

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT W. MINE ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM C-3 TO R-1 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 the Rudy and Linda Ealy Joint Revocable Trust, 10307 W. Mine Road, Sherwood, Arkansas 72120, seeking a reclassification of the herein described land to allow for a single family house, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on March 13, 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 W. Mine Road, North Little Rock, Arkansas, from Community Shopping to Single Family was approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on March 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, is hereby amended by changing the classification of certain lands from C-3 to R-1 classification to allow for a single family house on said property located at W. Mine Road in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Part of the SW 1/4 NW 1/4 and the NW 1/4 SW 1/4 all in Section 30, Township 3 North, Range 11 West, Pulaski County, Arkansas, more particularly described as follows:

Beginning at the Southwest Corner of the Northwest 1/4 of Section 30; thence North 1 Degree, 21 Minutes, 38 Seconds East, a Distance of 551.95 feet; thence South 57 Degrees, 07 Minutes 00 Seconds East, a Distance of 329.33 feet; thence South 33 Degrees, 52 Minutes, 13 Seconds West, a Distance of 321.65 feet; thence South 37 Degrees, 19 minutes, 58 Seconds West, a Distance of 166.09 feet; thence along a curve to the right having a radius of 349.21 feet and a chord and bearing of South 45 Degrees, 21

Minutes, 28 Seconds West 79.43 feet to the West Line of Section 30; thence North 01 Degrees 31 Minutes 52 Seconds East, a Distance of 121.03 feet to the point of beginning containing 2.63 acres more or less. (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 Community Shopping to Single Family 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

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>S. Usmy</u>			

Rezone Case #2018-5

EXHIBIT

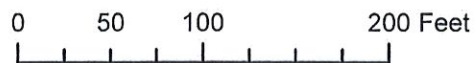
tabbles

A



Ortho Map

1 inch = 100 feet



Date: 2/9/2018

Rezone Case #2018-5

EXHIBIT

B

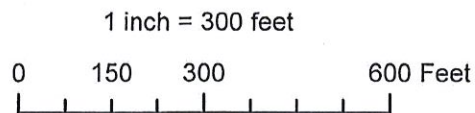
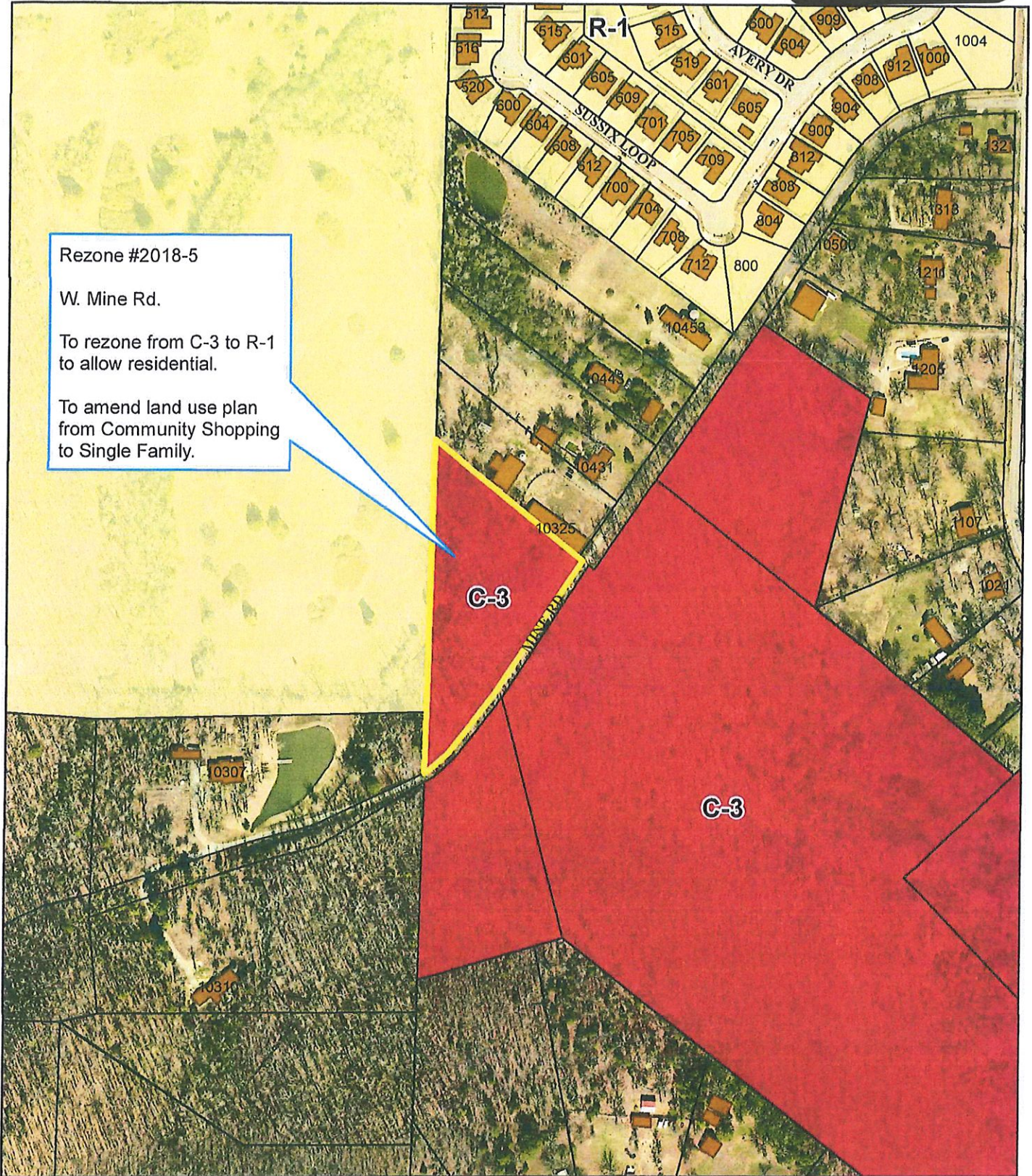
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Rezone #2018-5

