

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 9701 WHITE OAK CROSSING IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM I-2 ZONING CLASSIFICATION TO THE O-1 ZONING CLASSIFICATION BY AMENDING ORDINANCE NO. 7697; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Minton Engineering, 300 North Port Dr., Cabot, AR, 72023, seeking a rezone of the herein described land to allow for a school on property located at 9701 White Oak Crossing, 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 April 14, 2020; 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 9701 White Oak Crossing, North Little Rock, Arkansas, from Multi-Family to Public was approved (8 affirmative votes, 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on April 14, 2020.

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 I-2 to O-1 to allow for a school on said property being located on 9701 White Oak Crossing and more particularly described as:

Lot 1, Academics Plus, City of North Little Rock, Pulaski County, AR (See maps attached hereto collectively as Exhibit A.)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Multi-Family to Public as reflected on the maps collectively attached hereto as Exhibit A 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 a school, that the rezoning of the above-described land as provided for herein to allow for such recognition 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 AT*

Diane Whitbey, City Clerk

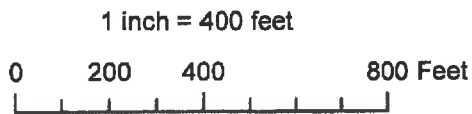
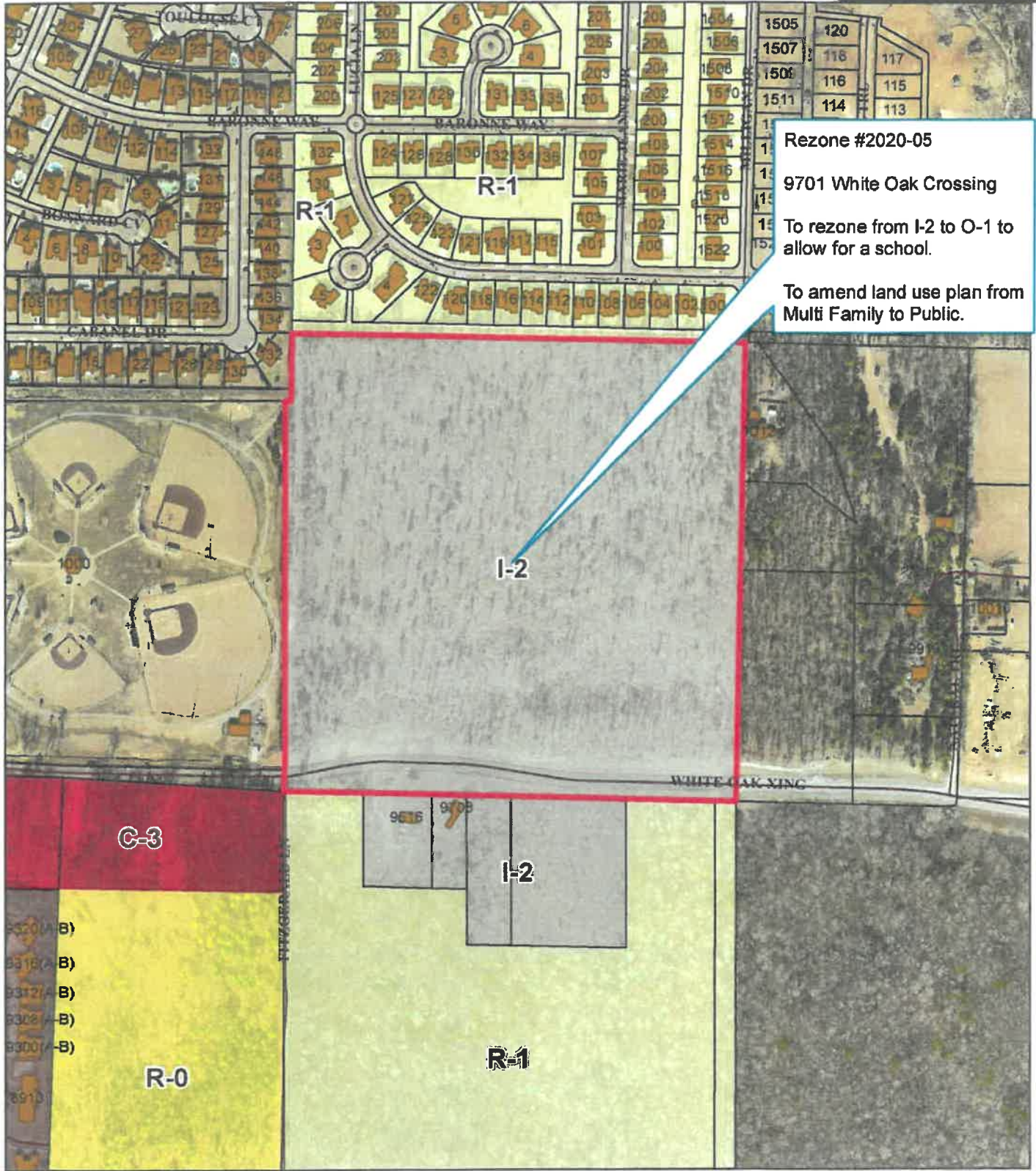
APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

