

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A-PARK HILL OVERLAY DISTRICT OF THE ZONING ORDINANCE (ORD. NO. 7697) TO INCLUDE PARK HILL ELEMENTARY PROPERTY IN THE OVERLAY DISTRICT; RECLASSIFYING THE SUBJECT PROPERTY FROM O-1 TO C-PH; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the North Little Rock Planning Department has advised that there is a need to update the Park Hill Development Overlay District (Appendix A to the Zoning Ordinance) to include the former Park Hill Elementary School property located at 3801 JFK Boulevard and revise the maps associated therewith; and

WHEREAS, application has been made by the City seeking a reclassification of the herein described land to allow commercial development, which request has not gone before the Planning Commission; and

WHEREAS, proper notice has been given through publication in a local paper, posting a sign on the property, and notification to property owners within 200 feet of the subject location; and

WHEREAS, the City adopted the North Little Rock Land Use Plan with amended land use maps in December 2002 (Ordinance No. 7507); and

WHEREAS, the City has requested that a revised Land Use Plan for the property herein described and being located at 3801 JFK Boulevard in North Little Rock, Arkansas, from public and duplex to community shopping, be approved by the City Council.

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

SECTION 1: That Section 1.1 of **Appendix A-Park Hill Development Overlay** to the North Little Rock Zoning Ordinance (Ord. No. 7697) is hereby amended to read as follows:

1.1 Project Area

The overlay encompasses all parcels within the adopted boundaries of the Plan Area. The perimeter of the PHDO shall include the commercial lots fronting John F. Kennedy Blvd., north of Crestview Drive and Skyline Drive to H Ave.; and including three lots north of H Ave fronting John F.

Kennedy Blvd. on the east, south of the Lakehill Shopping Center and one lot north of H Ave fronting John F. Kennedy Blvd. on the west per the final regulating plan.

Editor's Note: Added denoted by underline.

SECTION 2: That the map of the Park Hill Development Overlay is hereby amended pursuant to Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 3: That Article Twenty-One (Table of Permitted Uses) is hereby amended to ***add*** the zoning category "**C-PH – Commercial Park Hill**".

SECTION 4: That Ordinance No. 7697 is hereby amended by changing the classification of certain lands from O-1 to C-PH classification to allow commercial development on said property located at 3801 JFK Boulevard in North Little Rock, Arkansas, and more particularly described as follows:

E½ SE¼ SE¼ NW¼ OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 12 WEST, NOW IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, EXCEPT THE SOUTH 270 FEET THEREOF AND THAT PART OF THE OF SECTION 23, W½ SW¼ SW¼ NE¼ OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 12 WEST, LYING WEST OF STATE HIGHWAY NO. 5, NOW STATE HIGHWAY NO. 107, EXCEPT THE SOUTH 270 FEET THEREOF. AND, THE SOUTH 270 FEET OF E½ SE¼ SE¼ NW¼ OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 12 WEST, NOW IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, EXCEPT A 25-FOOT STRIP OFF OF THE EAST LINE AND A 25-FOOT STRIP OFF OF THE SOUTH LINE, PREVIOUSLY GIVEN FOR PUBLIC ROADS AND THOROUGHFARES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION ON THE NORTH RIGHT OF WAY LINE OF WEST "H" STREET (50' R/W) AND THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS HIGHWAY NO. 107 (JFK BOULEVARD R/W VARIES); THENCE N 88°09'53" W ALONG THE NORTH RIGHT OF WAY LINE OF WEST "H" STREET FOR 318.85 FEET TO A ½" REBAR; THENCE N 02°25'03" E ALONG THE WEST LINE OF SAID E½ SE¼ SE¼ NW¼ FOR 629.50 FEET; THENCE S 86°45'46" E ALONG THE SOUTH LINE OF BLOCK 51 PARK HILL ADDITION FOR 173.99 FEET; THENCE N 02°43'15" E ALONG THE EAST LINE OF LOT 15 SAID BLOCK 51 FOR 116.39 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST "I" STREET (50' R/W); THENCE N 89°05'26" E FOR 5.59 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE S 02°43'15" W ALONG THE WEST LINE OF LOT 16C SAID BLOCK 51 FOR 117.26 FEET; THENCE S 66°53'47" E ALONG THE SOUTH LINE OF SAID BLOCK 51 FOR 216.44 FEET TO THE WEST RIGHT OF WAY LINE OF ARKANSAS HIGHWAY NO. 107 (JFK BOULEVARD R/W VARIES); THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES; S 10°34'21" W FOR 302.21 FEET; THE WEST S 79°25'39" E FOR 15.00 FEET; S 10°34'21" W FOR 248.00 FEET TO THE POINT OF BEGINNING; CONTAINING 214,148 SQUARE FEET OR 4.92 ACRES, MORE OR LESS. (See maps attached hereto as Exhibits "B" and "C".)

