

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 1518 PARKER STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R-3 ZONING CLASSIFICATION TO PLANNED USE DEVELOPMENT (PUD) ZONING CLASSIFICATION BY AMENDING ORDINANCE NO. 7697; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mike Marlar, on behalf of Marlar Engineering, 5318 John F. Kennedy Boulevard, North Little Rock, Arkansas 72116, seeking a rezone of the herein described land to allow custom building setbacks on property located at 1518 Parker Street (see Marlar Engineering Vicinity Map attached hereto as Exhibit A), which application was duly considered and approved by a unanimous vote (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on June 12, 2018.

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-3 to Planned Use Development (PUD) to allow custom building setbacks on said property being located at 1518 Parker Street and more particularly described as:

Lot A, Block 23, Laker’s Addition, City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto as Exhibits B and C).

SECTION 2: That this reclassification shall be subject to the following conditions:

- 1) Allow zero foot building setback line on Parker Street.
- 2) Allow 5 foot building setback on West 16th Street.
- 3) Allow a 5 foot building setback on shared property line to the south.
- 4) Allow a 15 foot building line from the sidewalk along Moss Street as shown on drawing.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 a Planned Use Development for custom building setbacks 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

SPONSORS:

ATTEST:

Maurice Taylor
Council Member Maurice Taylor

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman
Amy Beckman Fields, City Attorney

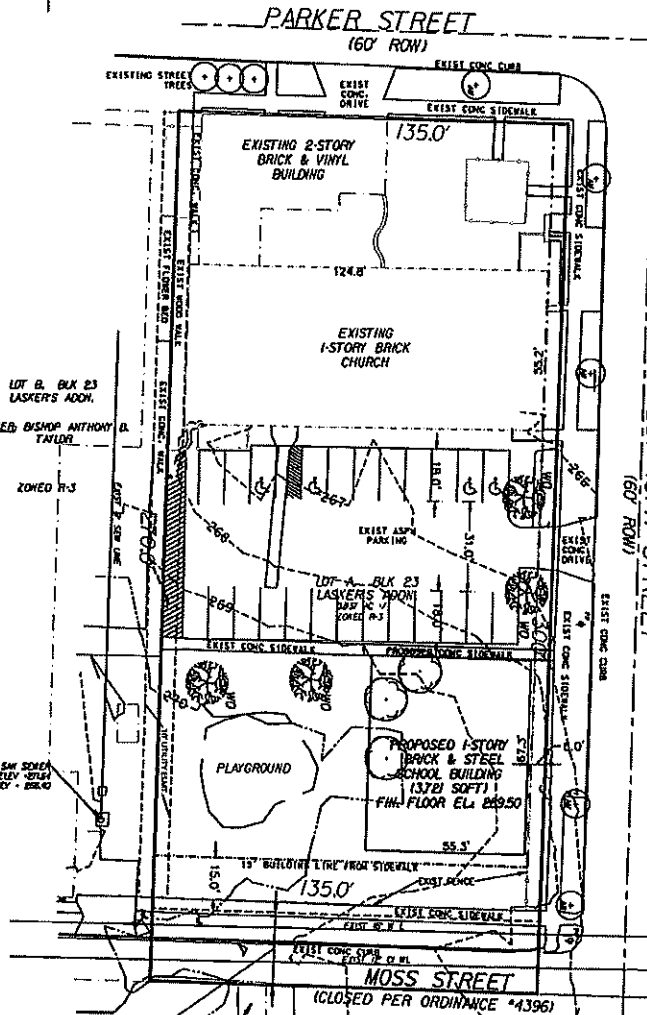
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>11:02</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>2-19-19</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Ussery</u>			

40' 20' 0' 40' 80'
SCALE: 1" = 40'



SYMBOL	CROWN/IDENTICAL NAME	SIZE	REMARKS	QUAN.
(M)	AMERICAN HOLIVES REX OPACA	25-30 CAL. 12-14 FT	TREES WITH POSITIVE UPRIGHT FORM AND NO BRANCHES BELON G TO FROM GROUND	
(W)	WALLOW OAK QUERCUS PHELLIS	25-30 CAL. 12-14 FT	TREES WITH POSITIVE UPRIGHT FORM AND NO BRANCHES BELON G TO FROM GROUND	



