

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 9011 HIGHWAY 70 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C-3 AND C-4 TO I-2 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 Marlar Engineering, 5318 John F. Kennedy Boulevard, North Little Rock, Arkansas 72116, seeking a rezone of the herein described land from C-3 and C-4 to I-2 to allow for warehouses with office space, which application was duly considered and approved (7 affirmative votes, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on June 13, 2017.

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 9011 Highway 70 in North Little Rock, Arkansas, from Trade Fair to Light Industrial, was approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on June 13, 2017.

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-3 and C-4 to I-2 to allow for warehouses with office space, said property being located at 9011 Highway 70, in North Little Rock, Pulaski County, Arkansas, and more particularly described as:

Lots 1-15, Royal Business Park, City of North Little Rock, Pulaski County, Arkansas. (See maps attached hereto as Exhibits A, B and C.)

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 D and incorporated herein 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 That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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.

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SECTION 5: 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 light industrial 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:

Linda Robinson
Council Member Linda Robinson *by AF*

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

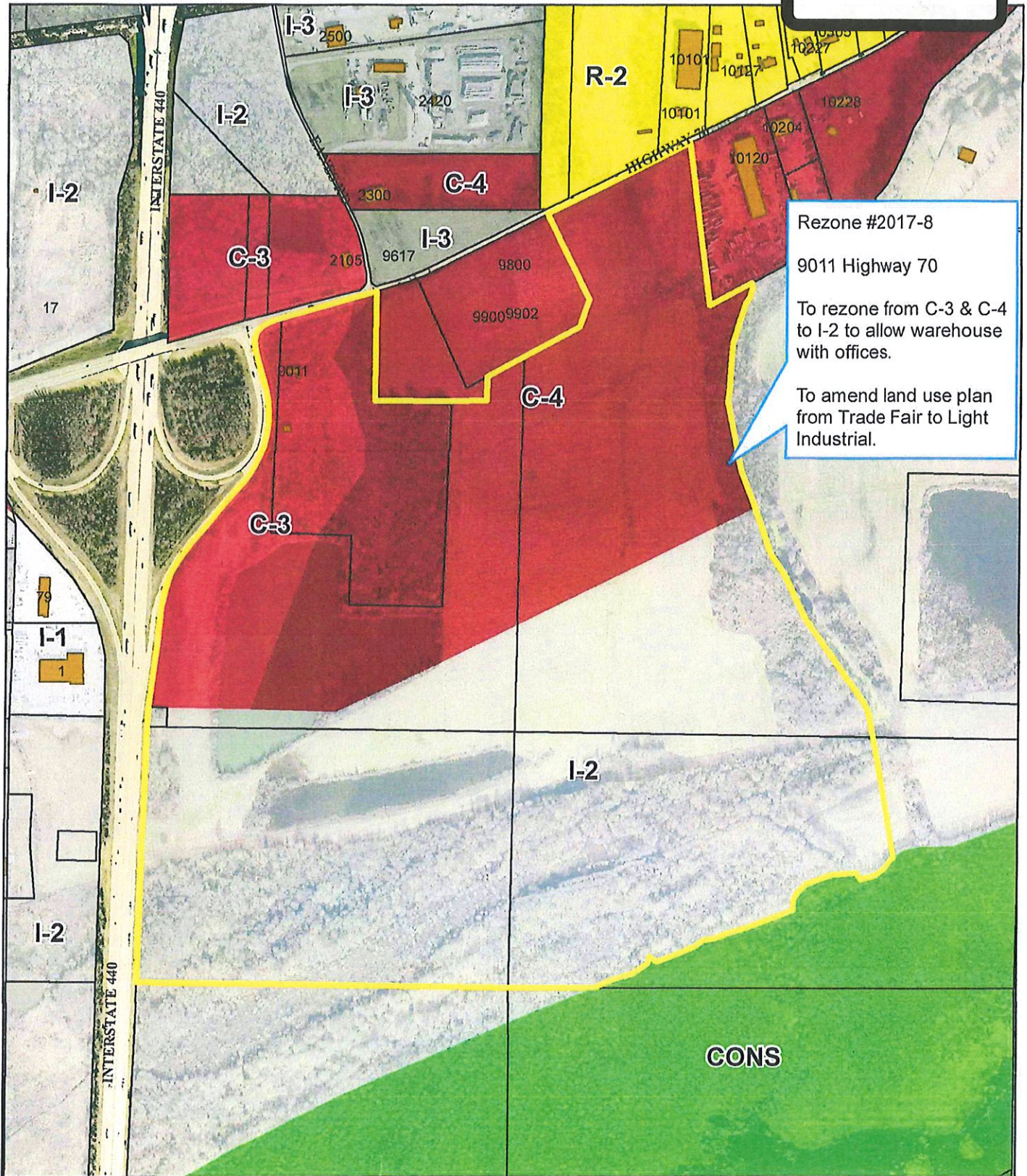
FILED <u>10:56</u> A.M. _____ P.M.
By <u>A. Fields</u>
DATE <u>5-8-18</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>J. Usery</u>