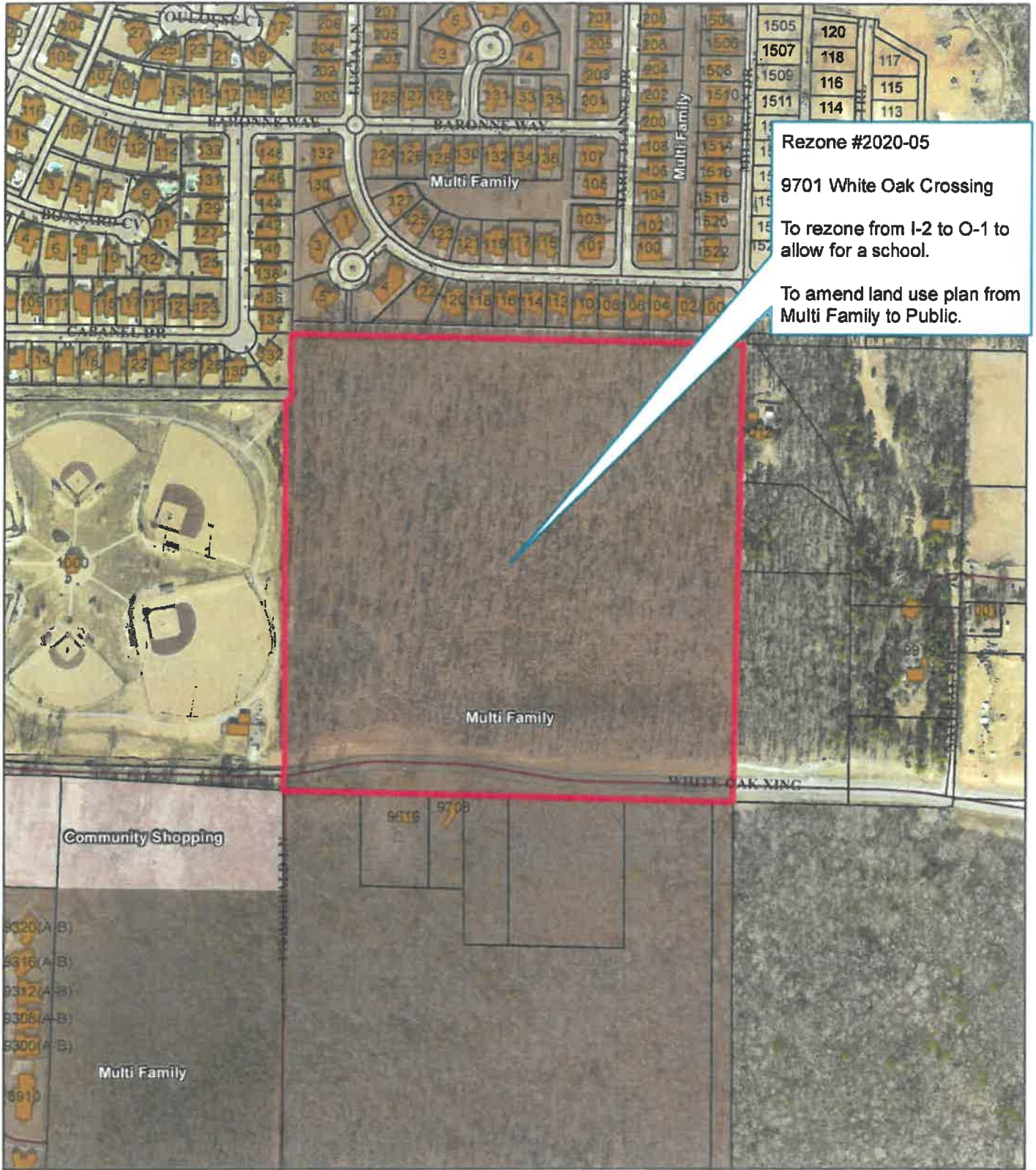
FILED <u>10:25</u> A.M. _____ P.M.
By <u>Amy Fields, CA</u>
DATE <u>4-21-20</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>[Signature]</u>

