

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 7509 YOUNG ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R-4 TO C-3 ZONE, BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a rezone of the herein described land from R-4 to C-3, which application was duly considered and approved (7 affirmative votes, 2 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on January 9, 2018.

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

WHEREAS, a revised Land Use Plan for the property herein described and being located at 7509 Young Road in North Little Rock, Arkansas, from Multi-Family to Community Shopping, was approved (7 affirmative votes, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on January 9, 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, is hereby amended by changing the classification of certain land from R-4 to C-3 zone, said property being located at 7509 Young Road, in North Little Rock, Pulaski County, Arkansas, and more particularly described as:

TRACT 1, COMMENCING AT THE NE CORNER OF THE SE1/4 OF THE NW1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 13 WEST IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS; THENCE S 1056.90 FEET TO A FOUND IRON PIN; THENCE S 77° 32' 47" E FOR 173.24 FEET; THENCE N 69° 12' 00" W FOR 157.95 FEET TO A SET IRON PIN FOR THE POINT OF BEGINNING; THENCE N 69° 12' 00" W FOR 133.25 FEET TO A FOUND IRON PIN; THENCE N 20° 18' 31" E FOR 196.95 FEET; THENCE S 64° 08' 09" E FOR 132.96 FEET; THENCE S 20° 01' 32" W FOR 185.22 FEET TO THE POINT OF BEGINNING.

(See Exhibits A and B attached hereto.)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Multi-Family to Community Shopping as reflected on the map attached hereto as Exhibit C and incorporated by reference.

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 That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 the City benefits from commercial development within its boundaries, that the rezoning of the above-described land as provided for herein to allow community shopping 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:

Steve Baxter  
Council Member Steve Baxter *by AF*

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields  
Amy Beckman Fields, City Attorney

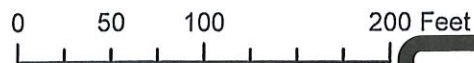
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

FILED	<u>11:40</u>	A.M.	_____	P.M.
By	<u>AK Fields</u>			
DATE	<u>2-6-18</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

# Rezone Case #2017-18



1 inch = 100 feet



Date: 1/5/2018



Zoning Map

EXHIBIT

A

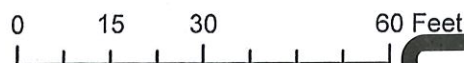


# Rezone Case #2017-18



Ortho Map

1 inch = 30 feet



Date: 1/5/2018



# Rezone Case #2017-18



1 inch = 100 feet



Date: 1/5/2018



Land Use Map

