

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 11801 INTERSTATE 40 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM C-3 TO I-1 CLASSIFICATION 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 McGetrick & McGetrick Engineering, 11601 Bass Pro Parkway, Little Rock, AR 72210, seeking a reclassification of the herein described land to allow for truck parking, 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 May 9, 2017; 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 11801 Interstate 40 in North Little Rock, Arkansas, from Community Shopping 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 May 9, 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 is hereby amended by changing the classification of certain lands from C-3 to I-1 classification to allow for truck parking on said property located at 11801 Interstate 40 in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Lot 1R, Love's Country Store Addition, City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A", "B" and "C" 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 "D" 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 provisions 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 growth within its boundaries, that the rezoning of the above-described land as provided for herein to allow for truck parking 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  
Alderman Maurice Taylor *by AF*

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter  
C. Jason Carter, City Attorney *by AF*

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED \_\_\_\_\_ A.M. \_\_\_\_\_ P.M.

By \_\_\_\_\_

DATE \_\_\_\_\_

**Diane Whitbey, City Clerk and Collector  
North Little Rock, Arkansas**

RECEIVED BY \_\_\_\_\_

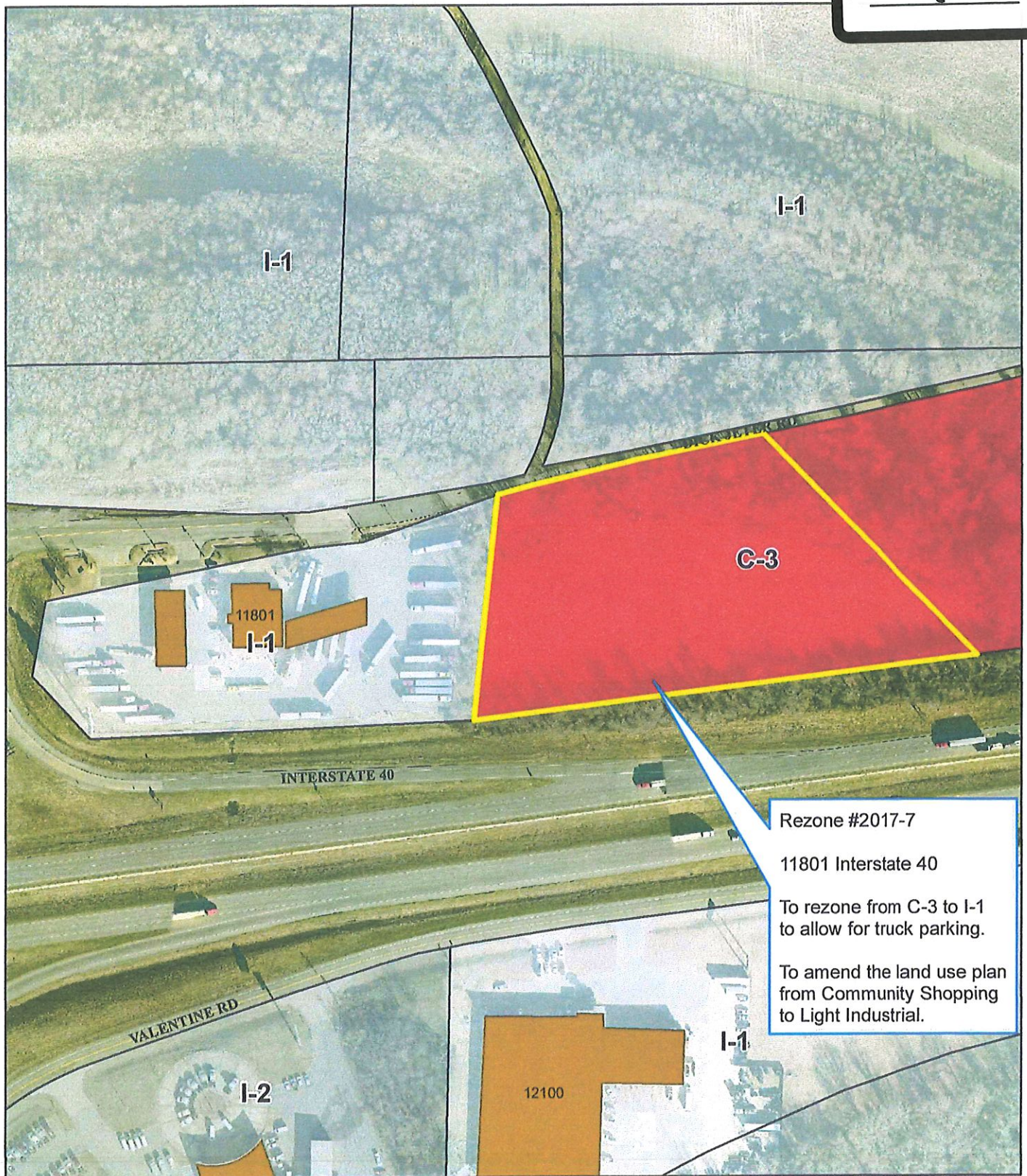


# Rezone Case #2017-7

EXHIBIT

"A"

tabbies



Rezone #2017-7

11801 Interstate 40

To rezone from C-3 to I-1  
to allow for truck parking.