SECTION 5: That the Land Use Plan for the subject property described in Section 3 above is hereby amended as reflected on the map attached hereto as Exhibit "D" and incorporated herein by reference.

SECTION 6: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 7: 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 8: It is hereby found and determined that the City benefits from growth within its boundaries, that the rezoning of the above-described land as provided for herein to allow commercial development will not be detrimental to or interfere with other occupants in the 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:

Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

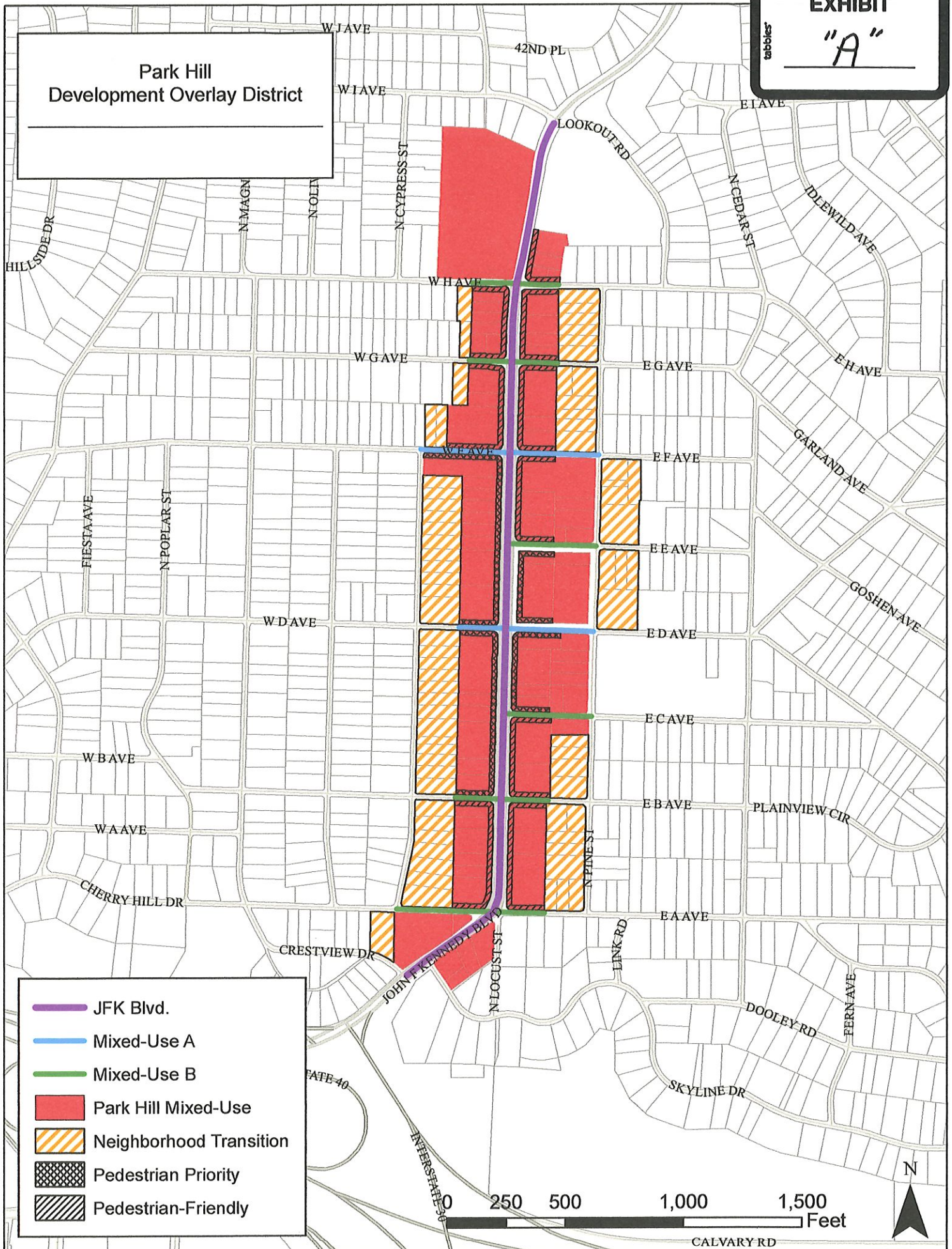
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	11:25	A.M.	_____	P.M.
By	City Atty Carter			
DATE	4-18-17			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	S. Ussery			

tablets*

"A"



