

ORDINANCE NO. ____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 5800 ALPHA STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C-1 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 Arch Ford, 101 Bulldog Drive, Plumerville, Arkansas 72127, seeking a rezone of the herein described land to allow for a school on property located at 5800 Alpha Street, 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 5800 Alpha Street, North Little Rock, Arkansas, from Quiet Business 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 C-1 to O-1 to allow for a school on said property being located on 5800 Alpha Street and more particularly described as:

A tract of land located in the Fractional Northwest Quarter of the Fractional Southwest Quarter (NW SW) of Section Thirty-three (33), Township Two (2) North, Range Eleven (11) West, described as follows: Commence at the Northeast corner of Spanish Grant No. 2431 which is marked by a railroad rail run thence Westerly along the North line of Spanish Grant No. 2431 a distance of 388 feet to its intersection with the West line of said Section 33 which point is marked by an 1 " iron pipe; run thence North along the West line of Section 33 a distance of 105 feet until the North right-of-way line of the Arkansas Power and Light Company's transmission line to "Dixie" is intersected, which point is marked by an 1 " iron pipe and is the point of beginning for the description of the lands herein conveyed. From the point of beginning thus established run North along the West line of Section 33 a distance of 887.3 feet to the Northwest Corner of the Fractional Southwest Quarter of Section 33, which is marked by an 1 " iron pipe; run thence

East along the North line of said Fractional Southwest Quarter of Section 33 a distance of 685 feet to a point marked by an 1 " iron pipe, which is the Northeast Corner of the tract herein conveyed; run thence South and parallel to the West line of said Section 33 a distance of 978 feet to a point marked by an 1 " iron pipe (which is on the North line of a 70 foot easement for a road as shown on a survey hereinafter mentioned; then with an interior angle of 79 degrees 06 minutes run Westerly (along the North line of the easement aforesaid) a distance of 265 feet more or less to a point on the dividing line between Spanish Grants Nos. 2431 and 2418 produced Northward, which point is marked by an 1 " iron pipe; then with an interior angle of 264 degrees 00 minutes run Southerly (along the dividing line between Spanish Grants Nos. 2431 and 2418 produced as aforesaid) a distance of 70.2 feet to a point marked by an 1 " iron pipe; then with an interior angle of 96 degrees 00 minutes run Westerly a distance of 225 feet to a point marked by an 1 " iron pipe (which is on the North line of and 60 feet East of the Northwest Corner of a parcel of land identified as "A. P. & Lt. Co. Tract "B" on the survey previously referred to); then with an interior angle of 173 degrees 04 minutes run Westerly and along the North right-of-way line of Arkansas Power and Light Company's transmission line to "Dixie" a distance of 192 feet to the point of beginning. Said tract of land contains 15 acres, more or less. (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 Quiet Business 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:

Maurice Taylor

Council Member Maurice Taylor *by AF* Diane Whitbey, City Clerk

Linda Robinson

Council Member Linda Robinson *by AF*

APPROVED AS TO FORM:

Amy Beckman Fields

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>10:35</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><i>[Signature]</i></u>			