To amend the land use plan  
from Community Shopping  
to Light Industrial.

1 inch = 200 feet

0 100 200 400 Feet



Zoning Map

Date: 4/14/2017



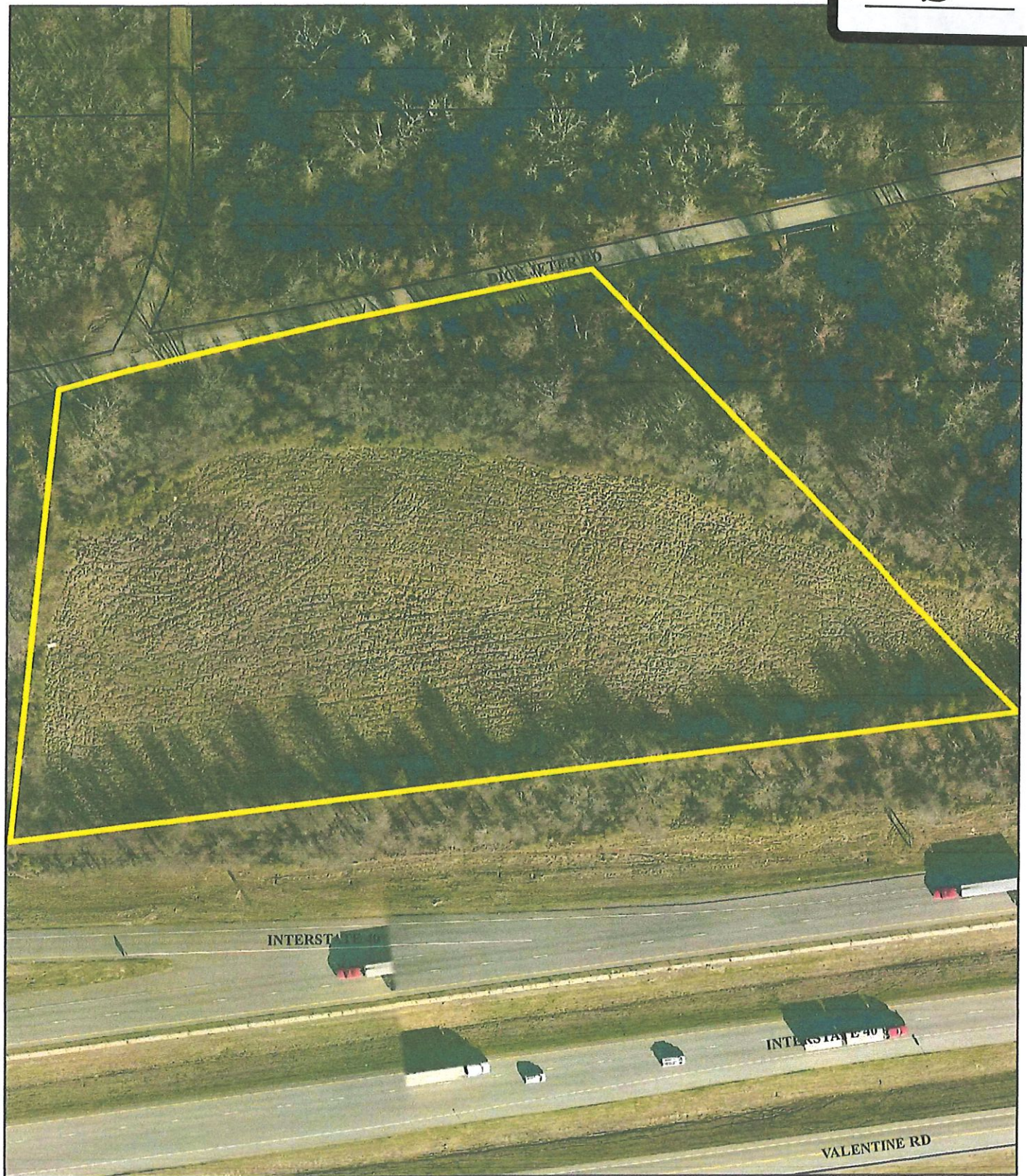


# Rezone Case #2017-7

EXHIBIT

tabbles

"B"



