

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 8972 TO REVISE PREVIOUSLY APPROVED HOME STYLES AND OTHER CONDITIONS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, Ordinance 8972 was adopted on December 27, 2017, reclassifying certain property located at the Northwest Corner of Rockwater Boulevard and Parker Street from PUD and R-4 to Planned Use Development (PUD) classification by amending Ordinance 7697; and

WHEREAS, an application was duly made by John Callahan Construction, 6706 Lumsden Road, North Little Rock, Arkansas 72118, seeking to revise previously approved home styles and to change certain conditions set out in Ordinance 8972 (see newly proposed site plan, proposed building elevations and floor plans attached hereto, collectively, as Exhibit A); and

WHEREAS, the request has not been reviewed by the Planning Commission, and applicant is seeking approval from the North Little Rock City Council; and

WHEREAS, notice of a public hearing to be held June 25, 2018, at 6:05 p.m. has been properly given to the property owners entitled to notice, a legal advertisement has been placed in the newspaper, and signs have been posted on the property.

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

SECTION 1: That the conditions set out in Section 2 of Ordinance No. 8972 are hereby amended as follows:

Editor's note: Deletions are denoted in "red" by ~~striketrough~~. Additions are denoted in "blue" by underline.

1. Meet the requirements of the Preliminary Plat Process.
2. Allow single family homes on lots 1-12 & 14-16.
3. Allow a parking lot, a drive, and a courtyard on lot 17.
4. Allows lots 8-12 to not touch a city street but have access to the alley.
5. Allow a residential lot (lot 14) to have no access to any right of way (landlocked).
6. Each of the 15 single family houses is to be ~~either the submitted "A" "B" "C" "D" or "E" style and to be built from the provided materials list.~~ permitted from one of the approved house styles. Any of the approved house styles may be placed on any of the lots, if it meets all setback requirements.
7. Fence along W. 4th to be 3' wrought iron or 6' wrought iron ~~with brick columns~~. All other fences are to be 3' wrought iron.

8. Provide 16' wide paved private drive/alley connecting Rockwater Blvd and W. 4th St.
9. Paved drive/alley to be built such that it can support fire trucks.
10. If a fence is requested along a property line with vehicle access, a gate will be required by the Fire Marshal to allow fire vehicle access.
11. Provide 7 street trees, along Parker St.
12. Provide 5 street trees, along Rockwater Blvd.
- ~~13. Provide 3 street trees along 4th Street~~
- ~~14. Provide 8 street trees, one per lot, along drive/alley.~~
13. Provide 1 interior tree per lot.
14. Maximum height of any house to be 35' tall, measured to the ridge of the roof.
15. Minimum distance between houses to be 10'.
16. Developer to provide 3 "no blocking sidewalk" signs along Parker St.
17. Interior walk to be concrete when it is within 15 feet of the sidewalk
18. No accessory structures permitted on residential lots.
19. Provide sidewalks along Rockwater, Parker and 4th Streets to City Engineers requirements.
20. Any part of the structures are to be 5' from any fence and 10' from any other structure; except on the north side of Lot 7 where the fence is permitted to be 3' from the structure.
21. Applicant/owner understands that failure to comply with these conditions may result in loss of PUD and/or removal of electric power meters.

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: That it is hereby found and determined that the replacement of the previously approved home styles with the home styles attached hereto along with changes to the reclassification conditions for said home styles 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 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:

Maurice Taylor
Council Member Maurice Taylor *by AT*

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:






Amy Beckman Fields
Amy Beckman Fields, City Attorney

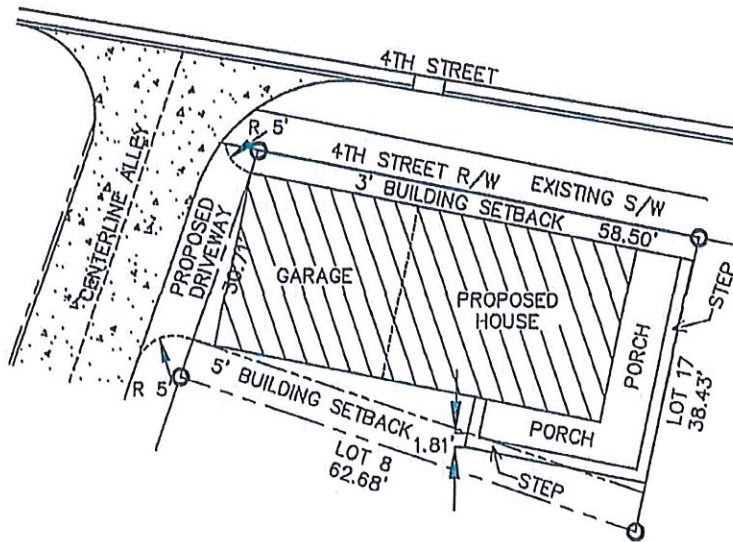
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

FILED	<u>11:55</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>6-19-18</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u><i>[Signature]</i></u>			

STYLE 1

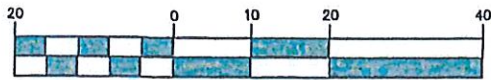
LEGEND

-  SET 1/2" X 24" REBAR (UNLESS OTHERWISE NOTED)
-  PROPERTY LINE
-  RIGHT OF WAY LINE
-  BUILDING SETBACK LINE
-  EASEMENT LINE




NOTE: THIS IS NOT A BOUNDARY SURVEY.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

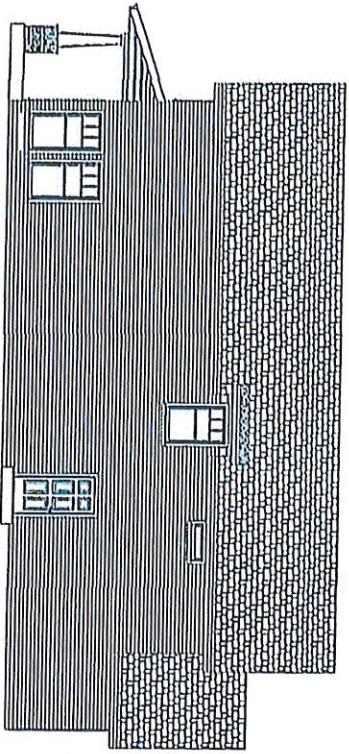
331 PARKER ST.

