

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 4901 ALLEN STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM O-1 TO R-3 BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a rezone of the herein described land from O-1 to R-3, 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.

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 O-1 to R-3 to allow for single family residential development, said property being located at 4901 Allen Street, in North Little Rock, Pulaski County, Arkansas, and more particularly described as:

PART OF THE SOUTH 3/4 OF THE SW1/4 SE1/4, SECTION 15, TOWNSHIP 2 NORTH, RANGE 12 WEST, NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE LEVY METHODIST CHURCH SUBDIVISION; THENCE N 01° 38' 20" E ALONG THE WESTERN RIGHT-OF-WAY LINE OF ALLEN STREET (50 ROW) FOR 240.27 FEET TO THE POINT OF BEGINNING; THENCE N 88° 56' 34" W FOR 304.31 FEET; THENCE N 01° 03' 26" E FOR 110.21 FEET; THENCE N 02° 36' 21" W FOR 60.34 FEET; THENCE N 02° 54' 18" E FOR 67.39 FEET; THENCE N 12° 43' 48" E FOR 66.25 FEET; THENCE N 16° 30' 04" E FOR 57.47 FEET; THENCE N 04° 57' 53" E FOR 44.39 FEET; THENCE N 02° 20' 53" E FOR 45.44 FEET; THENCE S 87° 39' 07" E FOR 277.79 FEET TO SAID WESTERN RIGHT-OF-WAY LINE; THENCE S 01° 38' 20" W ALONG SAID RIGHT-OF-WAY LINE FOR 441.54 FEET TO THE POINT OF BEGINNING, CONTAINING 132,663 SQUARE FEET OR 3.046 ACRES, MORE OR LESS. (See maps attached hereto collectively as Exhibit A.)

SECTION 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3. 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 4: It is hereby found and determined that the City benefits from growth and development within its boundaries, that the rezoning of the above-described land as provided for herein to allow 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:

Steve Baxter
Council Member Steve Baxter *by AP*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

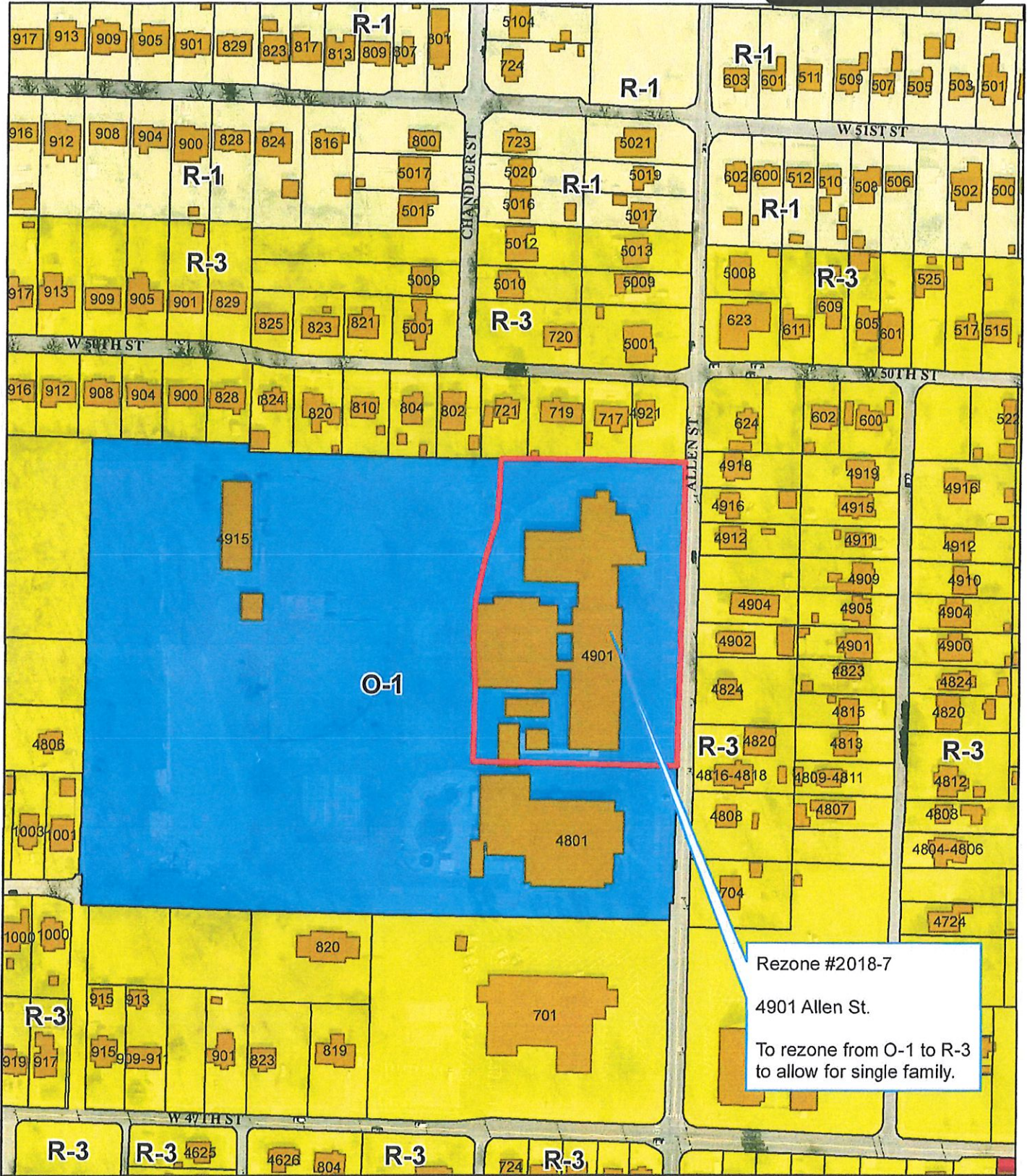
Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

