

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 4600 BRILEY ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM I-1 TO R-2 CLASSIFICATION BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; GRANTING A CONDITIONAL USE TO ALLOW A HIGH SCHOOL IN AN R-2 ZONE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by McClelland Consulting Engineers, Inc., 7302 Kanis Road, Little Rock, Arkansas 72203, seeking a zoning reclassification and a conditional use of the herein described land to allow a high school, 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 10, 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 4600 Briley Road in North Little Rock, Arkansas, from Light Industrial to Single Family, was approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on April 10, 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 I-1 to R-2 classification to allow for a high school on said property located 4600 Briley Road in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Lot 1, Block 1, Lisa Academy North Subdivision, City of North Little Rock, Pulaski County, Arkansas. (See Exhibit "A" and "B" attached hereto.)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended as reflected on the map attached hereto as Exhibit "C" and incorporated herein by reference.

SECTION 3: That a conditional use is approved a high school in a R-2 zone for the herein described property subject to the following:

- a) Applicant must meet the requirements of the Site Plan Review process.
- b) All structures located on the lot must meet all applicable Federal, State, County and City requirements and codes.
- c) Applicant/owner must obtain a business license to be issued after inspection by Planning Staff and confirmation that all requirements have been met.
- d) The applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 5: 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 6: It is hereby found and determined that the City benefits from development within its boundaries, that the rezoning and conditional use of the above-described land as provided for herein to allow a high school 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:

MURRY WITCHER
Council Member Murry Witcher *by AP*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

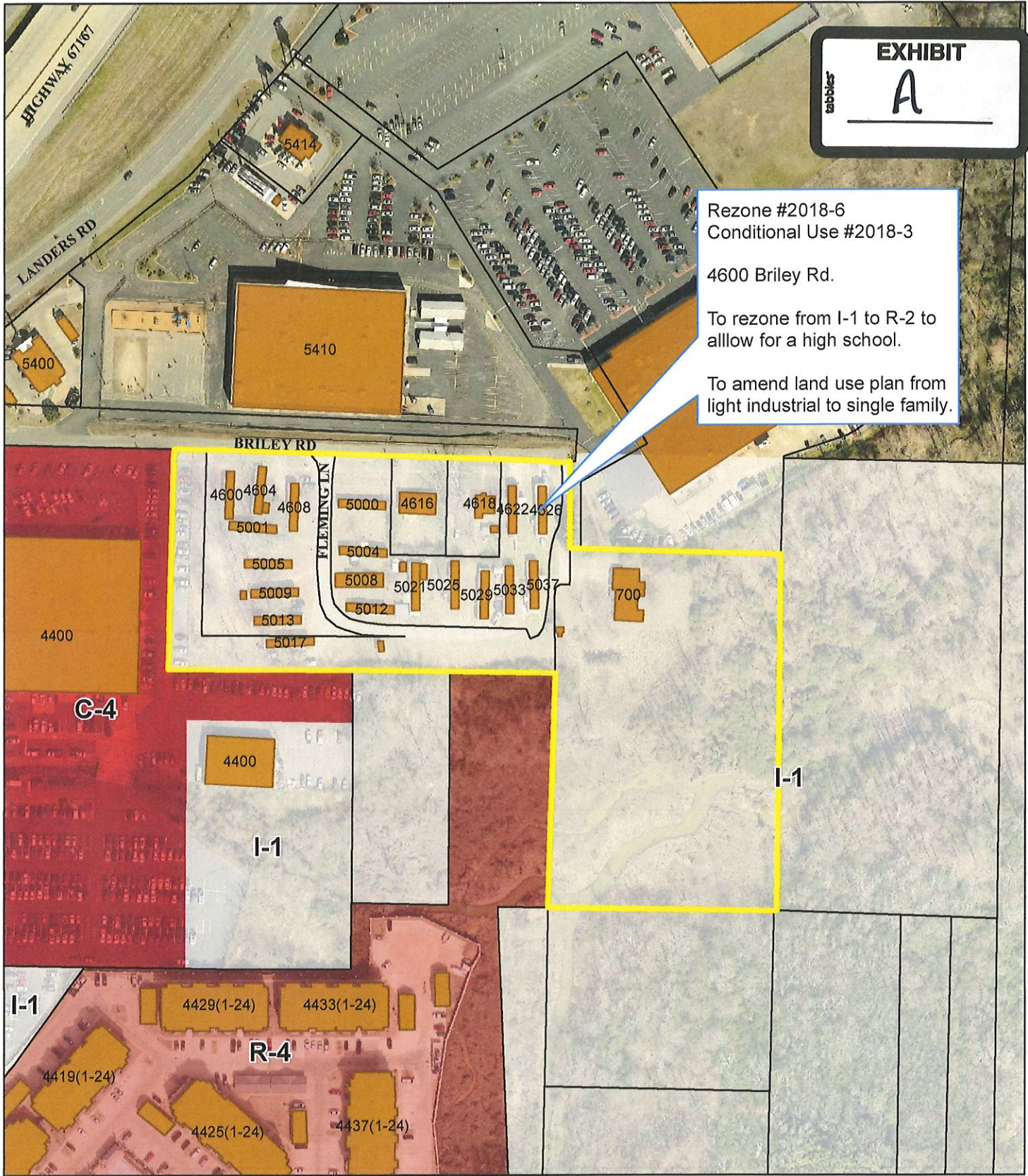
Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