AKIN ENGINEERING, PLLC			
			
2401 Lakeview Rd, #419 North Little Rock, AR 72116 PHN 501-351-1531 akinengineering1@gmail.com			
LOT 7 THE PORCHES AT ROCKWATER			
PLOT PLAN			
APPROVED SEA	DRAWN BY SEA	DATE 5-21-18	SHEET NO. 1
SCALE 1"=20'	LOG NO. 18-008	FIELD BOOK	

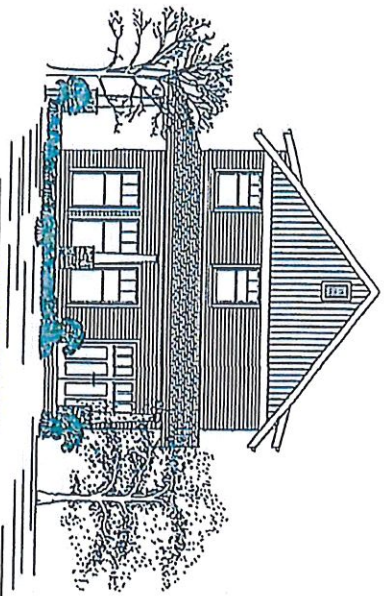
EXHIBIT

A

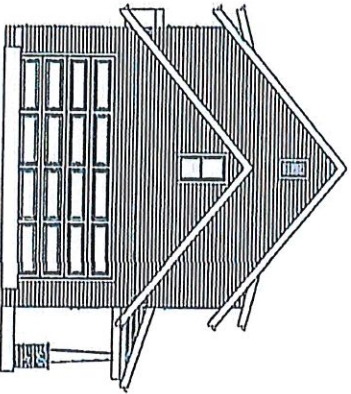
STYLE 1



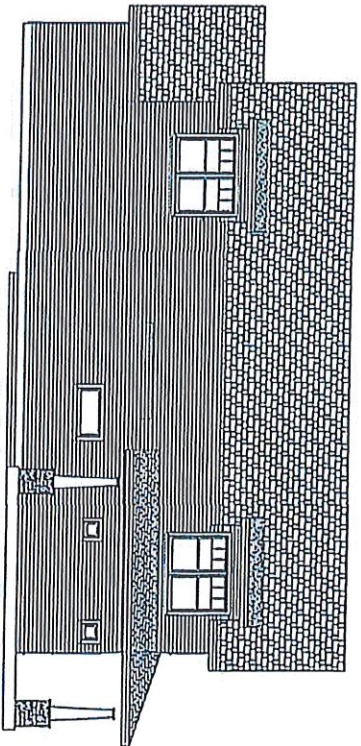
RIGHT ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

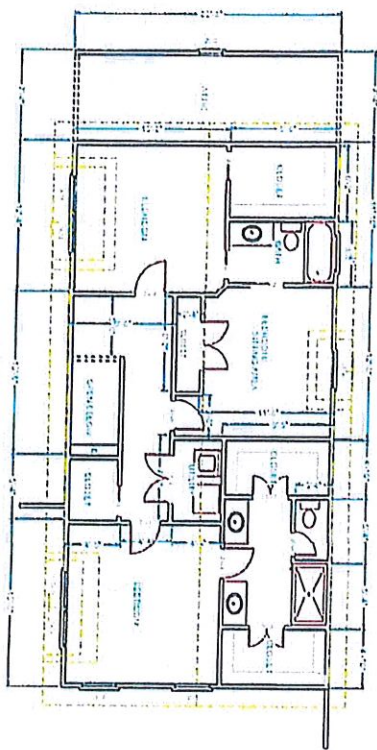


REAR ELEVATION
SCALE 1/4" = 1'-0"

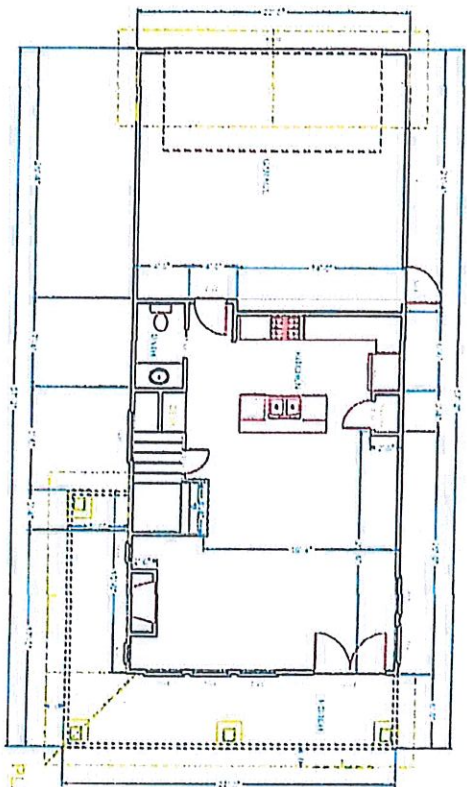


RIGHT ELEVATION
SCALE 1/4" = 1'-0"

STYLE 1



2ND FLOOR PLAN
SCALE 1/4" = 1'-0"