Ortho Map

1 inch = 100 feet

0 100 200 Feet

Date: 4/14/2017

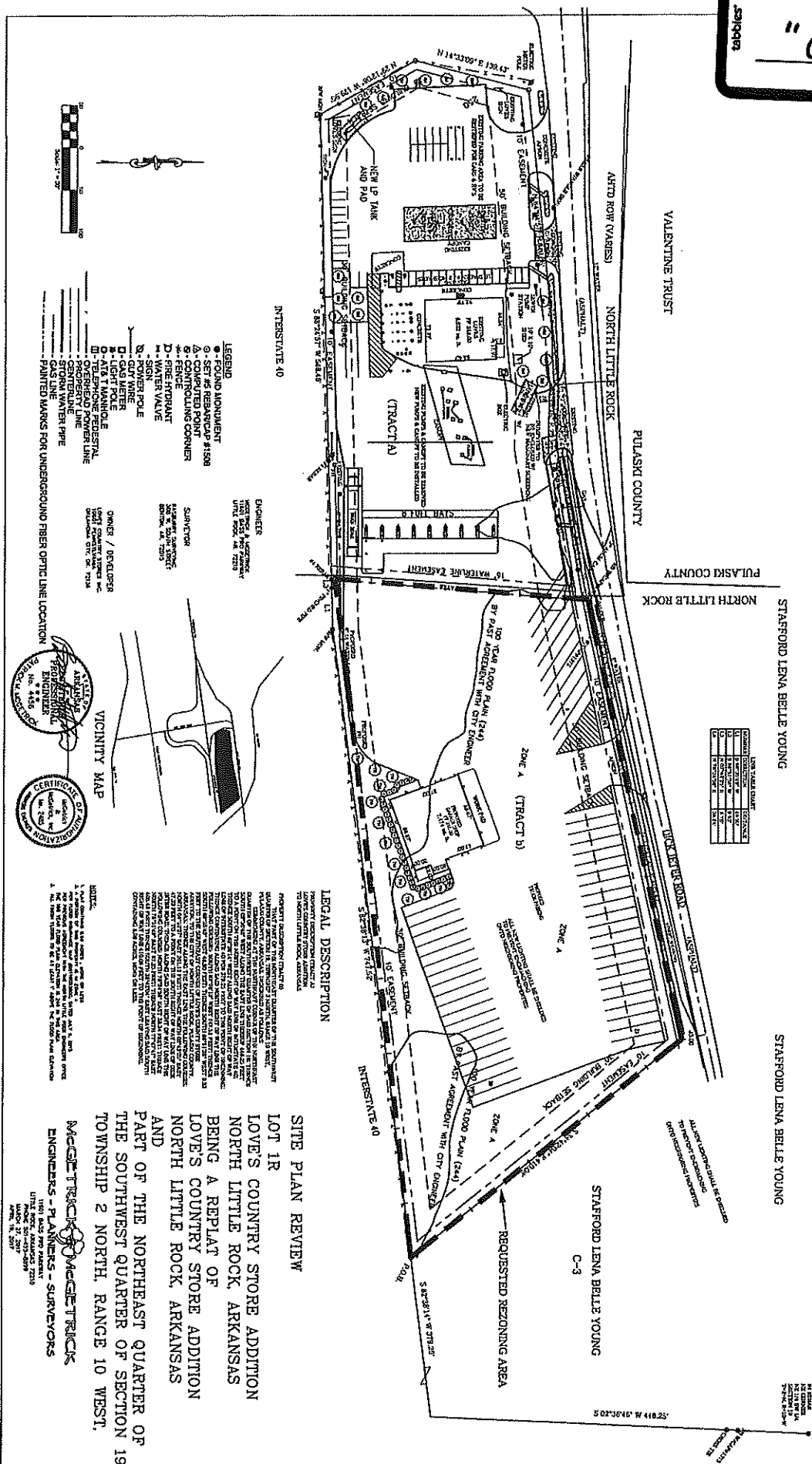




tabbies" "C"

REF	EQUATION	CONCENTRATION	ISOTHERMAL NAME	EXCEPTION
Q1	24	CONCENTRA HOLE	RIE CONCENTRA	5 CAL, 10-20 MT
T1	12	THIN FILM	ADSORPTION	10-15 MT
B1	18	BIOL. KINETICS	ADSORPTION	10-15 MT

Monomer	Concentration	Conc. %
1	0.001	0.001
2	0.001	0.001
3	0.001	0.001
4	0.001	0.001
5	0.001	0.001
6	0.001	0.001
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8	0.001	0.001
9	0.001	0.001
10	0.001	0.001
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100	0.001	0.001



### LEGAL DESCRIPTION

## SITE PLAN REVIEW

LOVES COUNTRY STORE ADDITION  
NORTH LITTLE ROCK, ARKANSAS  
BEING A REPEAT OF  
LOVES COUNTRY STORE ADDITION  
NORTH LITTLE ROCK, ARKANSAS  
AND  
PART OF THE NORTHEAST QUARTER OF  
THE SOUTHWEST QUARTER OF SECTION 19  
TOWNSHIP 2 NORTH, RANGE 10 WEST.