OWNER & DEVELOPER:
BISHOP ANTHONY B. TAYLOR
P.O. BOX 7539
LITTLE ROCK, ARKANSAS 72217

ARCHITECT:
H+N ARCHITECTS
1109 MAIN STREET
CONWAY ARKANSAS

LOT 6, BLK 10
LASKER'S ADD.
OWNED: HENKDEL PROPERTIES
LLC.

LOT 9, BLK 10
LASKER'S ADD.
OWNED: BISHOP ANTHONY B.
TAYLOR

LOT 10, BLK 10
LASKER'S ADD.
OWNED: BISHOP ANTHONY B.
TAYLOR

1/2 LOT 11, BLK 10
LASKER'S ADD.
OWNED: BISHOP ANTHONY B.
TAYLOR

5% LOT 8, BLK 10
LASKER'S ADD.
OWNED: SAVANTIAN HILL
BAPTIST CHURCH

LOT 12, BLK 10
LASKER'S ADD.
OWNED: M/R HOUSING AUTH.

ADDRESS:
1516 PARKER STREET
NORTH LITTLE ROCK, ARKANSAS

LEGAL DESCRIPTION:

LOT A, BLOCK 23, LASKER'S ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

FLOOD STATEMENT:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.: 05119C 0344 G DATED, JULY 6, 2015, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.

NOTES:

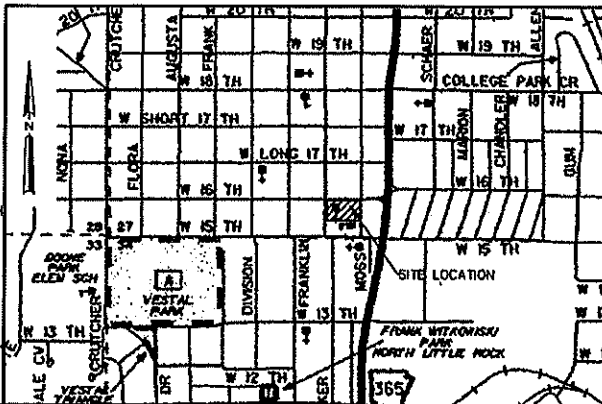
1. LOT HAS A ZERO BUILDING LINE ALONG PARKER
2. LOT HAS A 5' BUILDING SETBACK ALONG WEST 16TH STREET.
3. LOT HAS A 5' BUILDING LINE AND UTILITY EASEMENT ALONG THE SOUTH LOT LINE.
4. LOT HAS A 25' UTILITY & ACCESS EASEMENT ALONG THE EAST PROPERTY LINE AND A 15' BUILDING LINE FROM SIDEWALK.
5. MOSS STREET FROM WEST 16TH STREET TO 15TH STREET CLOSED PER ORDINANCE #4396.
6. ALLEY RUNNING EAST AND WEST BETWEEN MOSS & PARKER STREETS CLOSED PER ORDINANCE #4029.

PLANNED UNIT DEVELOPMENT (PUD)

FOR:
NORTH LITTLE ROCK CATHOLIC ACADEMY

DRAWN BY: JNF/JGB DATE: APRIL 24, 2018 JOB NUMBER: 18-38

APPROVED BY: MPM SCALE: 1" = 40' REVISION NUMBER:



VICINITY MAP

MARLAR ENGINEERING CO., INC.
5318 John F. Kennedy Boulevard
North Little Rock, Arkansas 72116
Phone: (501) 753-1987

