

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 4 MARTIN DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM R-2 TO R-3 CLASSIFICATION 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 Marlar Engineering, 5318 JFK Blvd., North Little Rock, AR 72116, seeking a reclassification of the herein described land to allow for a duplex, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on January 9, 2018; and

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 4 Martin Drive, North Little Rock, Arkansas, from Single Family to Duplex 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 lands from R-2 to R-3 classification to allow for a duplex on said property located at 4 Martin Drive in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Lot 4, Martin Subdivision to the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits A, B and C attached hereto.)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Single Family to Duplex as reflected on the map attached hereto as Exhibit D 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 provisions 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 growth within its boundaries; that the rezoning of the above-described land as provided for herein to allow for residential 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:

Charlie Hight
Council Member Charlie Hight *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>11:30</u> A.M. _____ P.M.
By <u>A. Fields</u>
DATE <u>3-20-18</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>J. Hssery</u>

Rezone Case #2018-2

EXHIBIT

tabblier

A



1 inch = 30 feet

0 15 30 60 Feet



Ortho Map

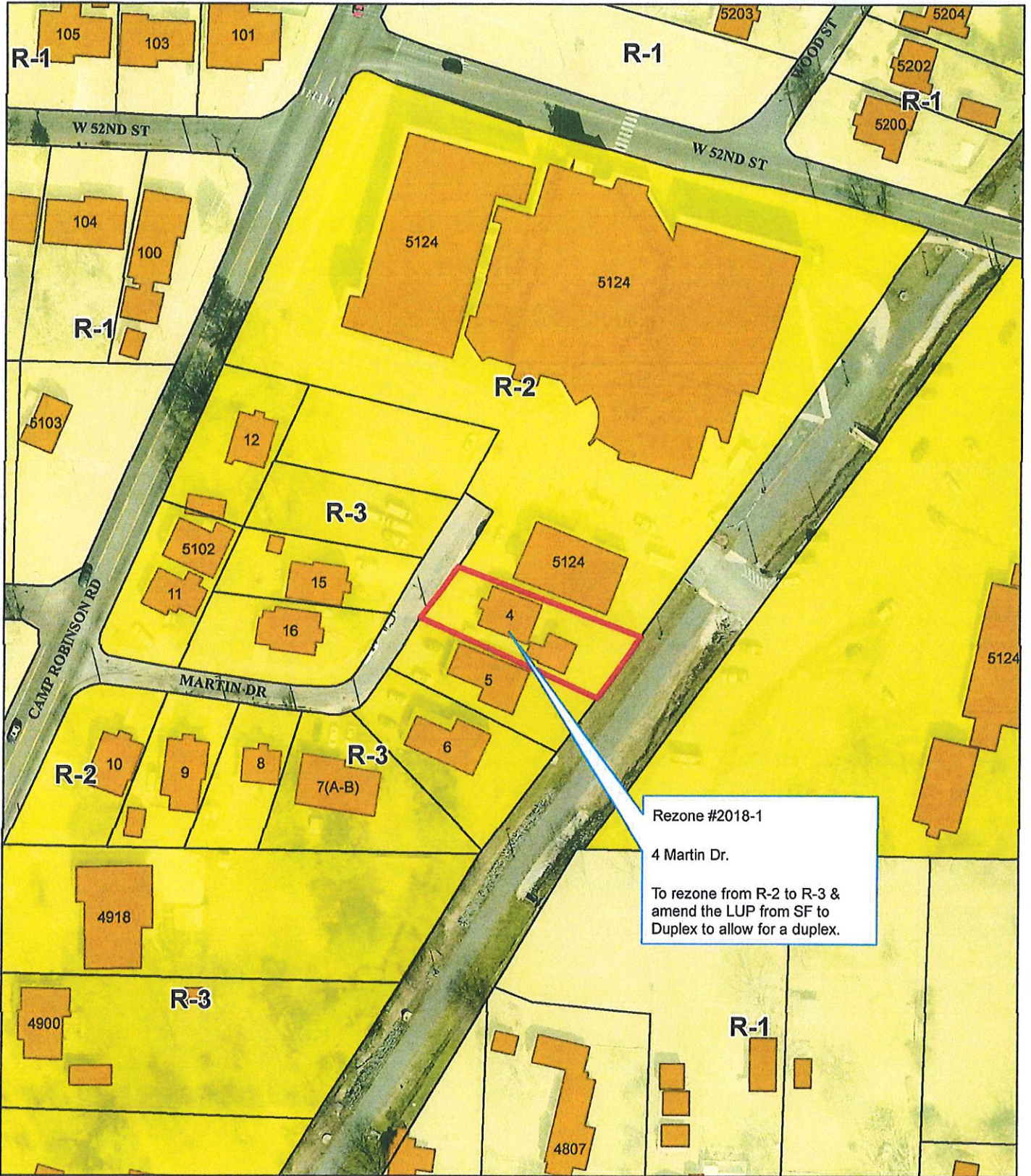
Date: 12/19/2017

Rezone Case #2018-2

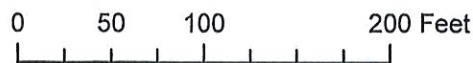
EXHIBIT

tabbies

B



1 inch = 100 feet



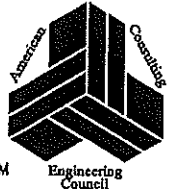
Date: 12/19/2017





MARLAR ENGINEERING CO., INC.
 Consulting Civil Engineers & Land Surveyors

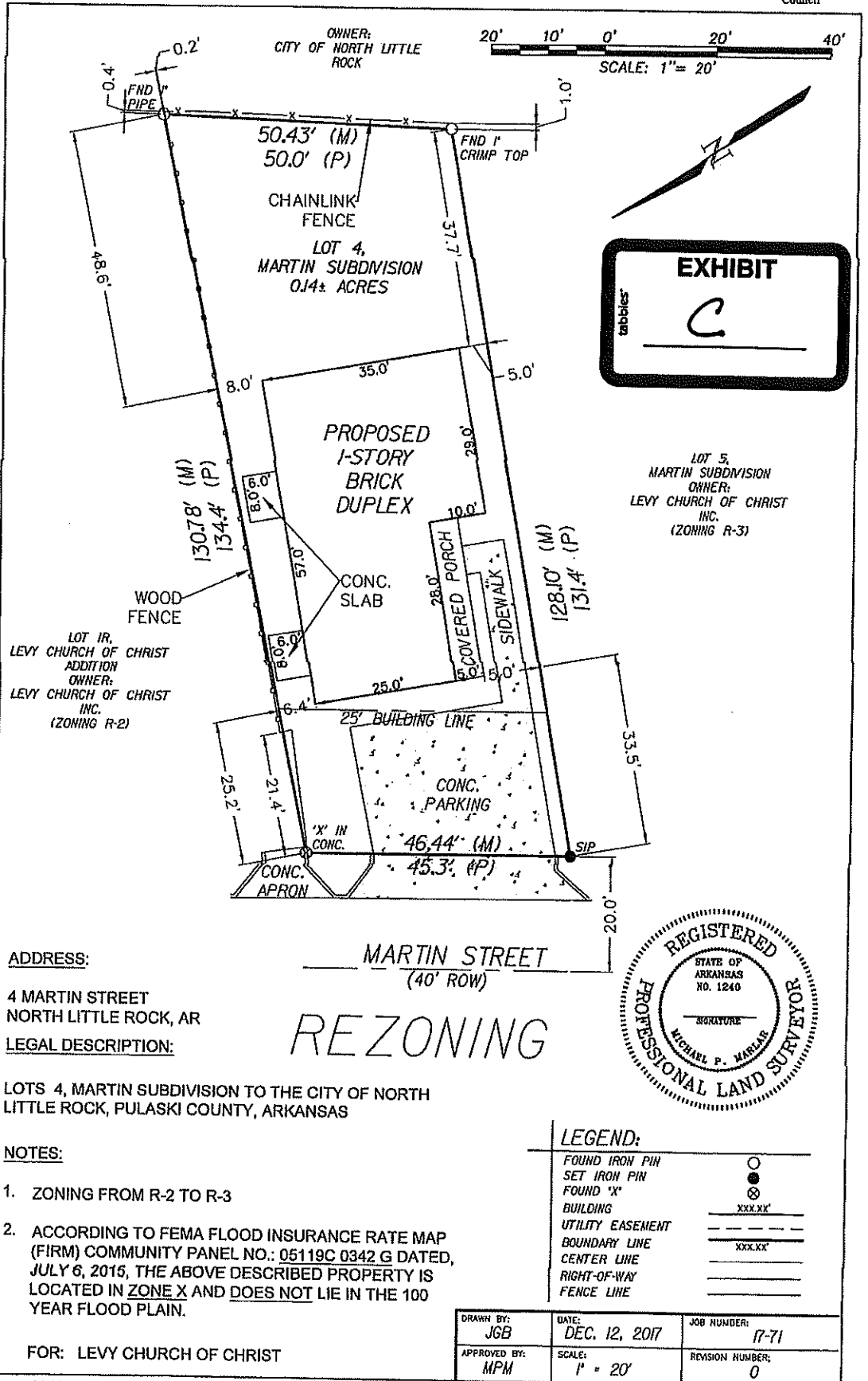
5318 JOHN F. KENNEDY BOULEVARD
 NORTH LITTLE ROCK, ARKANSAS 72116