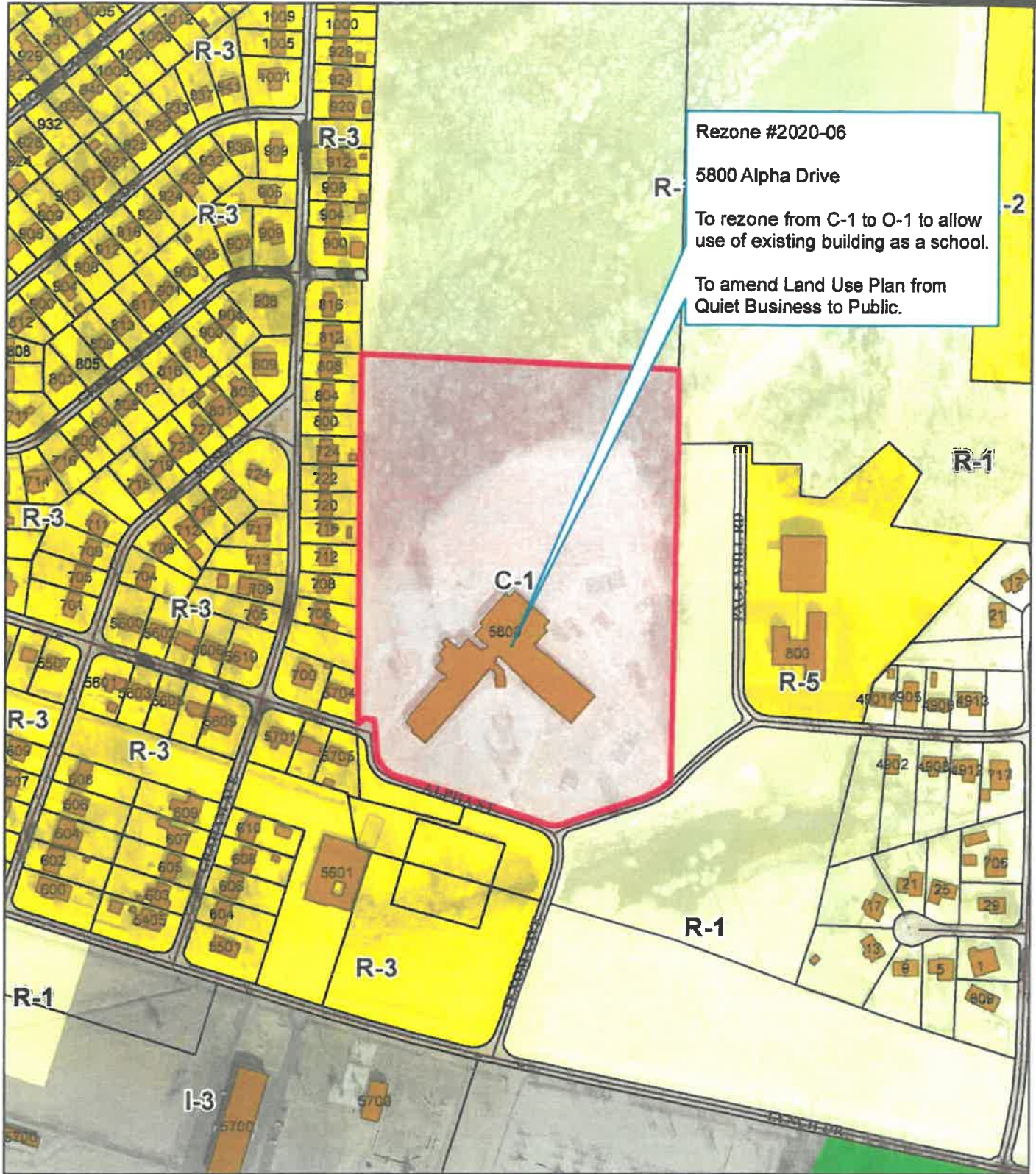
Rezone Case #2020-06

Rezone #2020-06

5800 Alpha Drive

To rezone from C-1 to O-1 to allow use of existing building as a school.

To amend Land Use Plan from Quiet Business to Public.