FILED	10:56	A.M.	_____	P.M.
By	<u>City Atty Amy fields</u>			
DATE	<u>5-8-18</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>W. Thomas</u>			

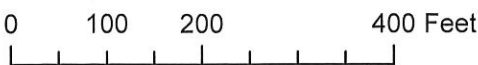
Rezone Case #2018-6 and Conditional Use #2018-3

EXHIBIT
A



Rezone #2018-6
 Conditional Use #2018-3
 4600 Briley Rd.
 To rezone from I-1 to R-2 to allow for a high school.
 To amend land use plan from light industrial to single family.

1 inch = 200 feet

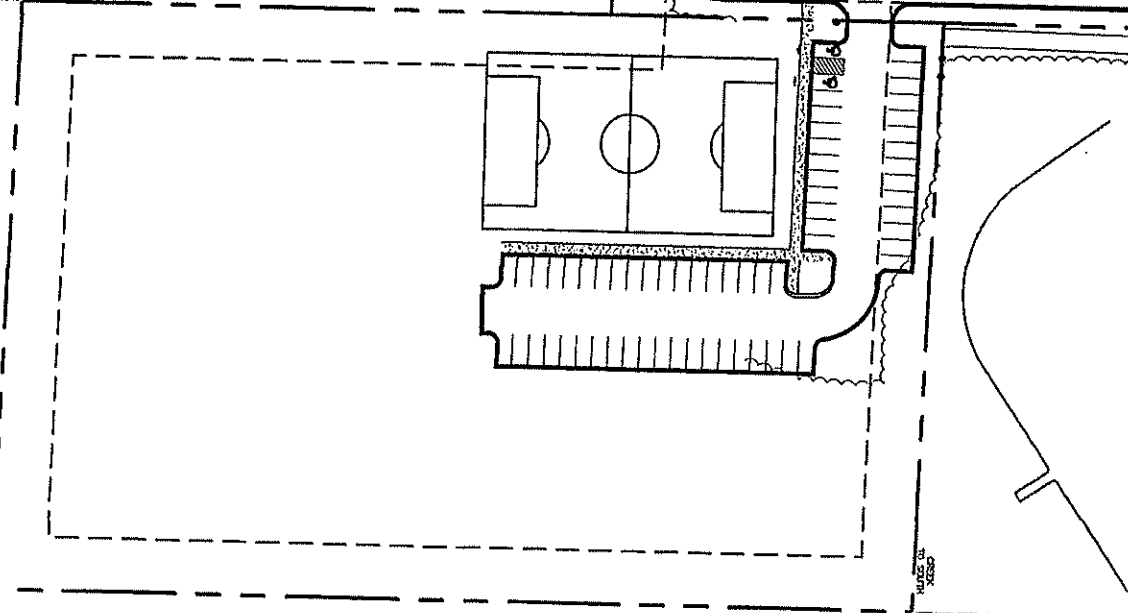