Rezone Case #2020-05

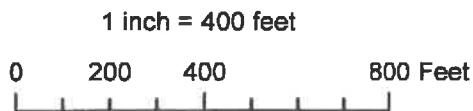


Date: 3/9/2020

Rezone Case #2020-05



Land Use Map

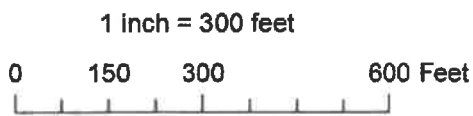


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OrthoMap

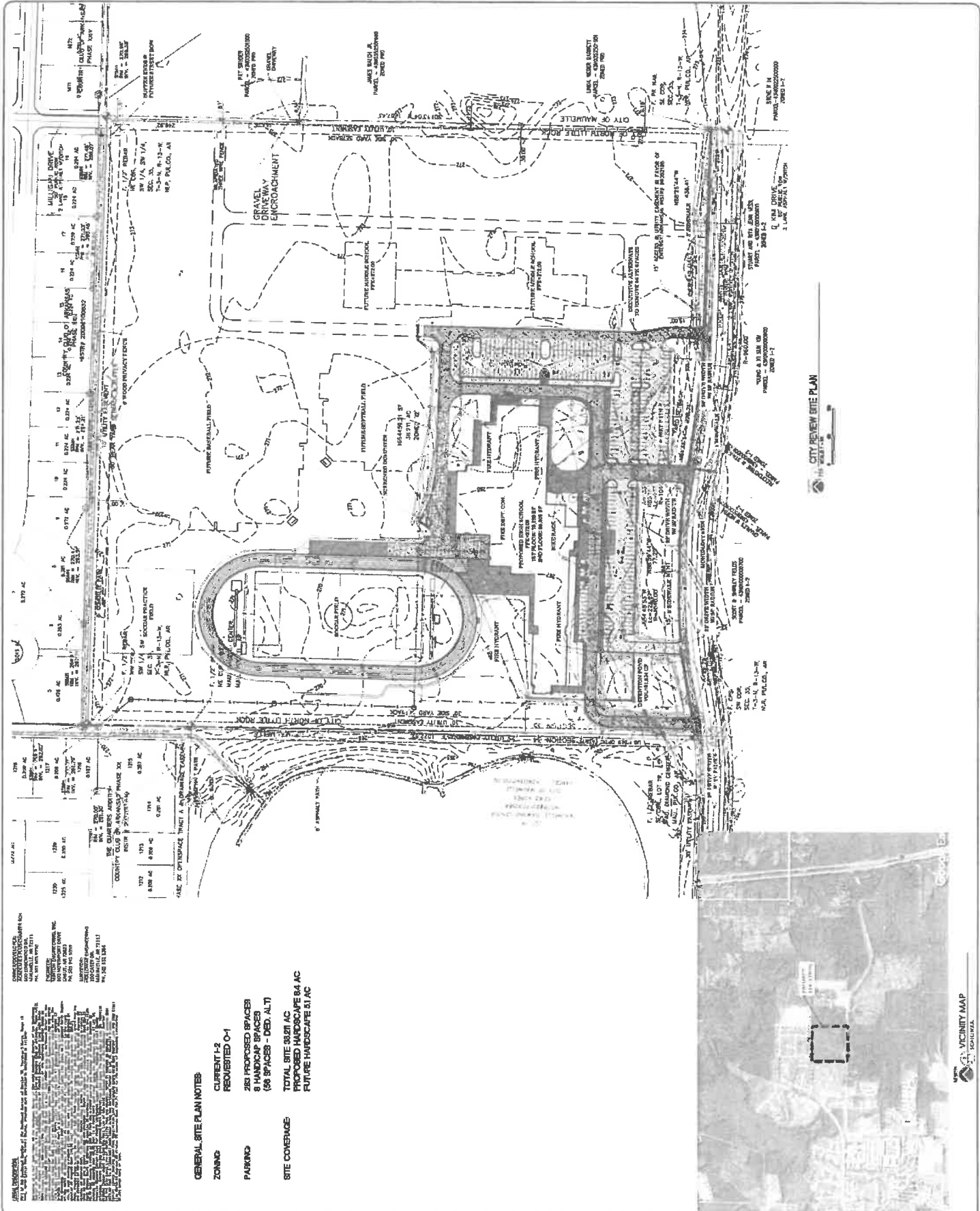


Date: 3/9/2020



DATE: 08/15/18
 PROJECT NO.: 1800000000
 SHEET NO.: 1111

C2.0
 1 of 1



GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH LITTLE ROCK ZONING ORDINANCE AND THE ARKANSAS ZONING ACT.
 2. THE SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF NORTH LITTLE ROCK PLANNING AND ZONING COMMISSION.
 3. THE SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF NORTH LITTLE ROCK CITY COUNCIL.
 4. THE SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF NORTH LITTLE ROCK CITY MANAGER.
 5. THE SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF NORTH LITTLE ROCK CITY CLERK.
 6. THE SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF NORTH LITTLE ROCK CITY ATTORNEY GENERAL.
 7. THE SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF NORTH LITTLE ROCK CITY ENGINEER.
 8. THE SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF NORTH LITTLE ROCK CITY SURVEYOR.
 9. THE SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF NORTH LITTLE ROCK CITY PLANNING AND ZONING COMMISSION.
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GENERAL SITE PLAN NOTES:
 ZONING: CURRENT L-2, REQUESTED O-1
 PARKING: 263 PROPOSED BRACES, 8 HANDICAP BRACES (58 BRACES - DEED, ALT)
 SITE COVERAGE: TOTAL SITE 88.281 AC, PROPOSED HANDSCAPE 84 AC, FUTURE HANDSCAPE 81 AC