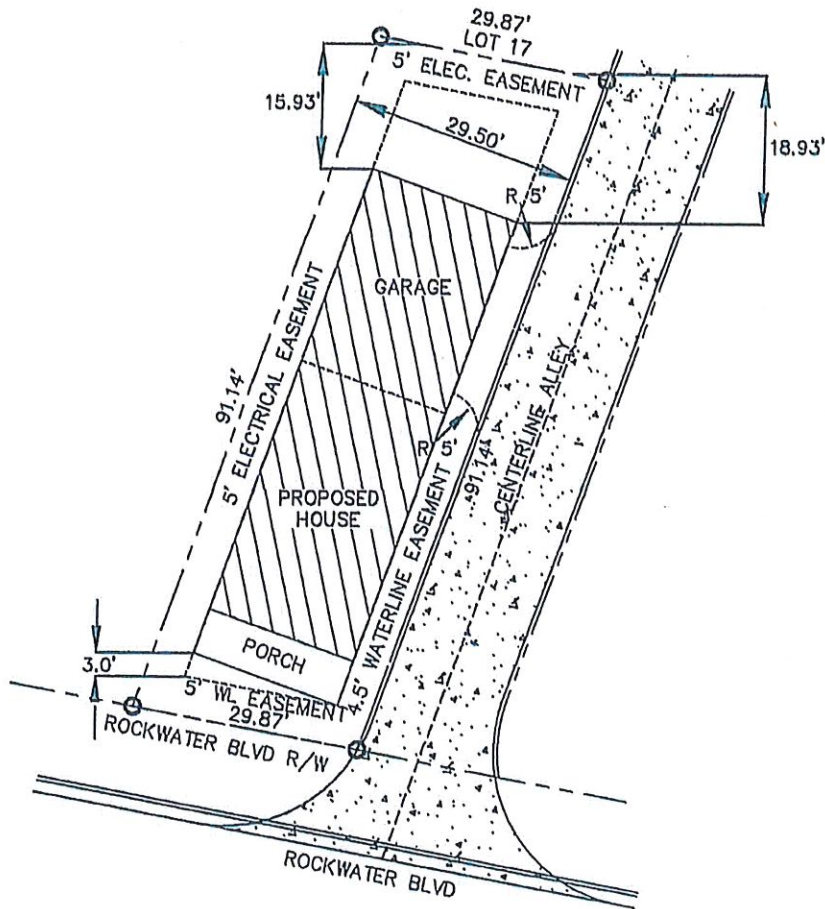
1ST FLOOR PLAN
SCALE 1/4" = 1'-0"

PLANSET/GART

STYLE 2

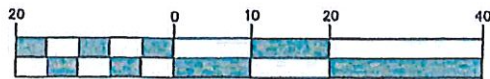
LEGEND

- SET 1/2" X 24" REBAR (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE




NOTE: THIS IS NOT A BOUNDARY SURVEY.

GRAPHIC SCALE

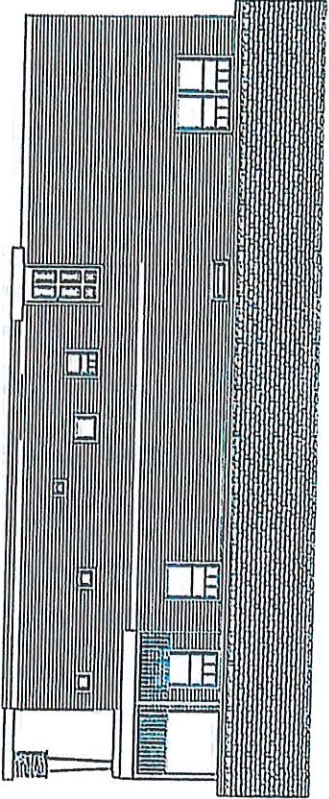


(IN FEET)
1 inch = 20 ft.

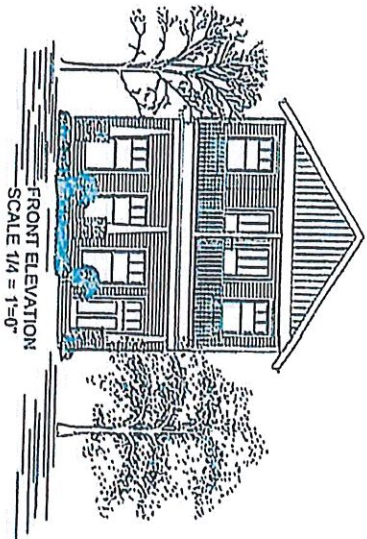
1214 ROCKWATER BLVD.

AKIN ENGINEERING, PLLC  2401 Lakeview Rd., #119 North Little Rock, AR 72116 PH# 501-351-1831 akineengineering1@gmail.com		LOT 16R THE PORCHES AT ROCKWATER	
		PLOT PLAN	
APPROVED SEA	DRAWN BY SEA	DATE 5-21-18	SHEET NO. 1
SCALE 1"=20'	JOB NO. 18-008	FIELD BOOK	1

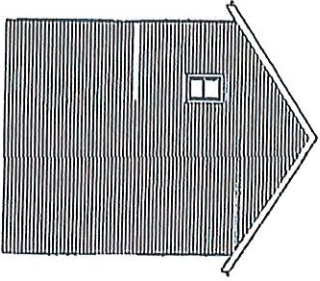
STYLE 2



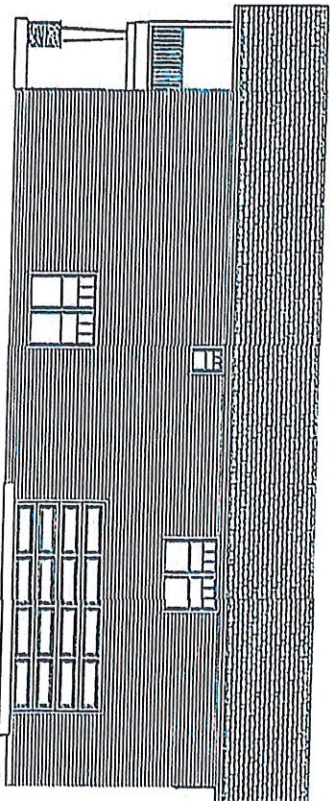
LEFT ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