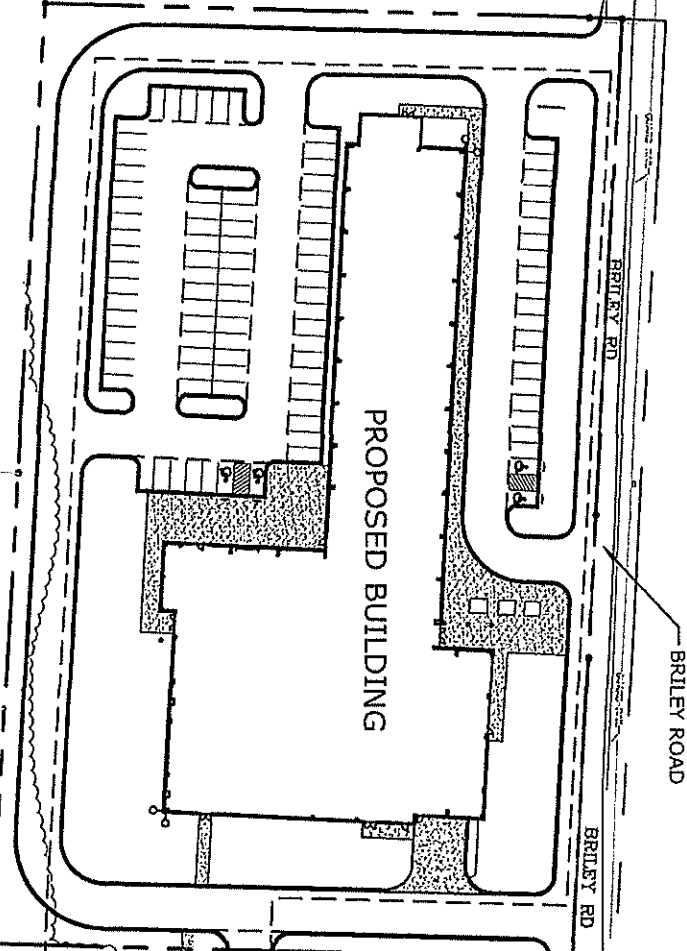


Date: 2/28/2018

EXHIBIT

B

tabbies



PROJECT ENGR: EH4	DRAWN BY: EH4
DATE: 02-27-2018	
SCALE: 1"=100'	JOB NUMBER: 18-5701

LISA ACADEMY NORTH
HIGH SCHOOL CAMPUS
CONDITIONAL USE - DEVELOPMENT PLAN

CU1.0

MCE McCLELLAND
CONSULTING
ENGINEERS, INC.
DESIGNED TO SERVE

1100 N. College Fayetteville, AR 72702
3001 Kenda Rd. Little Rock, AR 72201
400 S. Green Rd. St. 403 Tulsa, OK 74146
PH: 479-443-1517 FAX: 501-371-0212 PH: 918-418-4803