Rezone Case #2017-8

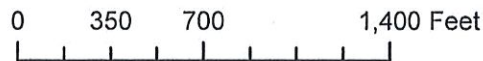
EXHIBIT

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A



1 inch = 700 feet



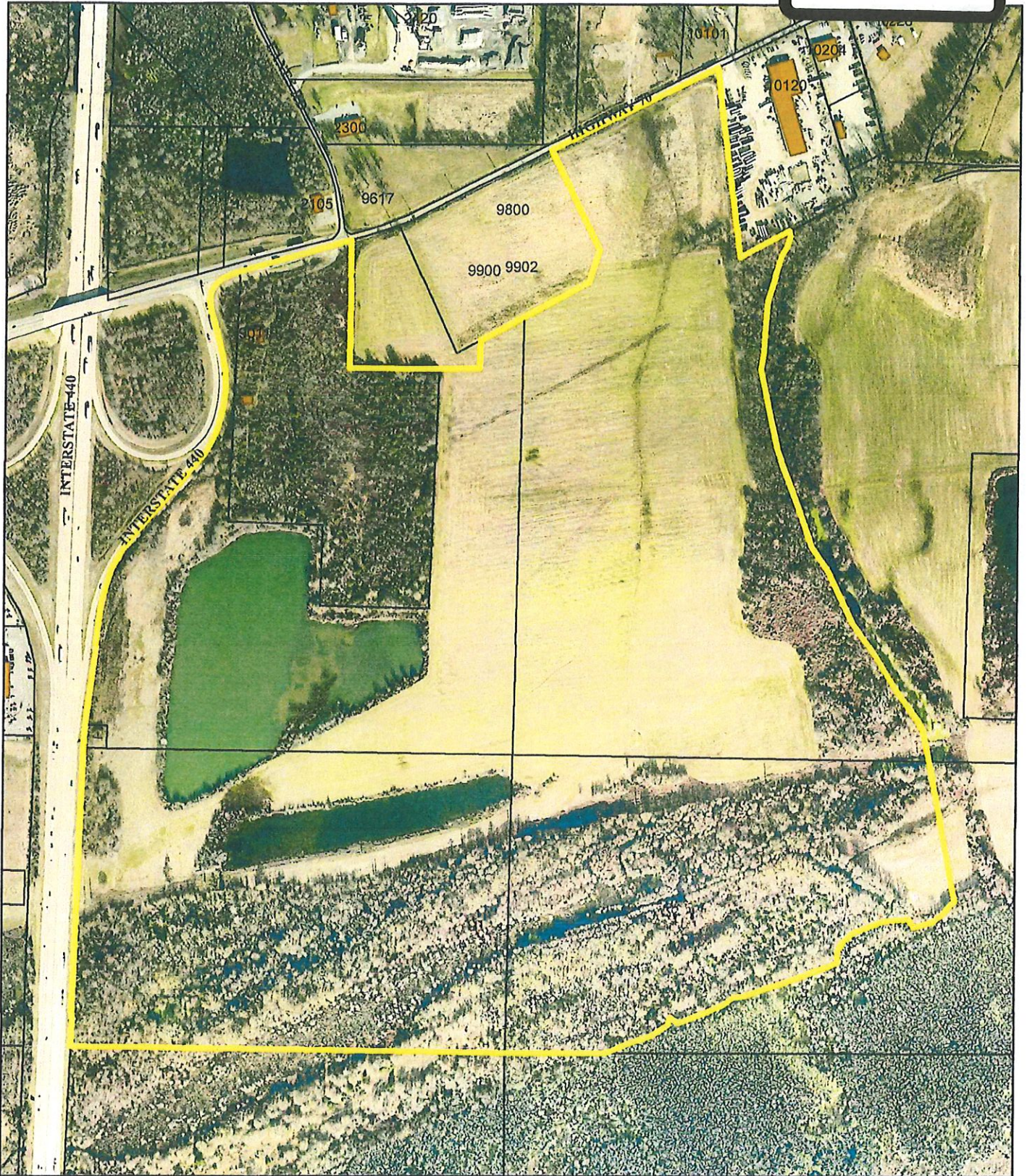
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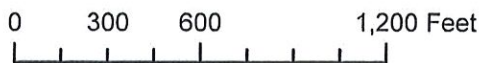
Rezone Case #2017-8