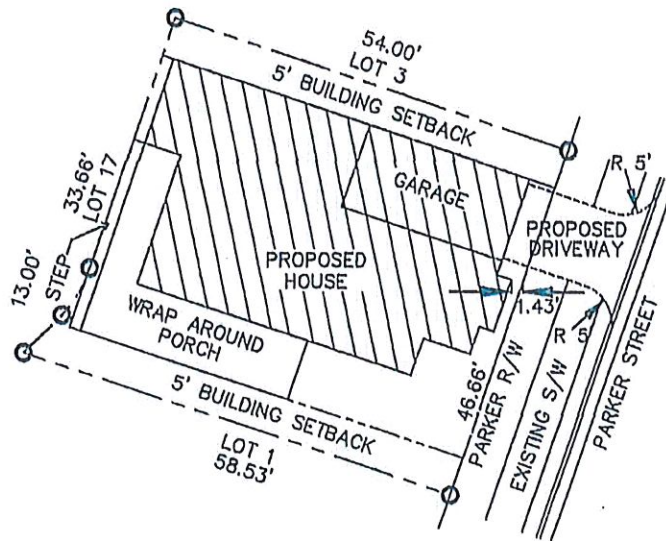


RIGHT ELEVATION
SCALE 1/4" = 1'-0"

STYLE 3a

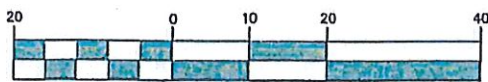
LEGEND

- SET 1/2" X 24" REBAR (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



NOTE: THIS IS NOT A BOUNDARY SURVEY.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

AKIN ENGINEERING, PLLC



2401 Lakeview Rd, #419
North Little Rock, AR 72116
PH# 501-351-1831

akinengineering1@gmail.com

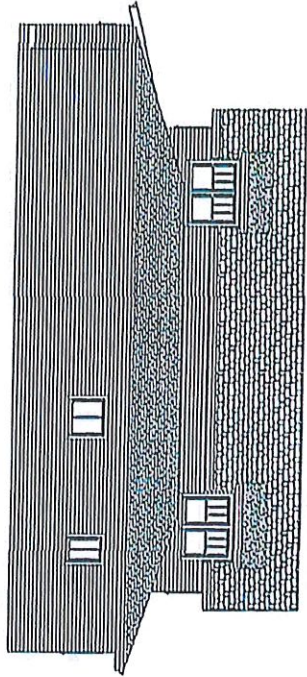
307 PARKER ST.

LOT 2
THE PORCHES AT ROCKWATER

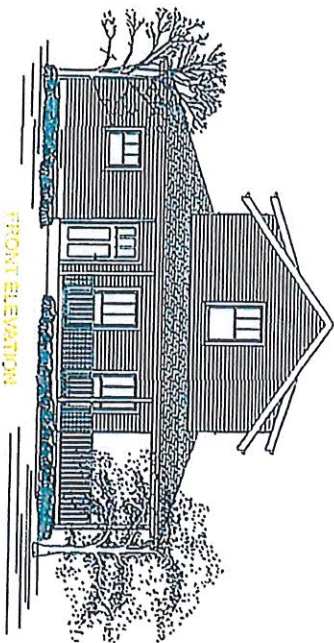
PLOT
PLAN

APPROVED SEA	DRAWN BY SEA	DATE 5-21-18	SHEET NO. 1
SCALE 1"=20'	ISS NO. 18-008	FIELD BOOK	1

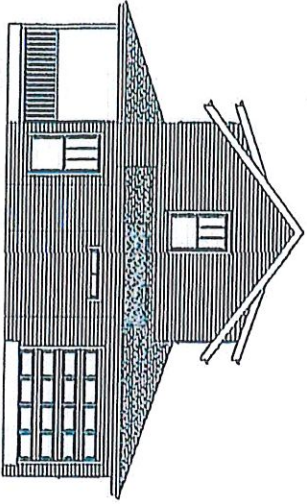
STYLE 3a



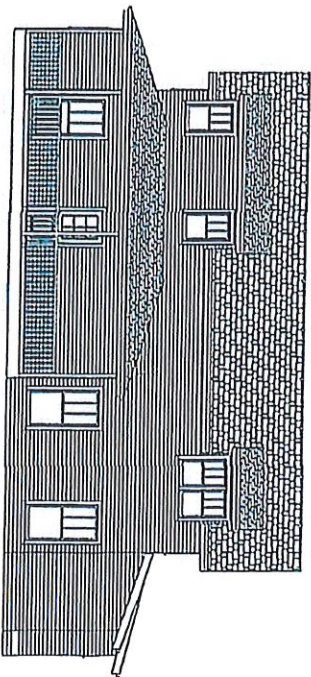
LEFT ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

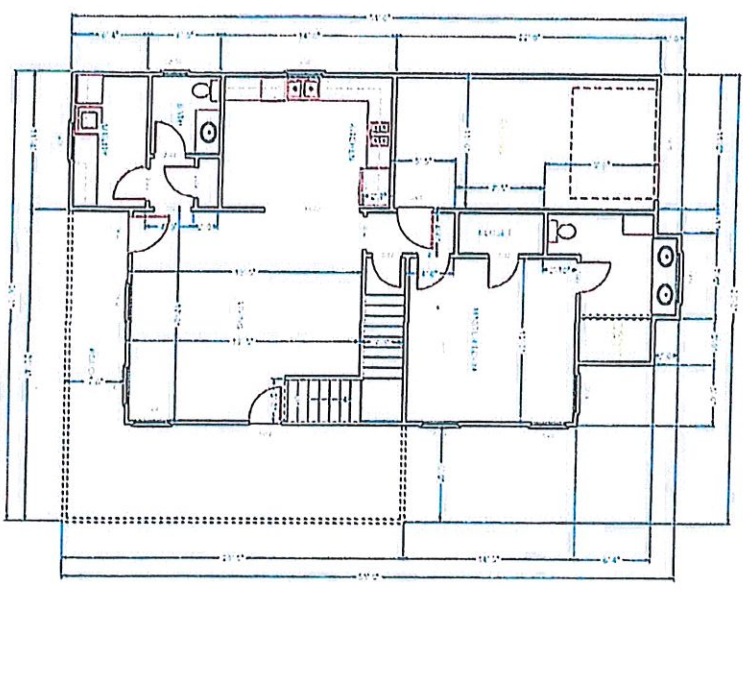
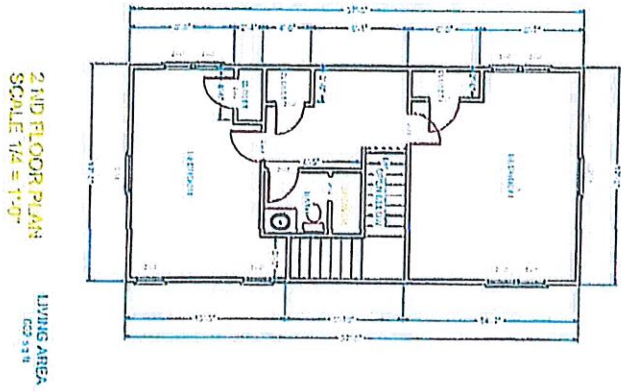


