

ORDINANCE NO. _____

AN ORDINANCE APPROVING WAIVER REQUESTS FOR CERTAIN REAL PROPERTY LOCATED AT THE INTERSECTION OF MAPLE AND BROADWAY IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, a request has been made seeking a waiver of height and set back requirements for new construction within the Main Street Overlay District for certain property located at the intersection of Maple and Broadway Streets, which request has been reviewed by the North Little Rock Planning Department; and

WHEREAS, it is in the best interests of citizens and residents of the City of North Little Rock that the waiver request be granted to enhance development of the downtown area.

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

SECTION 1: That a waiver of the Main Street Overlay District relating to new construction identified in Section 2 below is hereby approved on real property at the intersection of Maple and Broadway in the City of North Little Rock, more particularly described as follows:

All of Block "A", Hudson's Addition to the City of North Little Rock, Pulaski County, Arkansas, and being shown on Plat recorded in Plat Book 33, Page 59, Records of Pulaski County, Arkansas.

SECTION 2: That the height and set back requirements for new construction within the Main Street Overlay District found in Ordinance No. 7697, Section 11.4.3(B)(2)(b), are hereby waived.

SECTION 3: That all ordinances or parts or ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 these waivers as provided for herein are immediately necessary in order to insure the proper and orderly growth of this land and the proper and orderly growth 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 Patrick H. Hays

SPONSOR:

ATTEST:

Mayor Patrick H. Hays

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b