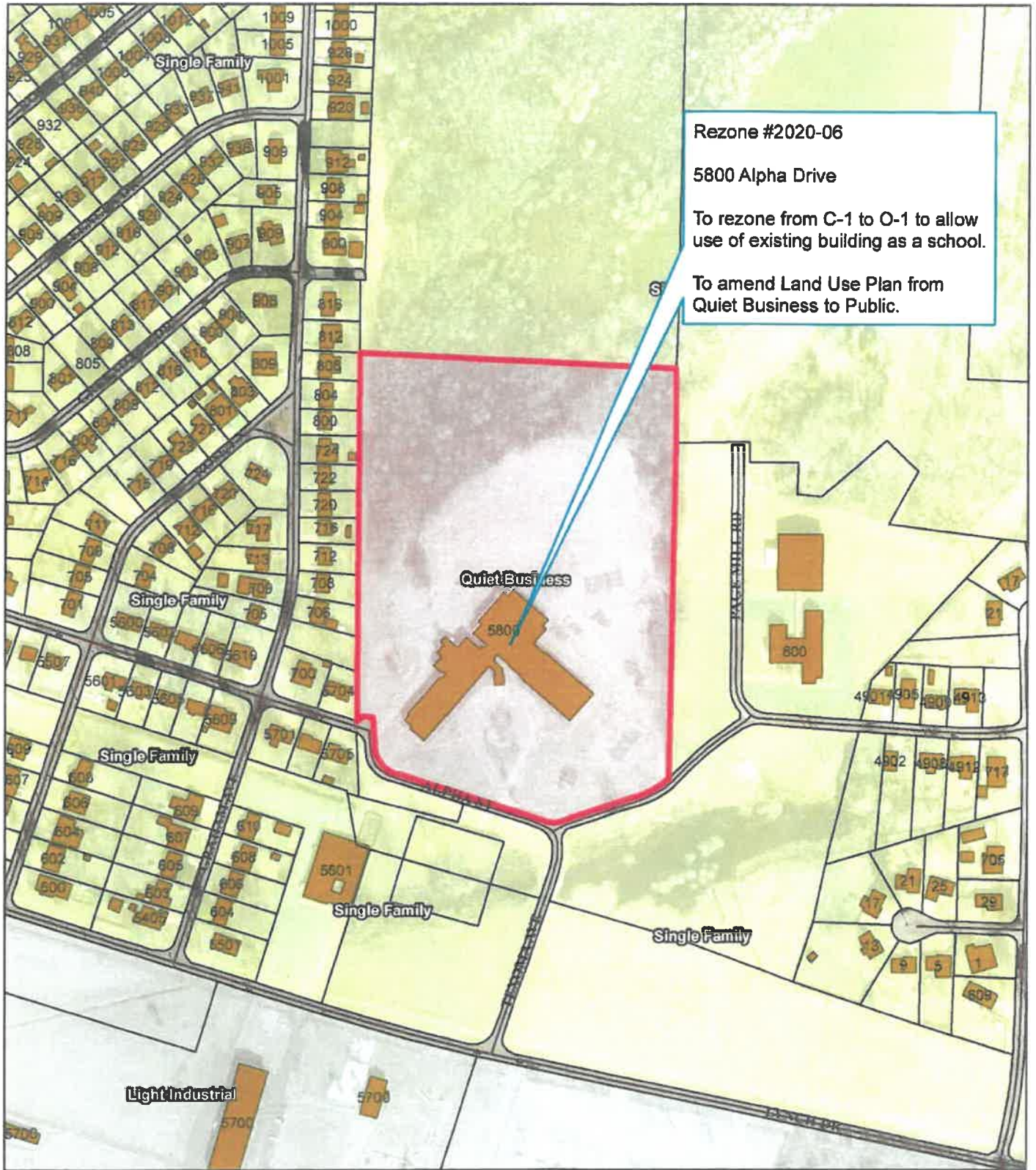
1 inch = 300 feet



Zoning Map

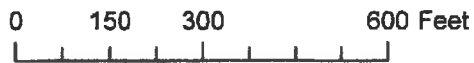
Date: 3/12/2020

Rezone Case #2020-06



Rezone #2020-06
5800 Alpha Drive
To rezone from C-1 to O-1 to allow use of existing building as a school.
To amend Land Use Plan from Quiet Business to Public.