REAR ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

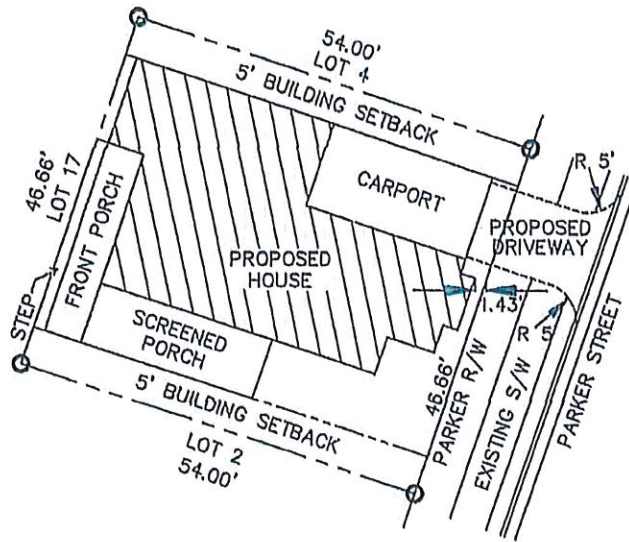
STYLE 3a



STYLE 3b

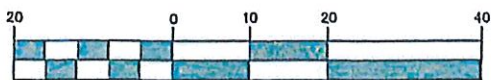
LEGEND

- SET 1/2" X 24" REDAR (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



NOTE: THIS IS NOT A BOUNDARY SURVEY.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

AKIN ENGINEERING, PLLC



2401 Lakeview Rd, #419
North Little Rock, AR 72116
PH# 501-351-1831

akinengineering1@gmail.com

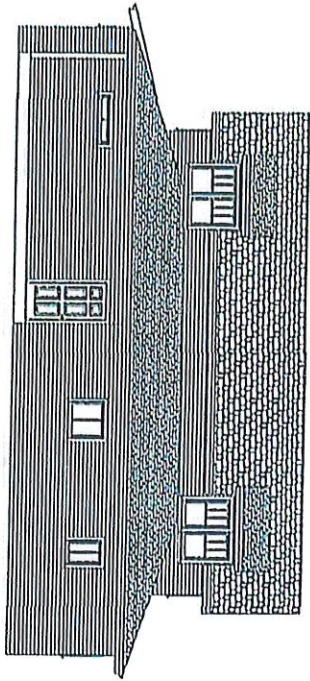
311 PARKER ST.

LOT 3
THE PORCHES AT ROCKWATER

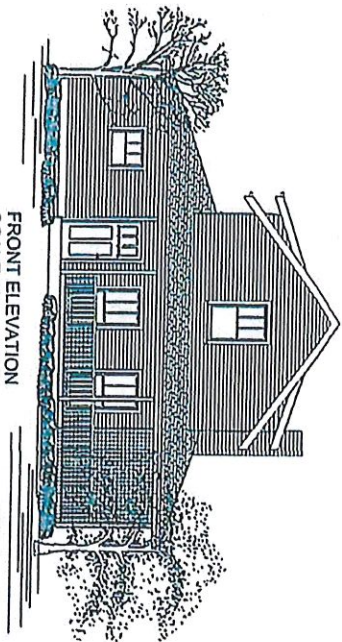
PLOT
PLAN

APPROVED SEA	DRAWN BY SEA	DATE 5-21-18	SHEET NO. 1
SCALE 1"=20'	JOB NO. 18-008	FIELD BOOK	

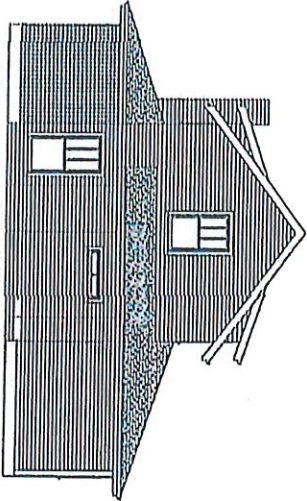
STYLE 3b



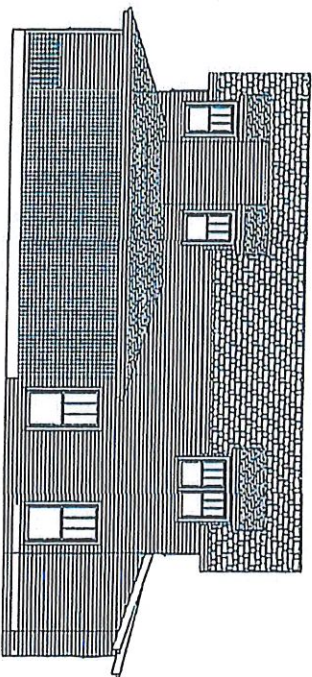
LEFT ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



