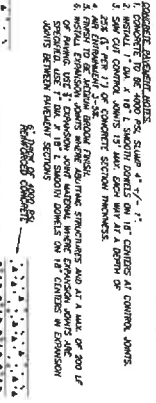
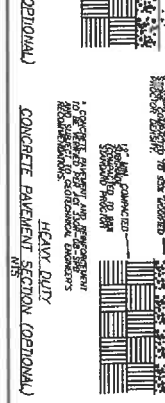
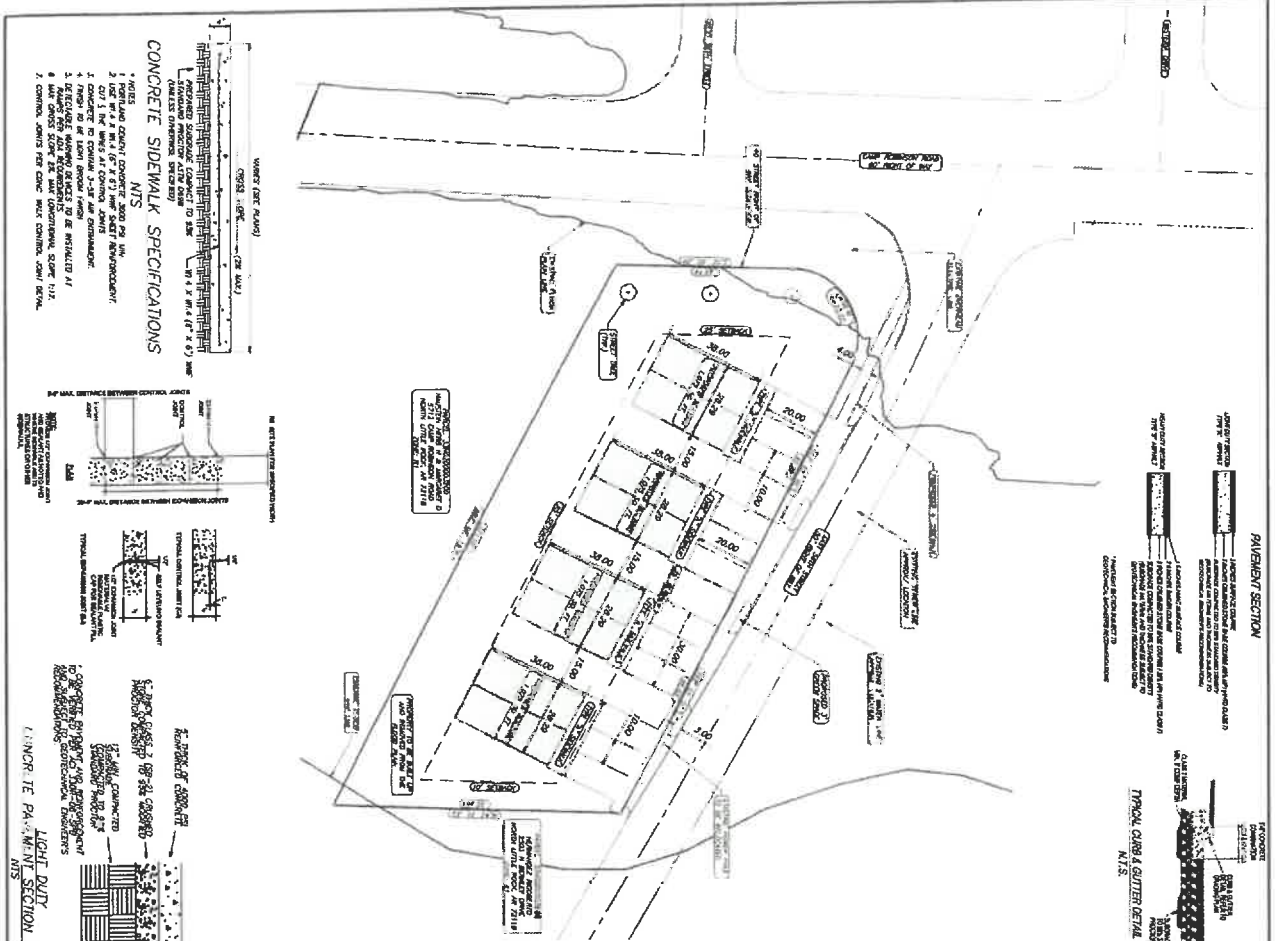
Engineer's Information:

Tristin Phillips, PE
Richardson Engineering, PLLC
P.O. Box 192
Benton, AR 72018
Tristin@Richardson-Engrs.com
501-315-7225

Sincerely,

A handwritten signature in black ink, appearing to read 'Tristin Phillips', is written over a light grey horizontal line.

Tristin Phillips, PE



LANDSCAPE NOTES:

- 1) LANDSCAPE SHALL BE SET OUT BY NORTH UTILTY ROCK
- 2) LANDSCAPING RECOMMENDATIONS
- 3) ALL SHADE TREES, 18" DBH OR GREATER (18" INCHES IN HEIGHT AT MATURE), PLANTED AT THE TIME OF CONSTRUCTION. TREE SPECIES SHALL BE DETERMINED BY THE ARCHITECT.
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GENERAL NOTES:

- 1) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BENTON SPECIFICATIONS.
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- 18) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BENTON SPECIFICATIONS.
- 19) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BENTON SPECIFICATIONS.
- 20) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BENTON SPECIFICATIONS.

PROJECT NO.: 023-028
DATE: 12/20/2014
SCALE: 1" = 20'

Prepared For:
ZACHARY & PORSCHA DURHAM
702 COULTER ROAD
SHERWOOD, AR 72120

SITE PLAN
EAST 56TH STREET
DUPLIX DEVELOPMENT
PART OF THE SW 1/4 OF THE
NW 1/4, SECTION 14, T-2-N, R-12-W



RICHARDSON ENGINEERING
INCORPORATED
325 W. SOUTH STREET, BENTON, AR 72015 (501) 315-7225