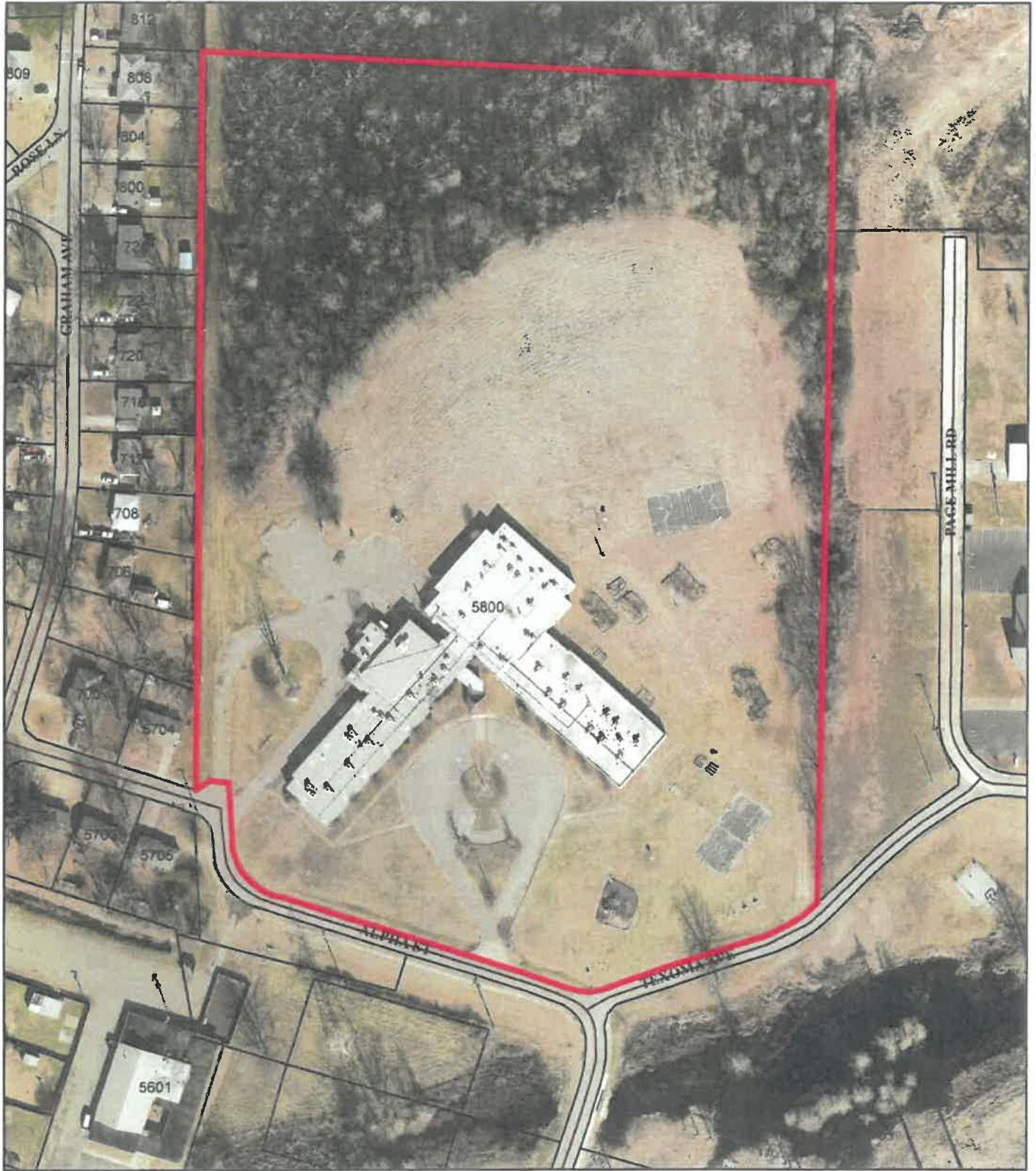
1 inch = 300 feet



Land Use Map

Date: 3/12/2020

Rezone Case #2020-06



1 inch = 150 feet

0 75 150 300 Feet



OrthoMap

Date: 3/12/2020