MEGETTRICK MEGETTRICK  
ENGINEERS - PLANNERS - SURVEYORS  
1905 STATE ROAD 100

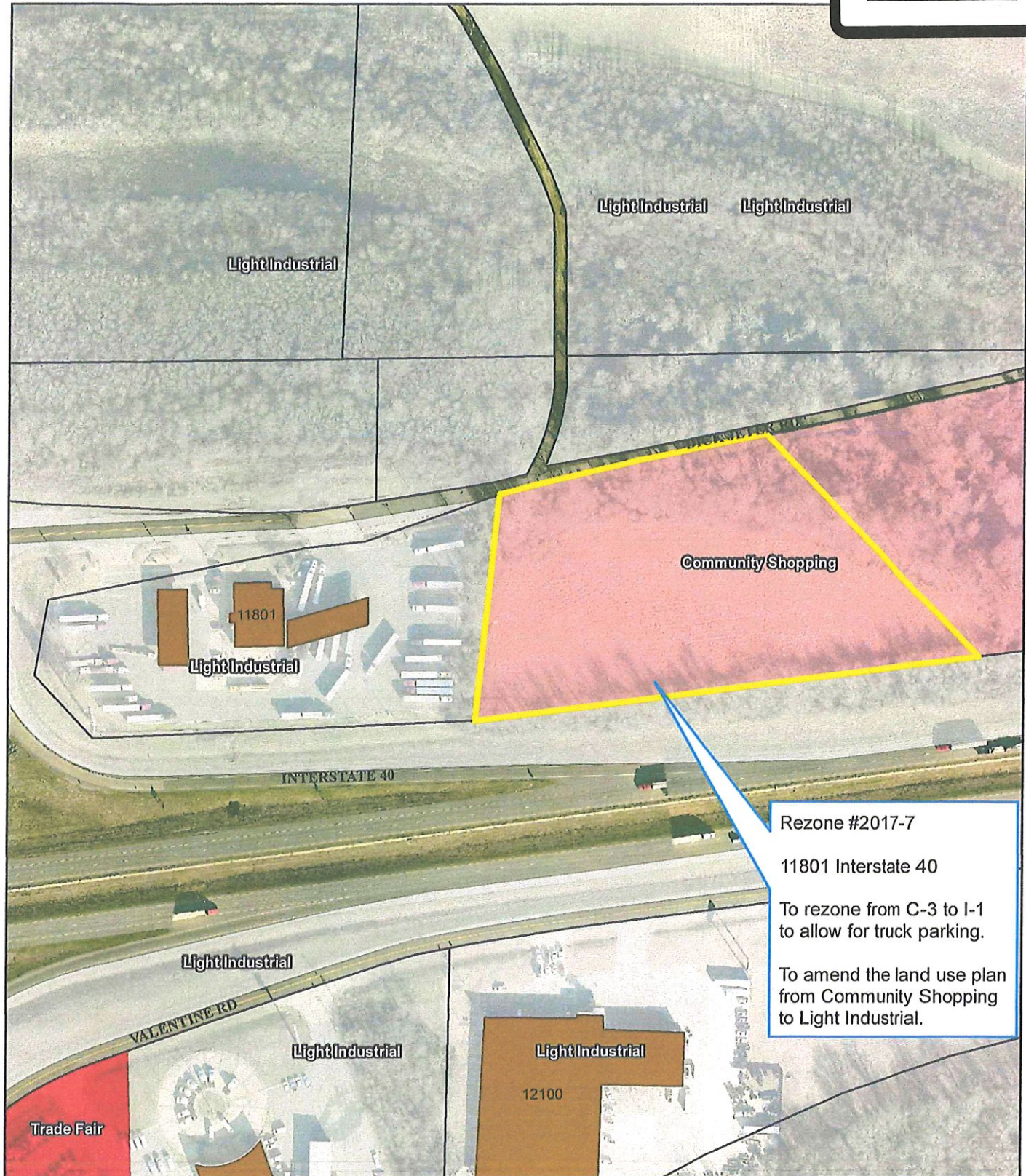
LITTLE ROCK, ARKANSAS 72205  
 1101 S. GUYTON ST.  
 PHONE 501-653-6570  
 FAX 501-653-6570  
 APRIL 18, 2017



# Rezone Case #2017-7

EXHIBIT

"D"



Land Use Map

1 inch = 200 feet

0 100 200 400 Feet

Date: 4/14/2017