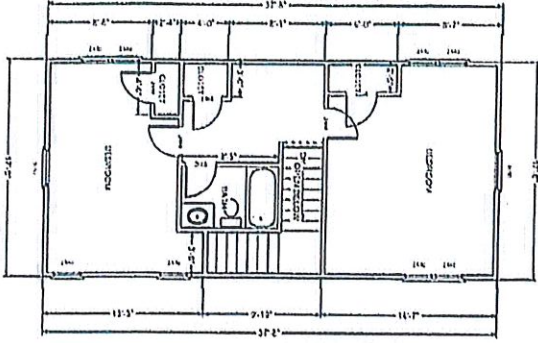
REAR ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

STYLE 3b

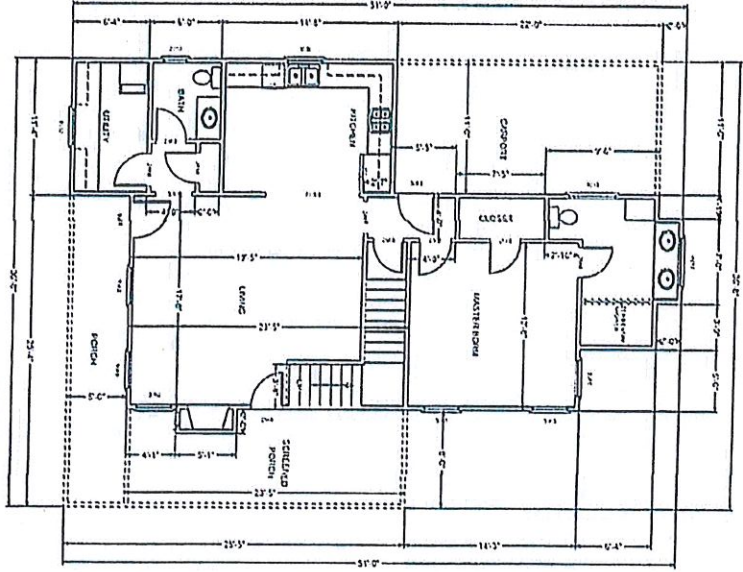
2ND FLOOR PLAN
SCALE 1/4" = 1'-0"



LIVING AREA
622 sq ft

1ST FLOOR HEATED AND COOLED	1664
2ND FLOOR HEATED AND COOLED	622
TOTAL HEATED AND COOLED	2286
FLOOR 22 FT	312
TOTAL UNDER FLOOR	2274
TOTAL UNDER FLOOR	2274

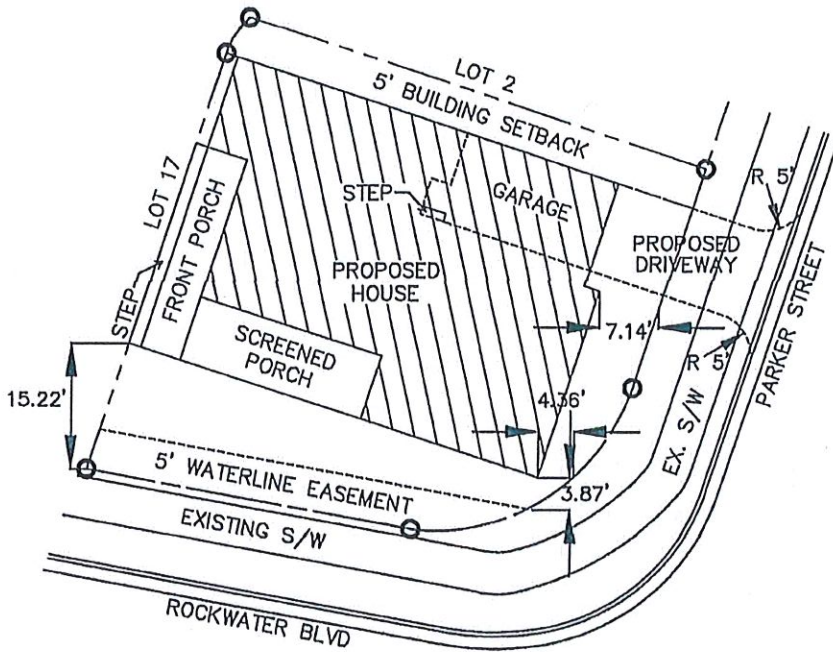
LIVING AREA
1028 sq ft
FLOOR PLAN
SCALE 1/4" = 1'-0"
PLAN C
BOYD PLAN



STYLE 4

LEGEND

- SET 1/2" X 24" REBAR (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



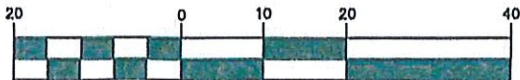
DECLARATION:

I HEREBY DECLARE THAT THE HEREON PLATTED AND DESCRIBED PLOT PLAN WAS COMPLETED UNDER MY SUPERVISION, THAT ALL VISIBLE ENCROACHMENTS ARE SHOWN, AND THAT THE CORNERS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

STACY E. AKIN
PROFESSIONAL ENGINEER
ARKANSAS NUMBER 12362

DATE

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

AKIN ENGINEERING, PLLC



2401 Lakeview Rd, #419
North Little Rock, AR 72116
PH# 501-351-1881

akinengineering1@gmail.com

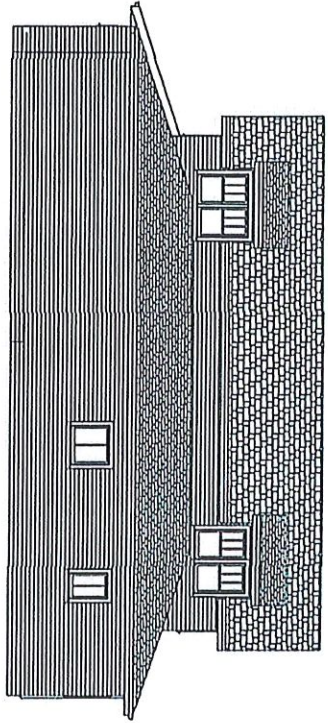
301 PARKER ST.

