

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 1300 WEST 4<sup>TH</sup> STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R-4 ZONING CLASSIFICATION TO PUD ZONING CLASSIFICATION BY AMENDING ORDINANCE NO. 7697; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Thomas Engineering Company, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a rezone of the herein described land to allow townhomes on property located at 1300 West 4th Street which application was duly considered and approved (7 affirmative votes, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on January 14, 2020.

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

SECTION 1: That Ordinance No. 7697 of the City of North Little Rock, Arkansas (“the Zoning Ordinance”) is hereby amended by changing the classification of certain land from R-4 to PUD to allow townhomes on said property being located at 1300 West 4th Street and more particularly described as:

Lot 1, Riverwalk Townhomes, City of North Little Rock, Pulaski County, Arkansas (see maps collectively attached hereto as Exhibit A).

SECTION 2: That the subject property shall be subject to the following conditions:

1. Allow an eleven unit townhouse development.
2. Elevations to match submitted drawings (see elevations and architectural renderings attached hereto as Exhibit B).
3. Building materials to match submitted list as shown on drawings and on file with the Planning Department.
4. Alleys and access drives shall not be utilized for the parking or storage of any vehicle.
5. Meet the requirements of Site Plan Review.
6. All structures located on the lot shall meet all applicable Federal, State, County, and City requirements and Codes.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 reclassification of the above-described land to allow PUD zoning classification for townhomes is a proper use for the property, will enhance the surrounding area 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 Joe A. Smith

SPONSOR:

ATTEST:

Linda Robinson

Council Member Linda Robinson *WJAF* Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields

Amy Beckman Fields, City Attorney

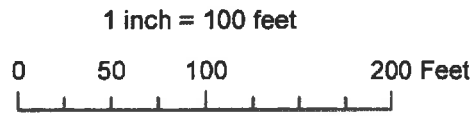
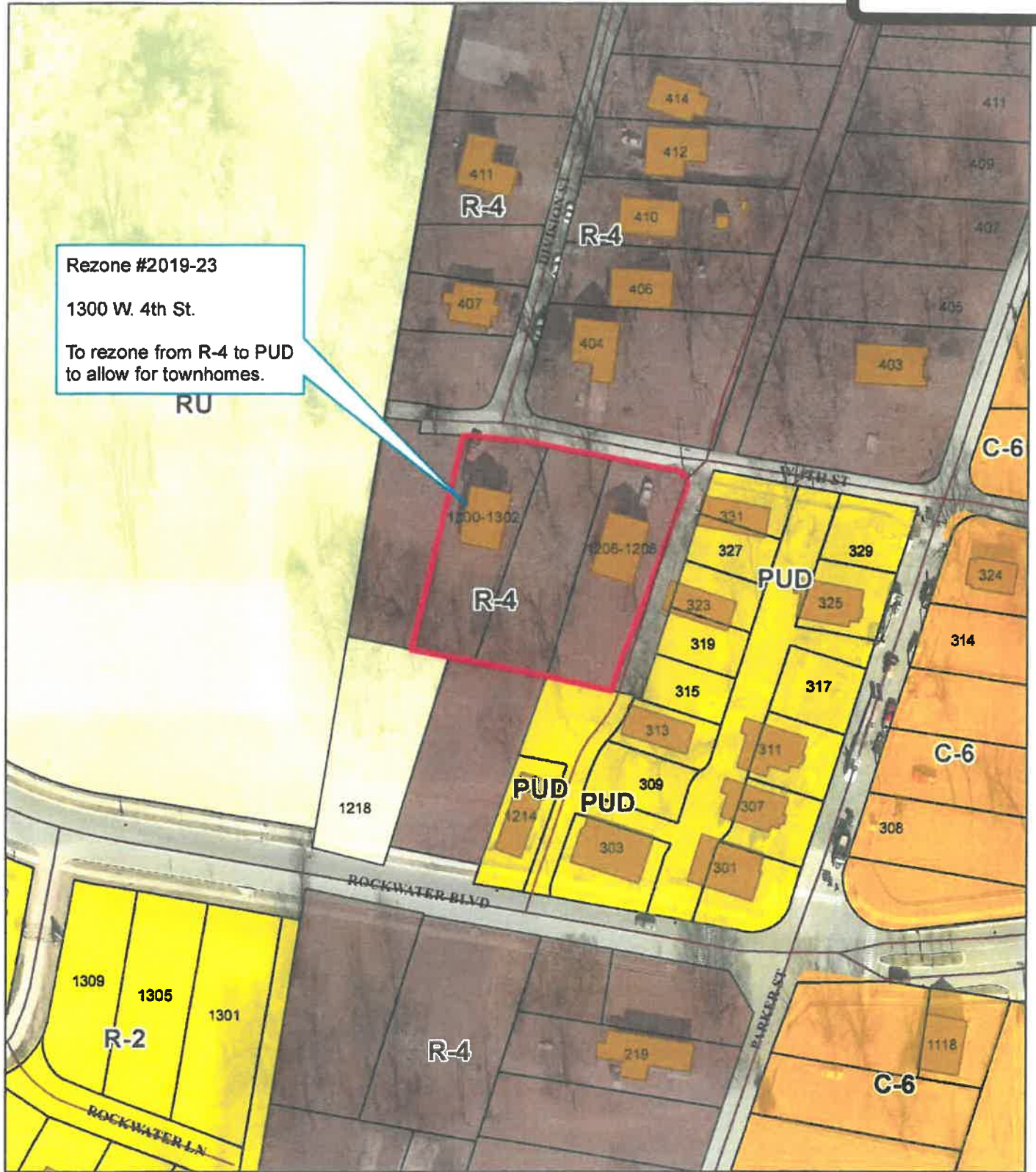
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

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|--|
| FILED <u>11:05</u> A.M. _____ P.M.   |
| By <u>Asst. city Atty Marie Miller</u>   |
| DATE <u>2-4-2020</u>   |
| <b>Diane Whitbey, City Clerk and Collector</b><br><b>North Little Rock, Arkansas</b> |
| RECEIVED BY <u>K. Thomas</u>   |

# Rezone Case #2019-23

EXHIBIT  
A.

