

O-18-18

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 5300 NORTHSORE DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM O-1 TO I-2 BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by White-Daters & Associates, Inc., 24 Rahling Circle, Little Rock, Arkansas 72223, seeking a rezone of the herein described land from O-1 to I-2, which application was duly considered and approved (8 affirmative votes, 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on February 13, 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 (the "Zoning Ordinance"), is hereby amended by changing the classification of certain land from O-1 to I-2 to allow industrial development, said property being located at 5300 Northshore Drive, in North Little Rock, Pulaski County, Arkansas, and more particularly described as:

Part of the South 1/2 of Section 13, T-2-N, R-13-W, Pulaski County, Arkansas, being more particularly described as follows: Beginning at the Northeast corner of Lot 2, Block 4, Northshore Business Park Subdivision, Pulaski County, Arkansas; thence South 68° 22'54" East, a distance of 552.55 feet; thence South 21° 37'06" West, a distance of 547.72 feet to a point on the North right-of-way line of Northshore Drive; thence along said North right-of-way line following the arc of 460-foot radius curve to the right, having a chord bearing and distance of North 74° 16'35" West, 94.46 feet; thence continue along said North right-of-way line North 68° 23' West, a distance of 158.57 feet to the Southeast corner of said Lot 2, Block 4; thence North 21° 37' East, along the East line of said Lot 2, Block 4, a distance of 557.43 feet to the point of beginning containing 3.2247 acres, more or less. (See maps attached hereto collectively as Exhibit A.)

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 That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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

Ron Harris
Council Member Ron Harris *by AF*

Diane Whitbey, City Clerk

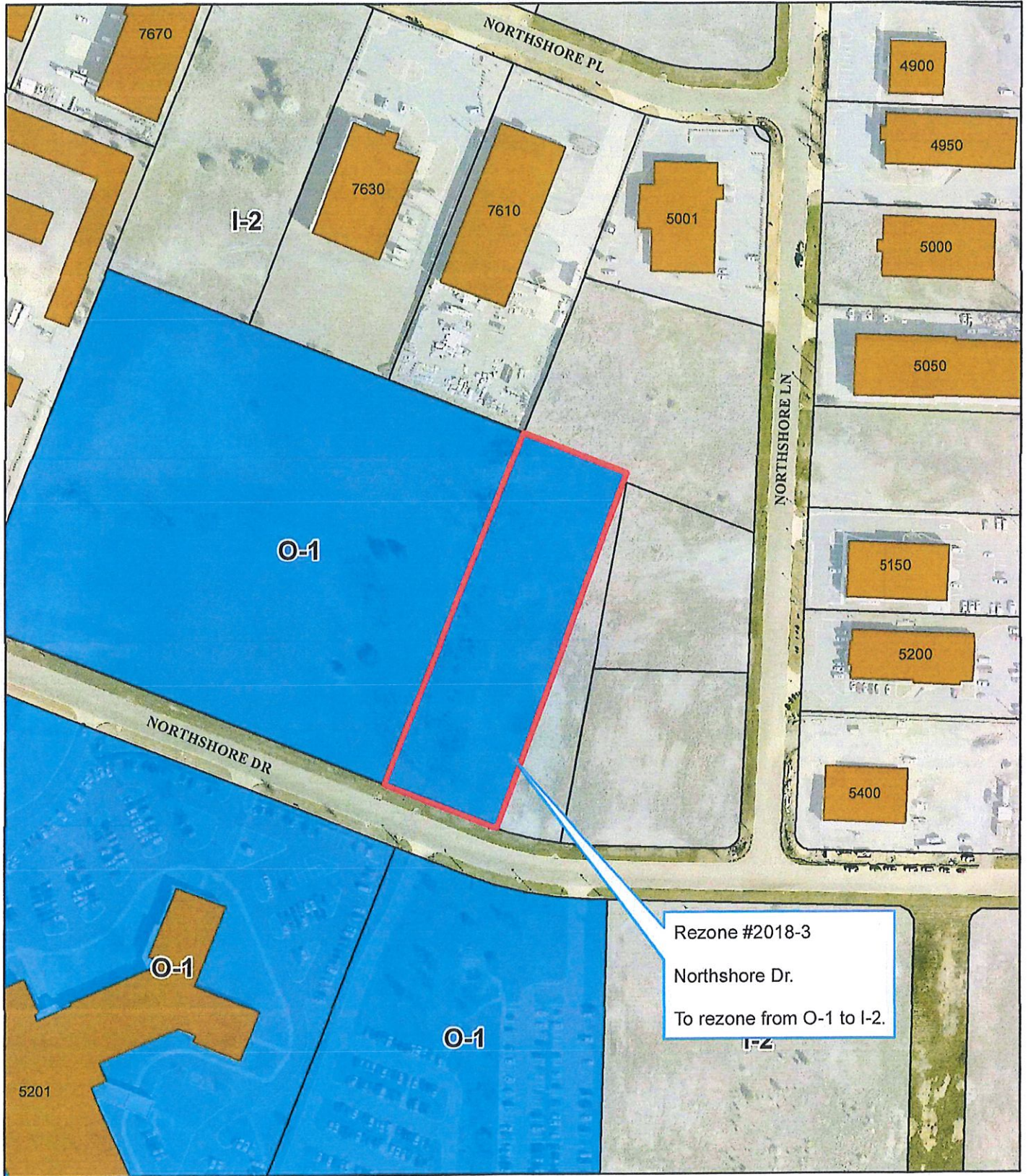
APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

FILED <u>10:30</u> A.M. _____ P.M.
By <u>A. Fields</u>
DATE <u>2-20-18</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>S. Ussery</u>

Rezone Case #2018-3



1 inch = 200 feet



Date: 1/8/2018



Zoning Map

tabbics

EXHIBIT

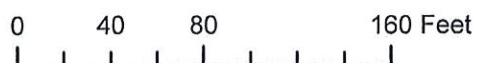
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Rezone Case #2018-3



1 inch = 80 feet



Ortho Map

Date: 1/8/2018