LOT 1
THE PORCHES AT ROCKWATER

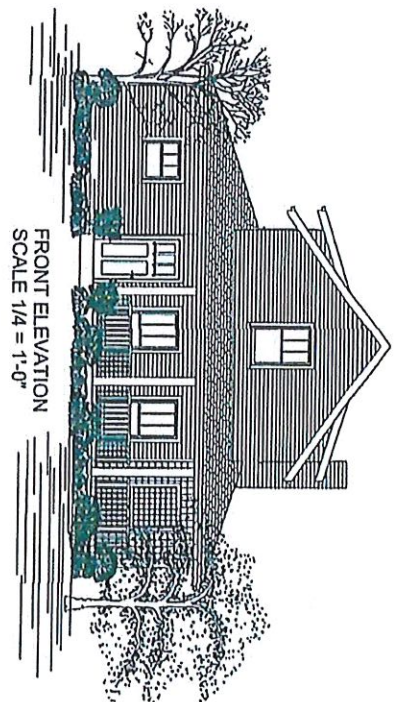
PLOT
PLAN

APPROVED SEA	DRAWN BY SEA	DATE 5-8-10	SHEET NO. 1
SCALE 1"=20'	REV. NO. 18-008	FIELD BOOK	1

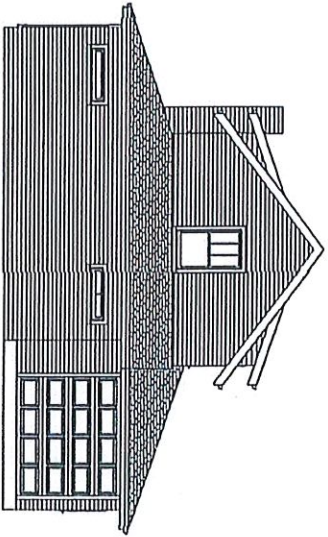
STYLE 4



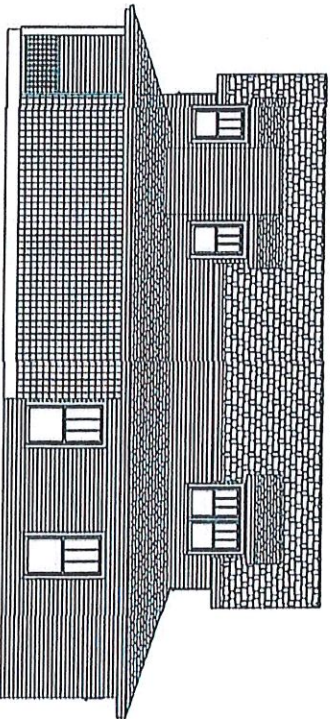
LEFT ELEVATION
SCALE 1/4 = 1'-0"



FRONT ELEVATION
SCALE 1/4 = 1'-0"

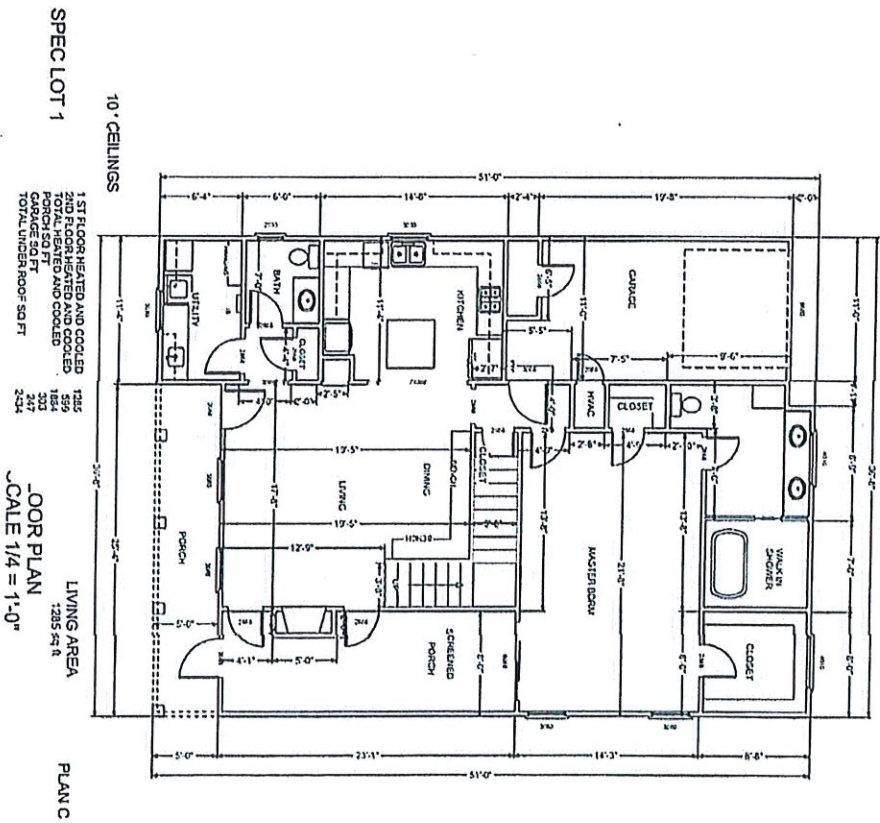
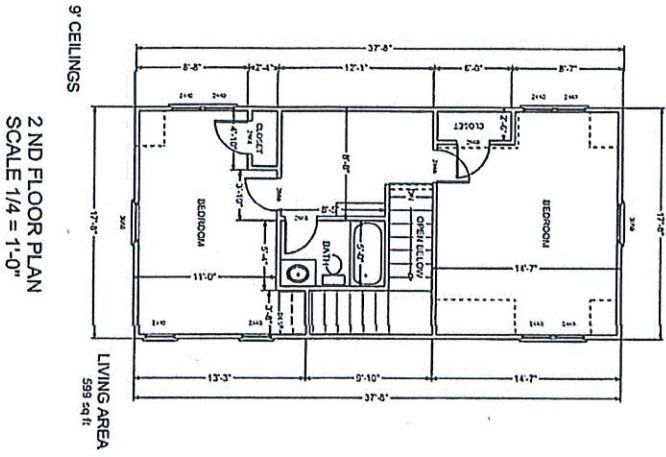