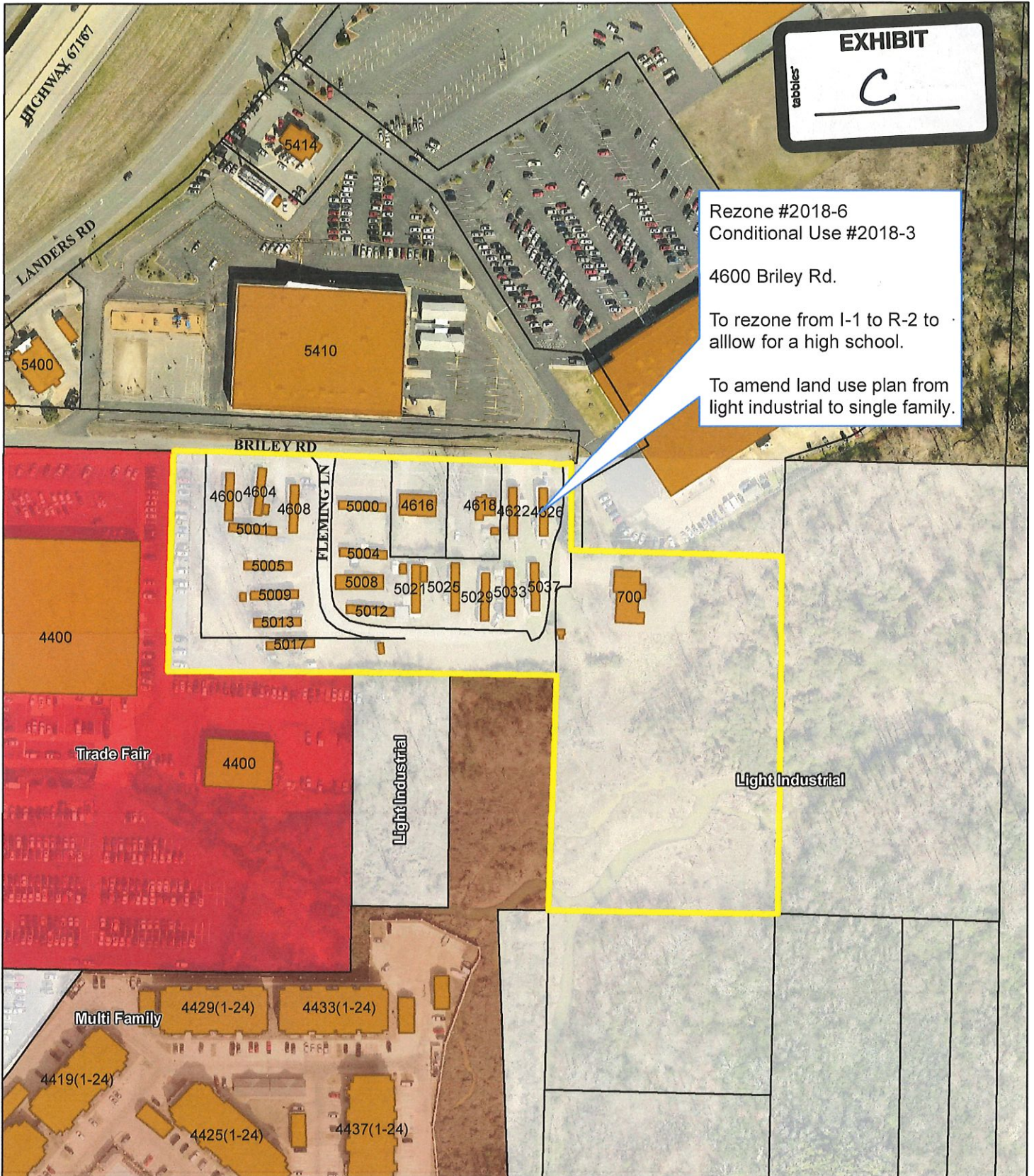
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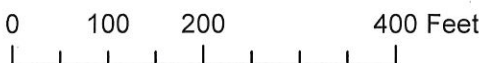
Rezone Case #2018-6 and Conditional Use #2018-3

EXHIBIT
tabbies
C

Rezone #2018-6
Conditional Use #2018-3
4600 Briley Rd.
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1 inch = 200 feet



Land Use Map

Date: 2/28/2018