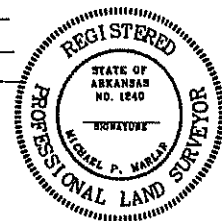
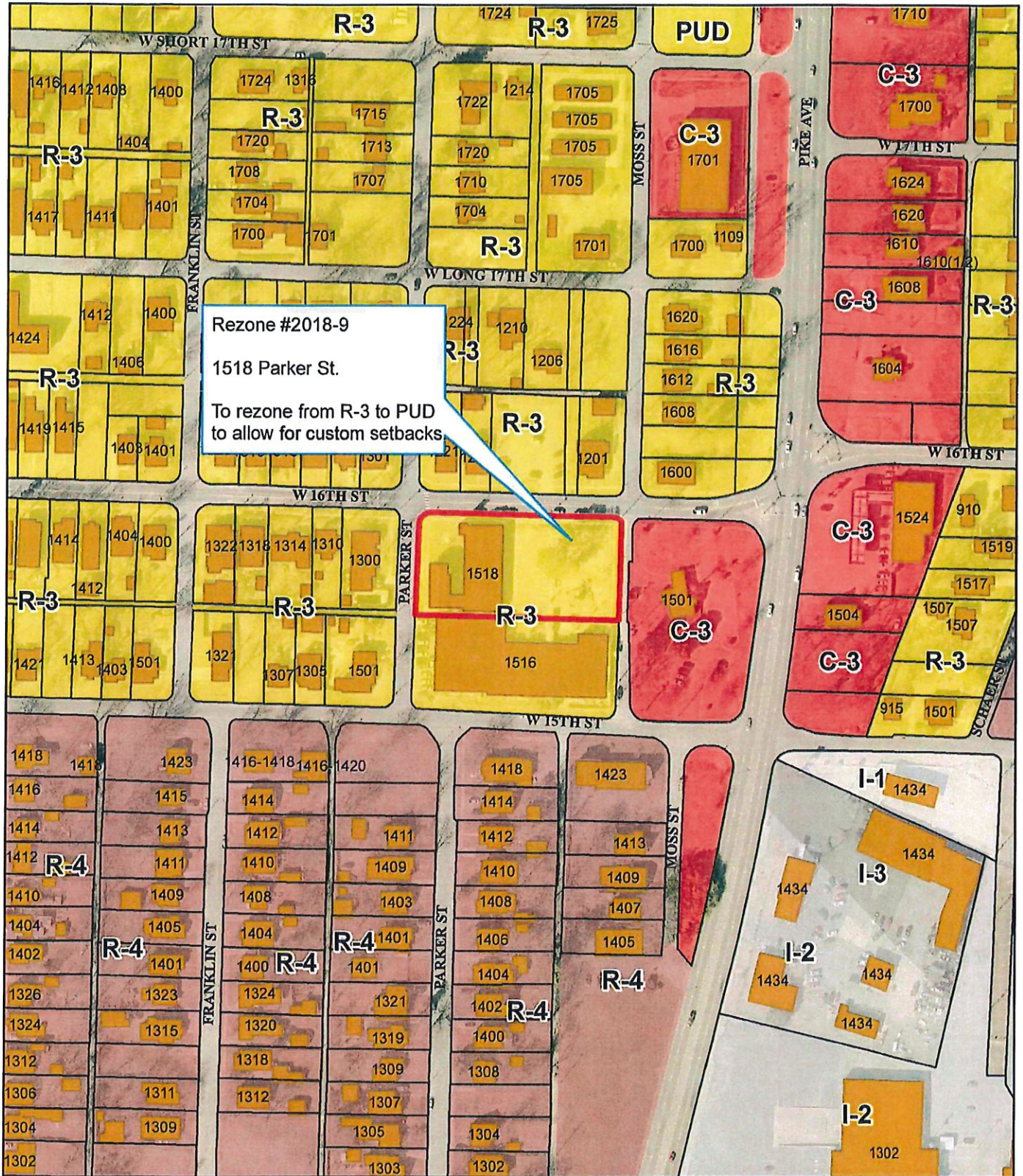
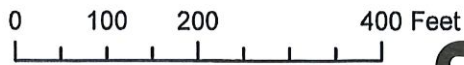


EXHIBIT
A.