REAR ELEVATION
SCALE 1/4 = 1'-0"



RIGHT ELEVATION
SCALE 1/4 = 1'-0"

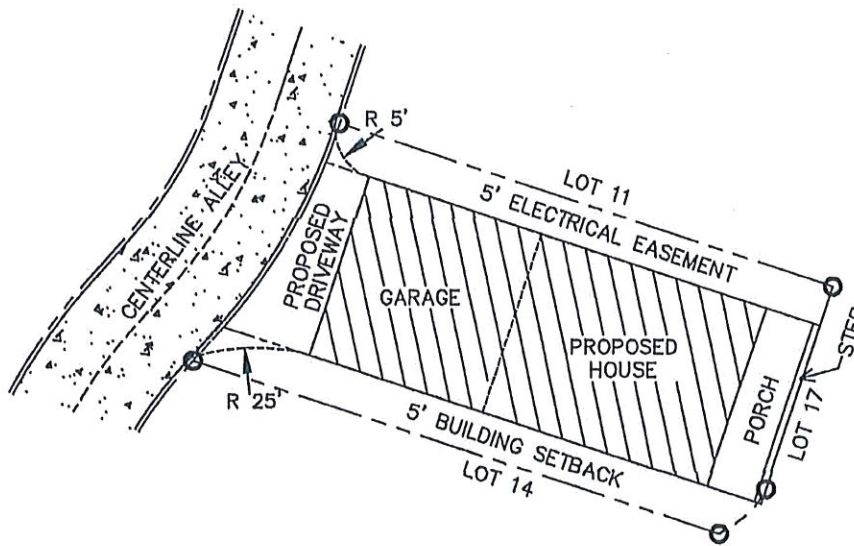
STYLE 4



STYLE 5

LEGEND

- SET 1/2" X 24" REBAR (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



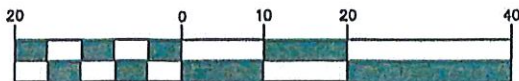
DECLARATION:

I HEREBY DECLARE THAT THE HEREON PLATTED AND DESCRIBED PLOT PLAN WAS COMPLETED UNDER MY SUPERVISION, THAT ALL VISIBLE ENCROACHMENTS ARE SHOWN, AND THAT THE CORNERS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

STACY E. AKIN
PROFESSIONAL ENGINEER
ARKANSAS NUMBER 12362

DATE

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

313 PARKER ST.

AKIN ENGINEERING, PLLC



2401 Lakeview Rd, #419
North Little Rock, AR 72116
PH# 501-351-1881

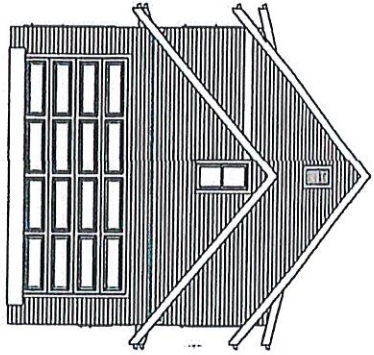
akinengineering1@gmail.com

LOT 12
THE PORCHES AT ROCKWATER

PLOT
PLAN

APPROVED SEA	DRAWN BY SEA	DATE 5-9-18	SHEET NO. 1
SCALE 1"=20'	JOB NO. 18-008	FIELD BOOK	1

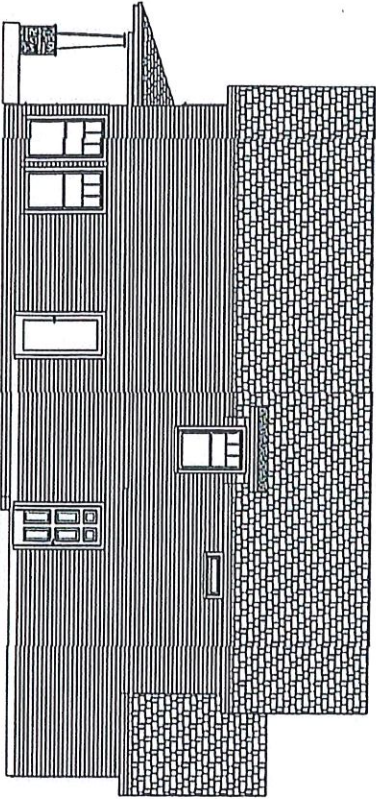
STYLE 5



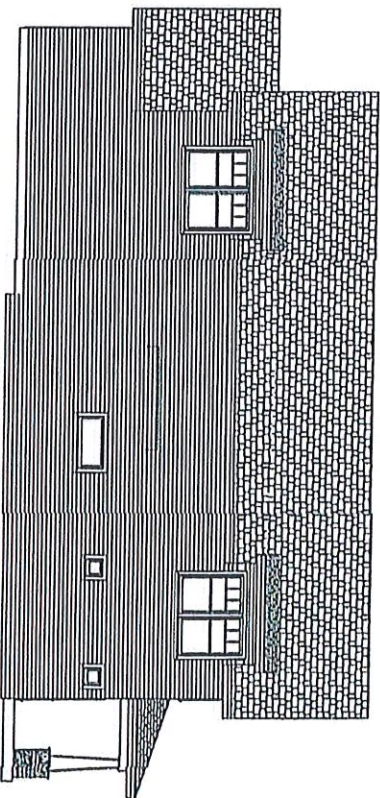
REAR ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"