FILED <u>10:56</u> 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>H. Thomas</u>

Rezone Case #2018-7

EXHIBIT
A

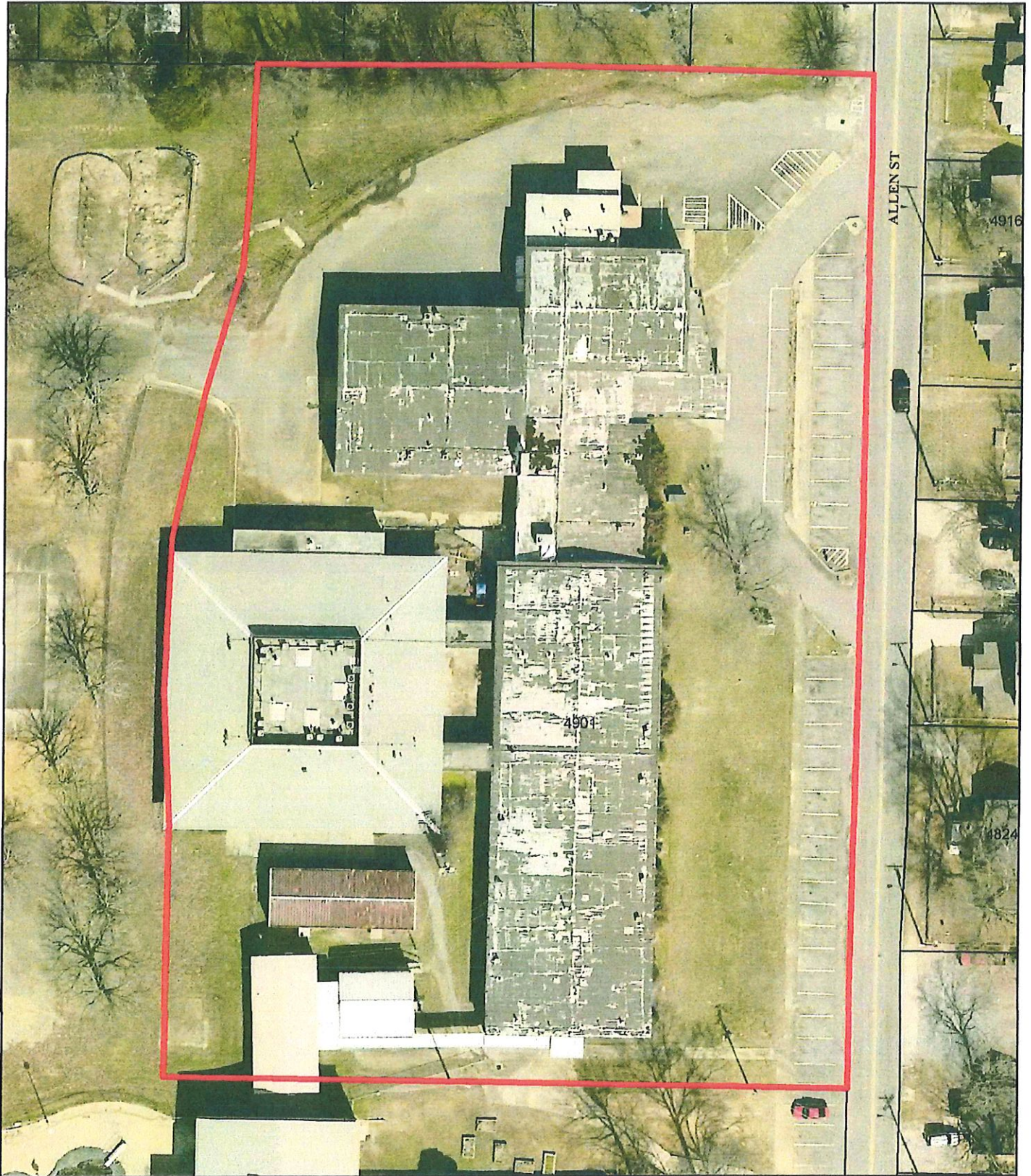


1 inch = 200 feet

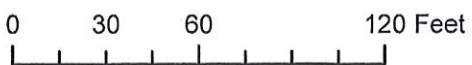


Date: 3/14/2018

Rezone Case #2018-7



1 inch = 60 feet



Ortho Map

Date: 3/14/2018