Rezone Case #2018-9



1 inch = 200 feet

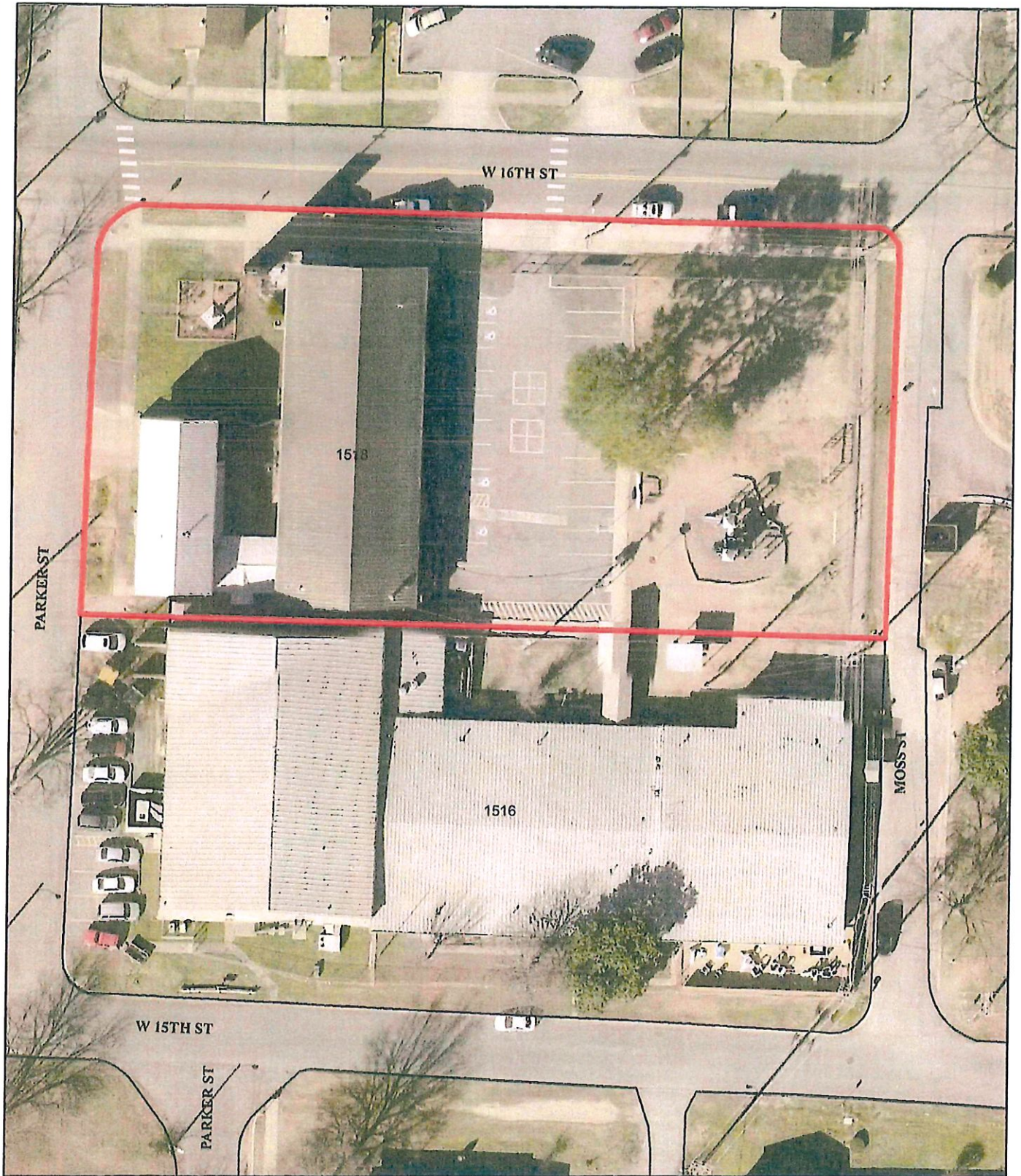


Date: 4/26/2018

EXHIBIT
 B.



Rezone Case #2018-9



1 inch = 50 feet

0 25 50 100 Feet



Ortho Map

Date: 4/26/2018

EXHIBIT

tabbles

C.