Rezone Case #2017-5

EXHIBIT

"B"

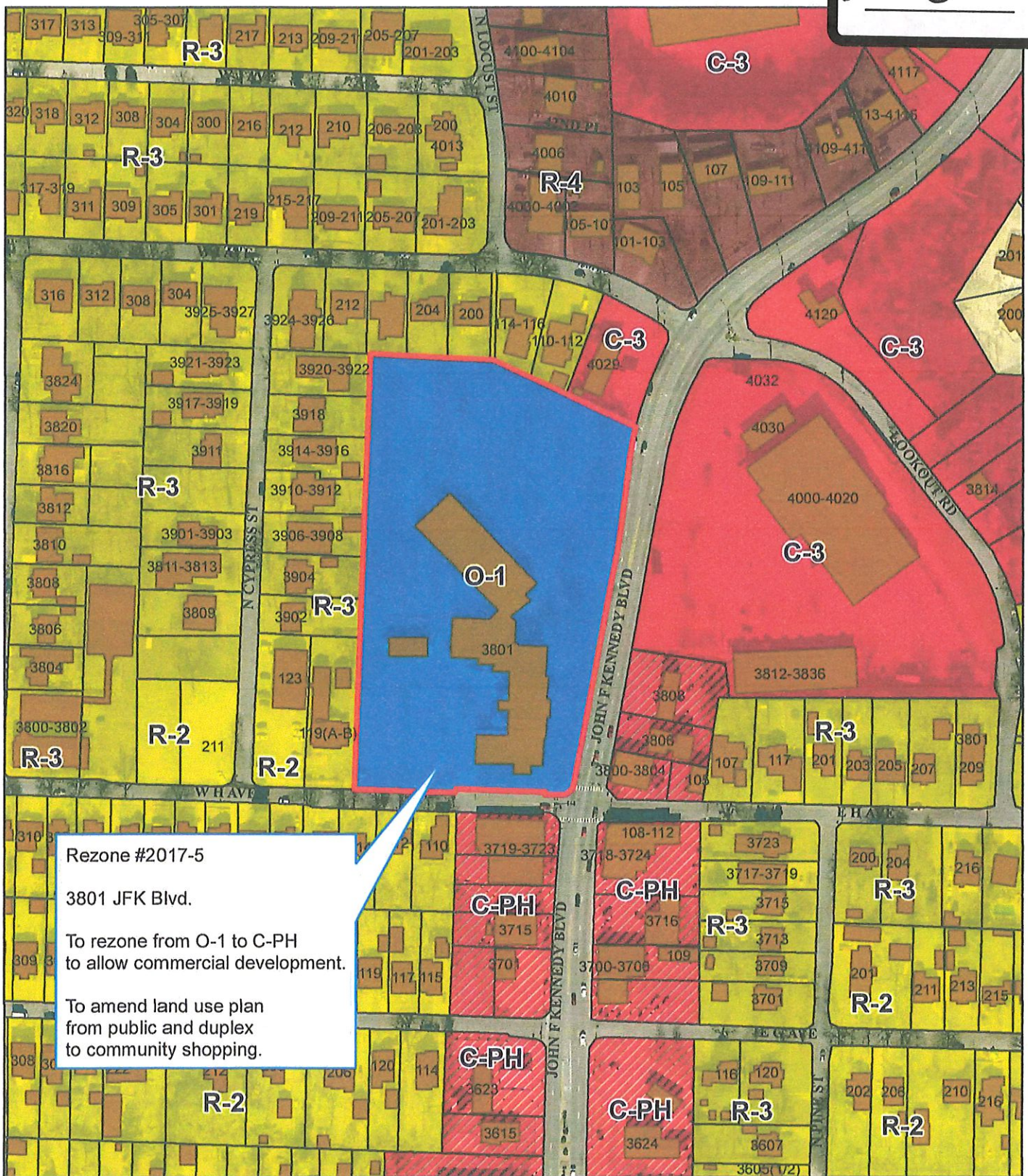
tabbles



Rezone Case #2017-5

EXHIBIT

"C"



Rezone #2017-5

3801 JFK Blvd.

To rezone from O-1 to C-PH
to allow commercial development.