W. Mine Rd.

To rezone from C-3 to R-1 to allow residential.

To amend land use plan from Community Shopping to Single Family.

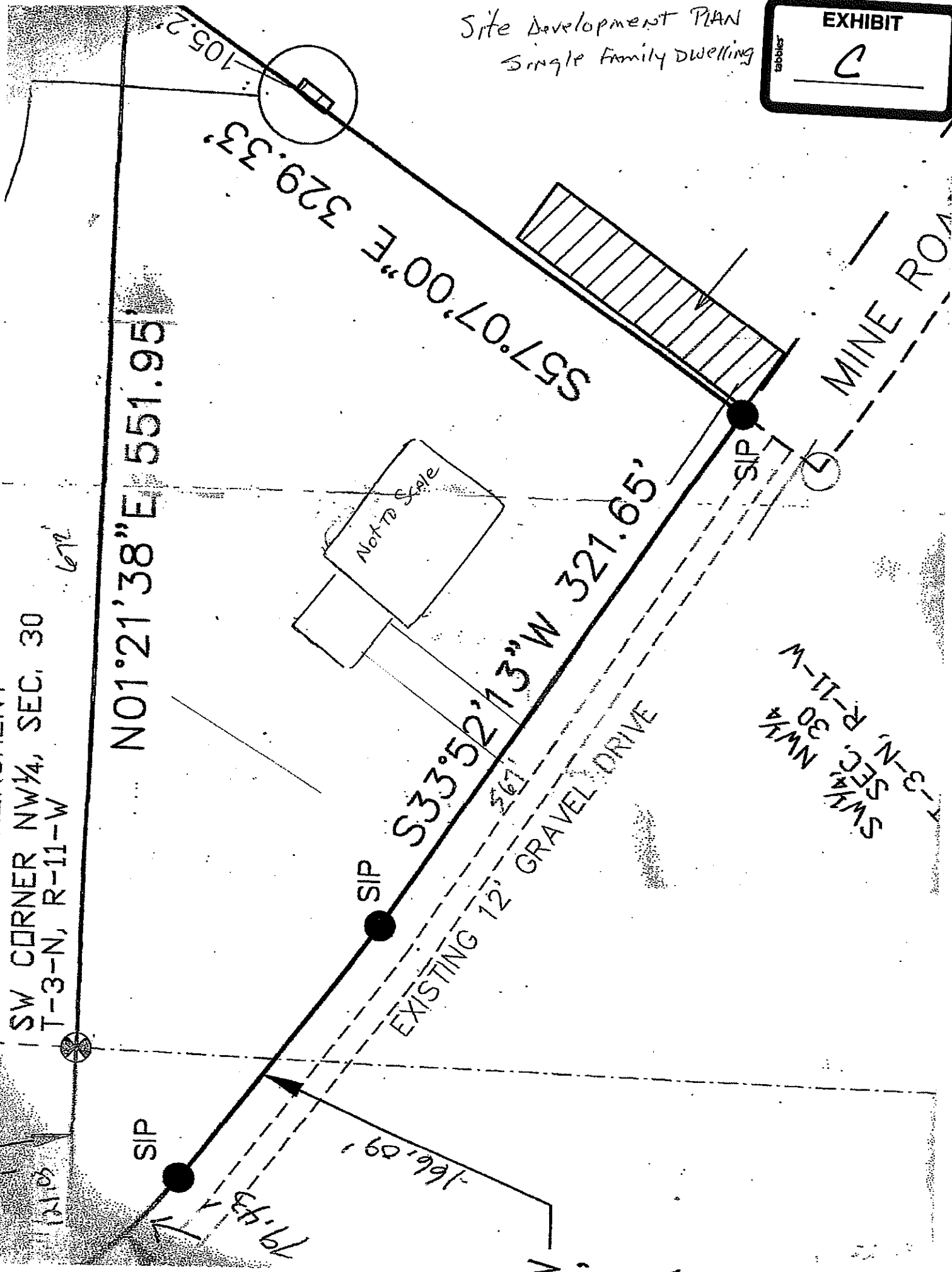


Date: 2/9/2018



Site Development PLAN
Single Family Dwelling

tabbles	EXHIBIT
	C



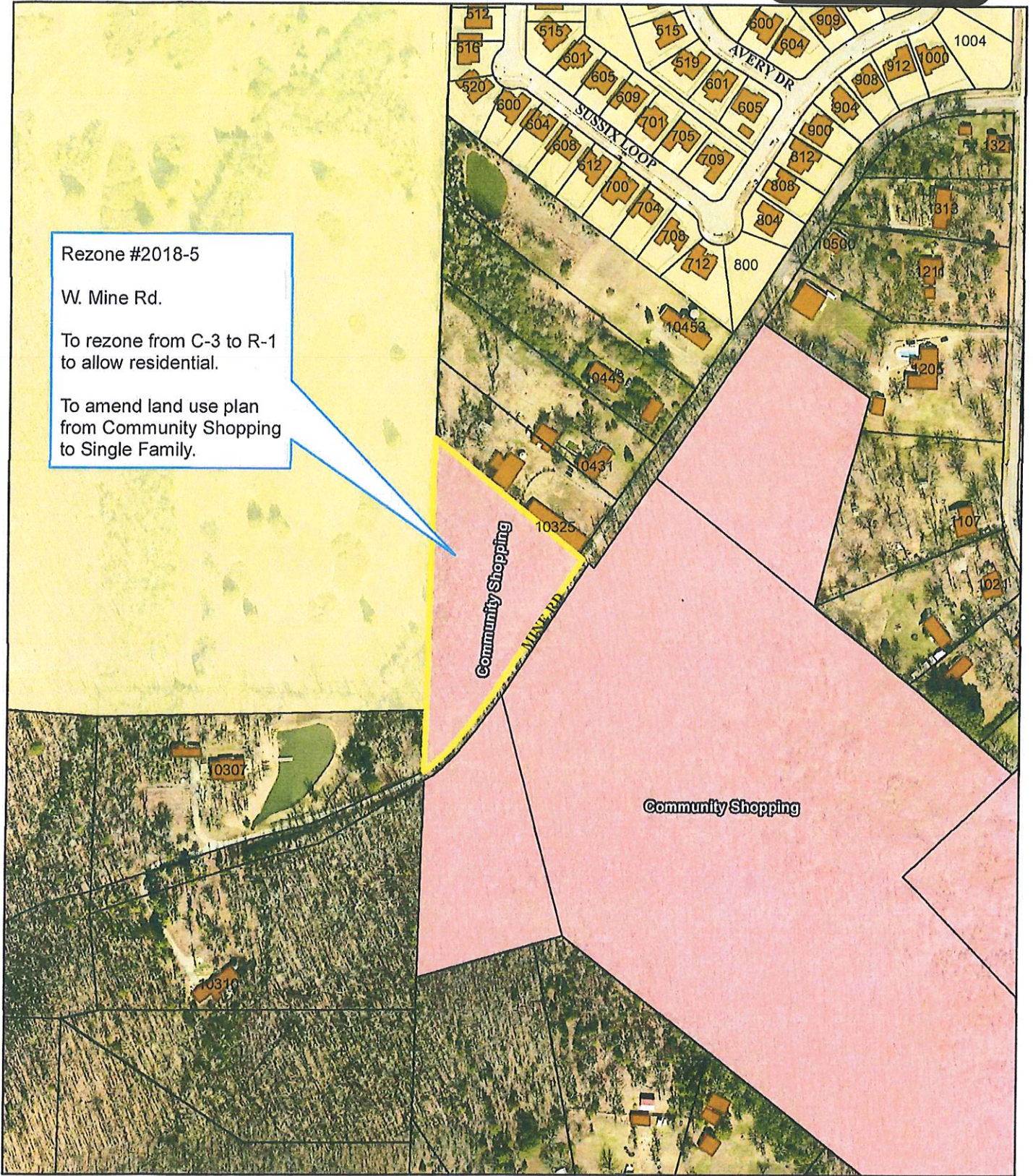
Rezone Case #2018-5

EXHIBIT

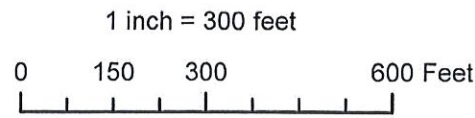
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 D

Rezone #2018-5
W. Mine Rd.
To rezone from C-3 to R-1
to allow residential.

To amend land use plan
from Community Shopping
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Land Use Map



Date: 2/9/2018