Rezone #2019-23  
1300 W. 4th St.  
To rezone from R-4 to PUD  
to allow for townhomes.



Date: 12/9/2019

# Rezone Case #2019-23



**Ortho Map**

1 inch = 30 feet



Date: 12/9/2019

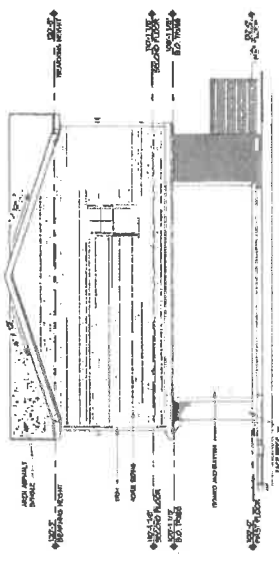
PRELIMINARY  
NOT FOR CONSTRUCTION

Burris  
Architecture  
020 TRIM BUILT 5/11/18  
179-819-80-13  
NORTH LITTLE ROCK, AR 72718

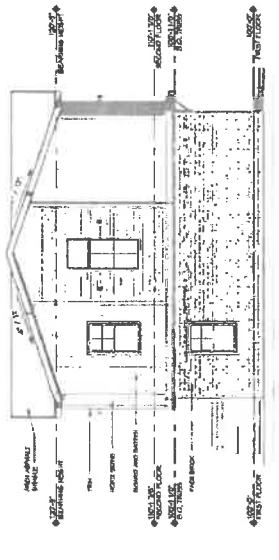
RIVERWALK  
W 4TH ST  
NORTH LITTLE ROCK, AR

DATE: 05/11/18  
JOB NO.: 179-819-80-13  
BY: BURRIS

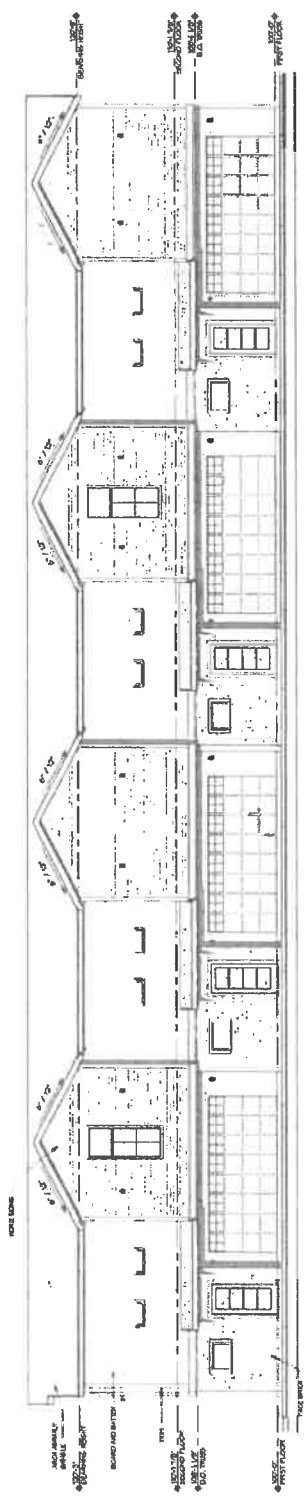
BWI  
BENTON COUNTY, AR



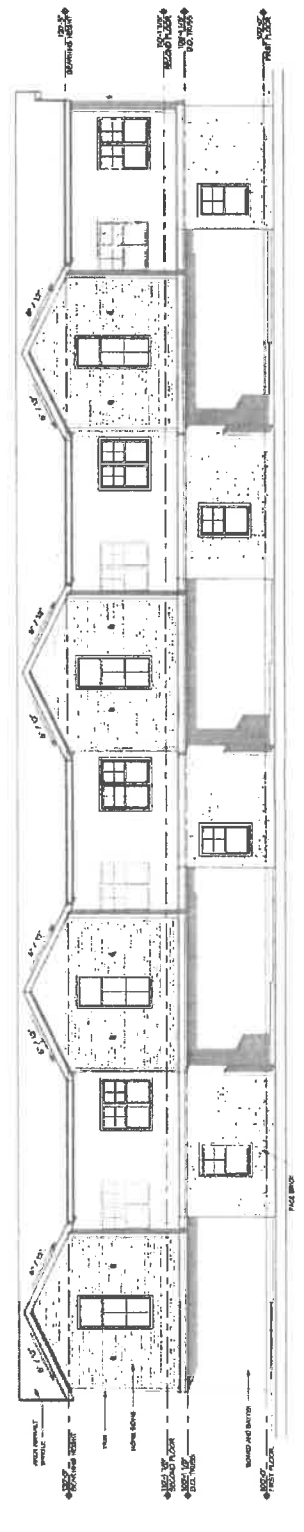
1 NORTH ELEVATION - BUILDING A BW  
3/16" = 1'-0"



2 SOUTH ELEVATION - BUILDING A BW  
3/16" = 1'-0"



3 WEST ELEVATION - BUILDING A BW  
3/16" = 1'-0"



4 EAST ELEVATION - BUILDING A BW  
3/16" = 1'-0"

tabbles®  
EXHIBIT  
B.