To amend land use plan
from public and duplex
to community shopping.

1 inch = 200 feet

0 100 200 400 Feet



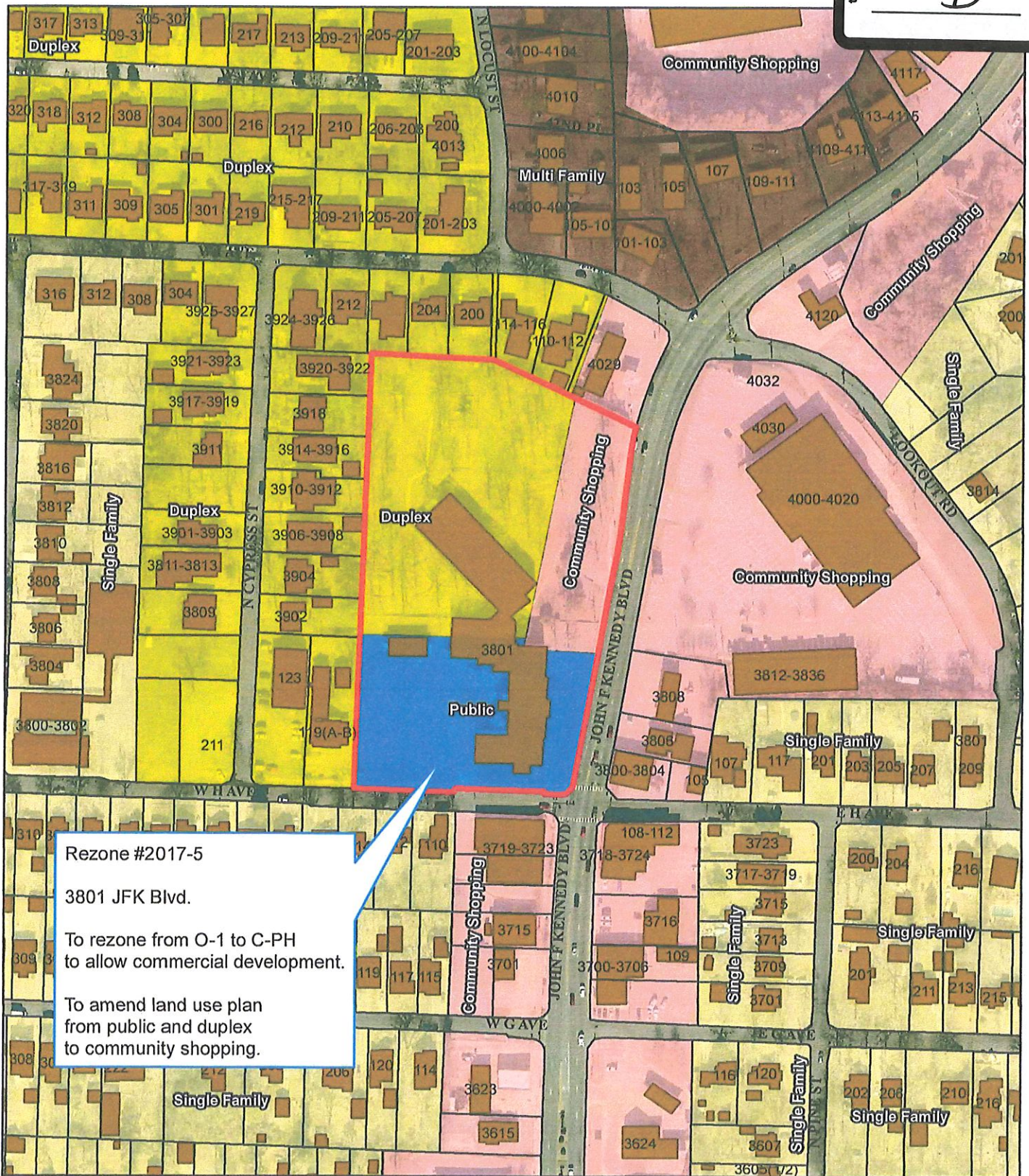
Zoning Map

Date: 3/30/2017



Rezone Case #2017-5

EXHIBIT
"D"



Land Use Map

1 inch = 200 feet

0 100 200 400 Feet

Date: 3/30/2017