EXHIBIT

B



1 inch = 600 feet



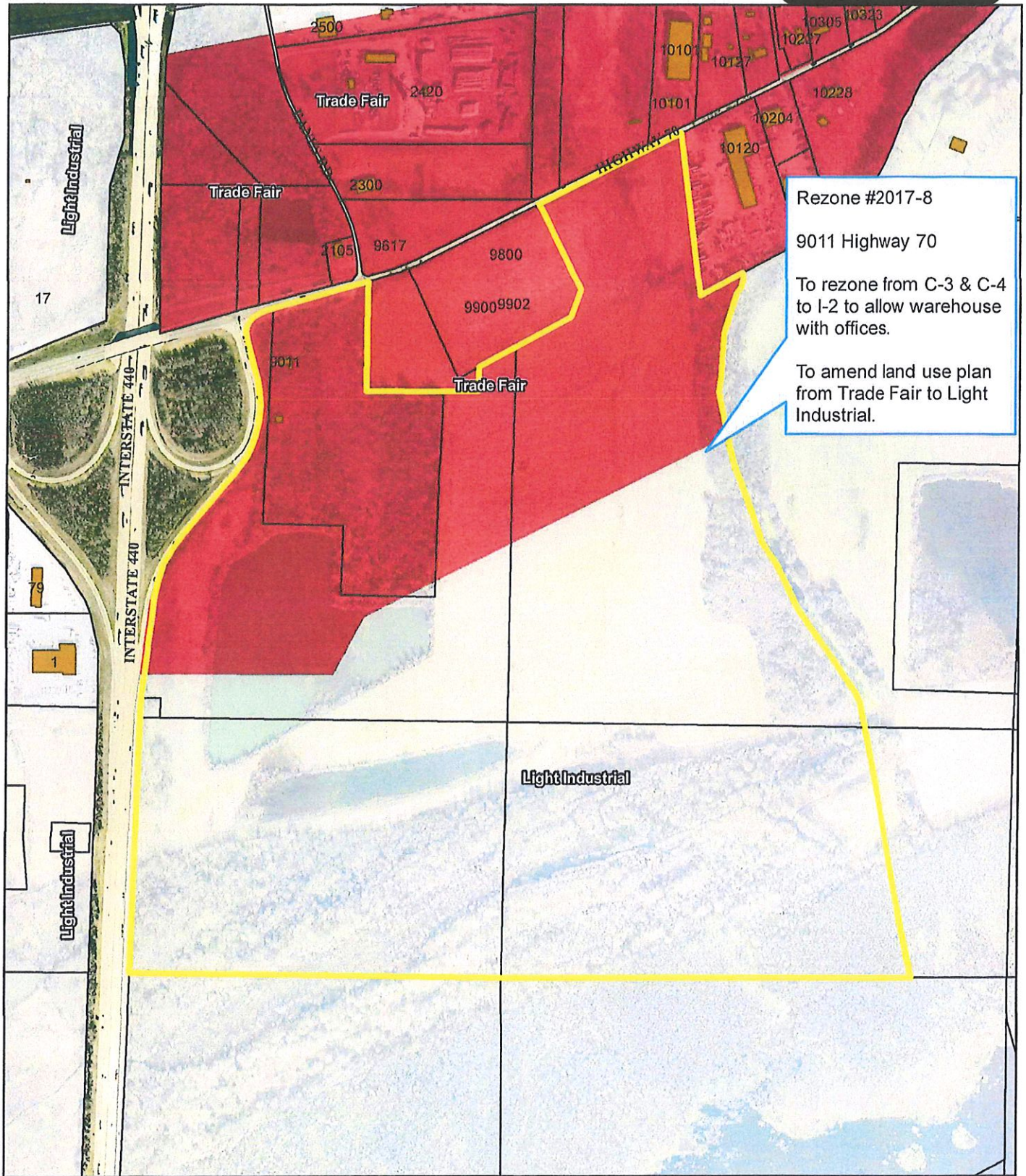
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Rezone Case #2017-8

EXHIBIT

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D

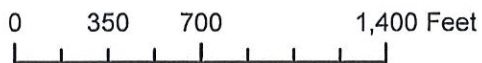


Rezone #2017-8
9011 Highway 70
To rezone from C-3 & C-4 to I-2 to allow warehouse with offices.
To amend land use plan from Trade Fair to Light Industrial.



Land Use Map

1 inch = 700 feet



Date: 4/26/2017