PHONE (501) 753-1987

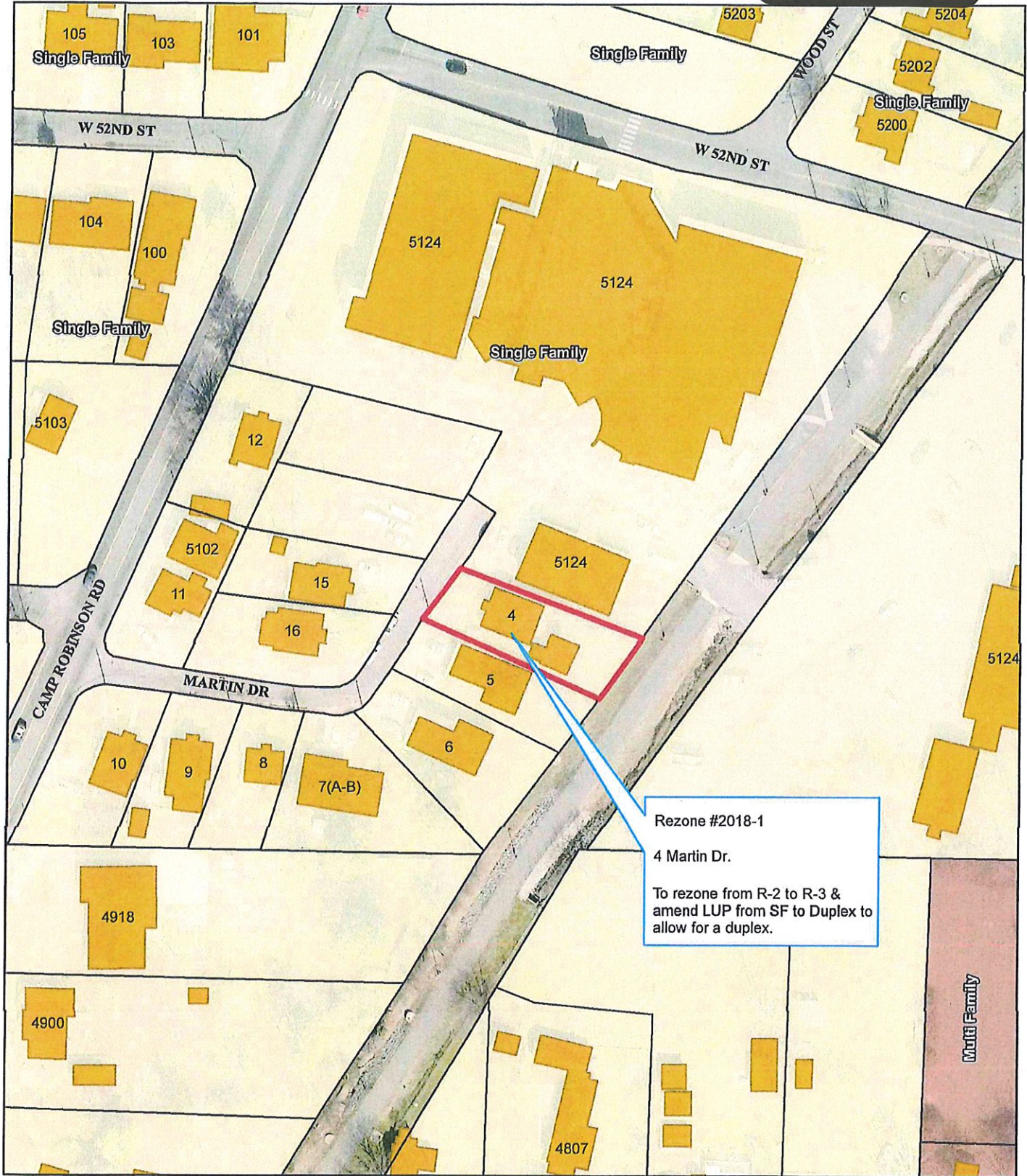
FAX (501) 753-1993

WWW.MARLAR-ENG.COM

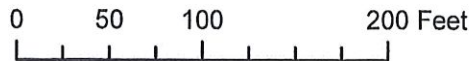


Rezone Case #2018-2

EXHIBIT
2



1 inch = 100 feet



Date: 12/19/2017

