

AN ORDINANCE AMENDING ORDINANCE NO. 7697 (“THE ZONING ORDINANCE”) TO ADD APPENDIX A – PARK HILL DEVELOPMENT OVERLAY AND ADDING NEW ZONING CATEGORY TO ARTICLE TWENTY-ONE TABLE OF PERMITTED USES; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, in 2013, Park Hill in the City of North Little Rock, Arkansas (“the City”) was selected as an “Imagine Central Arkansas Jump Start Initiative” project; and

WHEREAS, administered by Metroplan, the Jump Start Initiative consultant team created a plan and implementation tool for the redevelopment of Park Hill around the JFK Boulevard corridor; and

WHEREAS, a comprehensive community process resulted in a long term concept for redevelopment of the JFK corridor from low-density, auto-oriented into a walkable thoroughfare supportive of a small town urban center incorporating local neighborhood businesses and a mix of housing types; and

WHEREAS, the Jump Start Initiative consultant team presented its plan, **Park Hill Development Overlay**, (see Exhibit “A” attached hereto) and after a public hearing, the plan was duly considered and approved to be added as an appendices to the Zoning Ordinance by the North Little Rock Planning Commission (8 affirmative votes; 1 absent) at a regularly scheduled meeting thereof held on May 12, 2015.

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

SECTION 1: That the plan for the **Park Hill Development Overlay** (attached hereto as Exhibit “A” and incorporated herein by reference) is hereby added as **Appendix A** to the North Little Rock Zoning Ordinance.

SECTION 2: That Article Twenty-One (Table of Permitted Uses) is hereby amended to *add* the new zoning category “**CPH – Commercial Park Hill**”.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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: It is hereby found and determined that promotion of a more functional and attractive community through the use of recognized urban design principles will allow property owners flexibility in land use and create a higher level of detail in building design and form, thereby insuring the proper and orderly growth and economic development 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:

Debi Ross

Alderman Debi Ross

Diane Whitbey, City Clerk

Beth White

Alderman Beth White

APPROVED AS TO FORM:

Jason Carter

C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<i>11:26</i>	A.M.	_____	P.M.
By	<i>City Atty Carter</i>			
DATE	<i>5-19-15</i>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<i>J Marshall</i>			