

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE WAIVING CERTAIN SECTIONS 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, LANDSCAPING, AND ENCLOSURE REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, on December 9, 2024, the North Little Rock City Council adopted Ordinance No. 9730, which waived tree and landscaping requirements for certain real property located on Lot 5A of the property at 210 East Broadway in the City of North Little Rock, Arkansas; and

WHEREAS, the waivers requested were based on a Site Plan that included an additional building in Lot 4A of the property located at 210 East Broadway, which the applicant now wishes to use as a parking lot; and

WHEREAS, application was made, on behalf of Broadway Street LLC, by John Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a revision to waive the tree, landscaping, and enclosure requirements for certain real property located on Lot 4A of the property at 210 East Broadway Street; and

WHEREAS, the North Little Rock Planning Commission duly considered and required the items during the revised Site Plan Review (8 affirmative votes; 1 abstain) at a regular meeting thereof held on December 9, 2025.

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

SECTION 1: That the following provision of Section 5.11 of the Ordinance No. 9263 (“Zoning Ordinance”) are hereby waived for certain real property located at 210 East Broadway Street, more particularly described as Lot 4A, Block 19 of the Original City of Argenta, now the City of North Little Rock, Pulaski County, Arkansas:

**5.11.5: Commercial Zoning Districts and Public/Institutional Zoning Districts Requirements**

C. Front yard fences are not allowed.

SECTION 2: That the following provisions of Section 7.2 of the Zoning Ordinance are hereby waived for the subject property:

**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:



Council Member Linda Robinson

\_\_\_\_\_

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Amy Beckman Fields, City Attorney

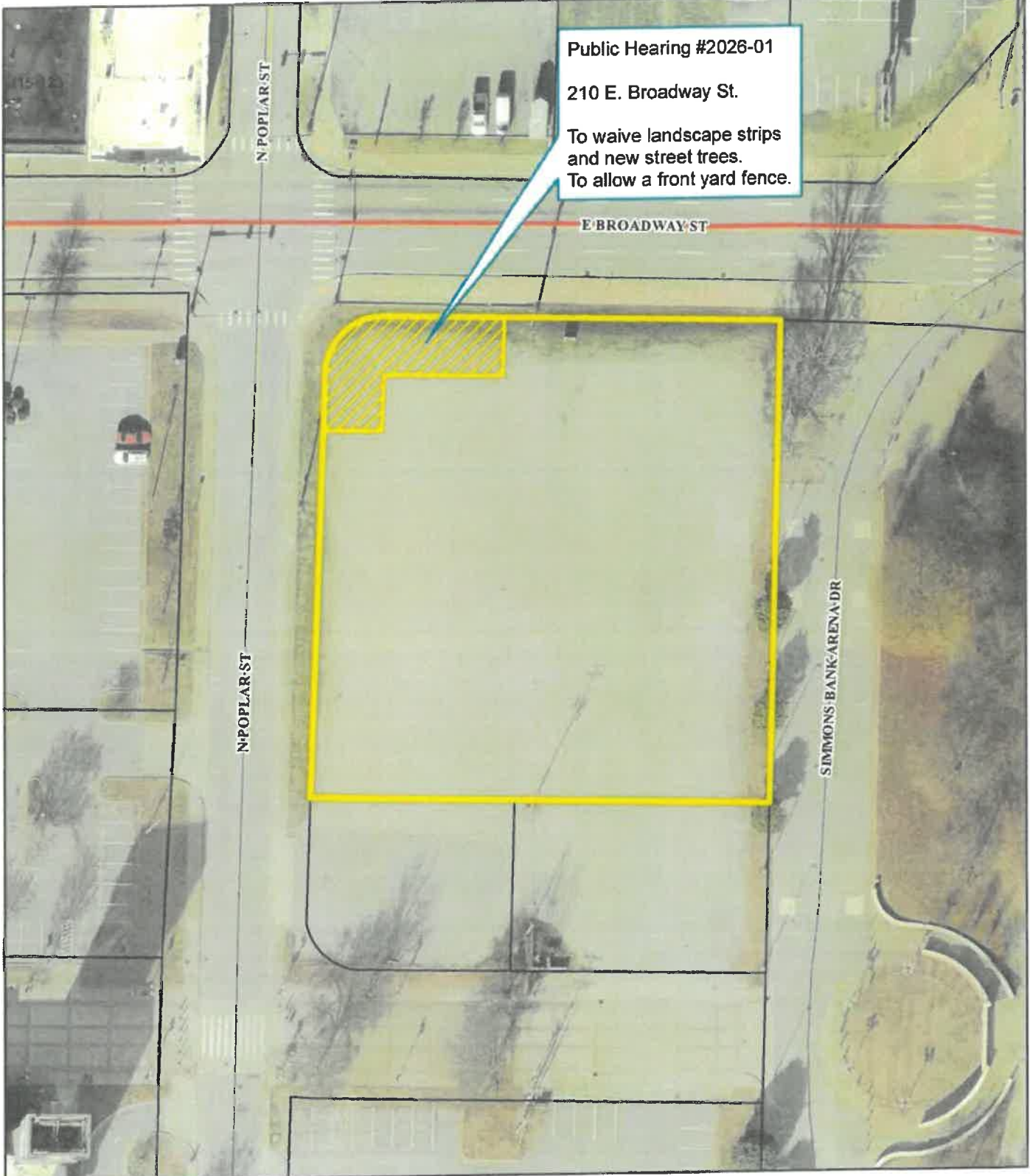
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10.45</u>	A.M.	_____	P.M.
By	<u>A. Fields City Atty</u>			
DATE	<u>1/6/24</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>BT/yn/n</u>			

# Public Hearing Case # 2026-01

EXHIBIT  
A

tabbles



Public Hearing #2026-01  
210 E. Broadway St.  
To waive landscape strips  
and new street trees.  
To allow a front yard fence.



Ortho Map

1 inch = 60 feet



Date: 12/16/2025

