

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED NORTH OF ROCKWATER BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM R-4 TO R-3 CLASSIFICATION TO ALLOW FOR DUPLEXES 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 Thomas Engineering, 3810 Lookout Road, North Little Rock, AR 72116, seeking a reclassification of the herein described land from R-4 to R-3 classification to allow for duplexes; which application was duly considered and approved (9 affirmative votes; 0 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on June 12, 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 north of Rockwater Boulevard, North Little Rock, Arkansas, from Community Shopping to Single Family was approved (9 affirmative votes; 0 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on June 12, 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 R-4 to R-3 to allow for duplexes on said property located north of Rockwater Boulevard in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

THE NORTH HALF OF LOTS 17 & 18, BLOCK 10, GILES ADDITION, CITY OF NORTH LITTLE ROCK, ARKANSAS

AND

PART OF LOTS 9 AND 10, BLOCK 12, GILES ADDITION, CITY OF NORTH LITTLE ROCK, ARKANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 10 WHICH IS FIVE FEET WEST OF THE NORTHEAST CORNER OF LOT 10, THENCE IN A SOUTHERLY DIRECTION ON A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF LOT 9, WHICH IS FIVE

FEET EAST OF THE SOUTHWEST CORNER OF LOT 9; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 9 AND 10 TO THE SOUTHWEST CORNER OF LOT 10 TO THE POINT OF BEGINNING. (See maps attached as Exhibits A and B, respectively, hereto.)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Community Shopping to Single Family as reflected on the map attached hereto as Exhibit C 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: That it is hereby found and determined that the City benefits from growth within its boundaries; that the rezoning of the above-described lands as provided for herein to allow for 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:

Linda Robinson
Council Member Linda Robinson *LR*

Diane Whitbey, City Clerk

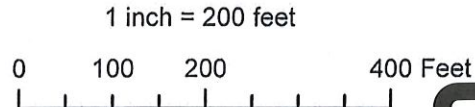
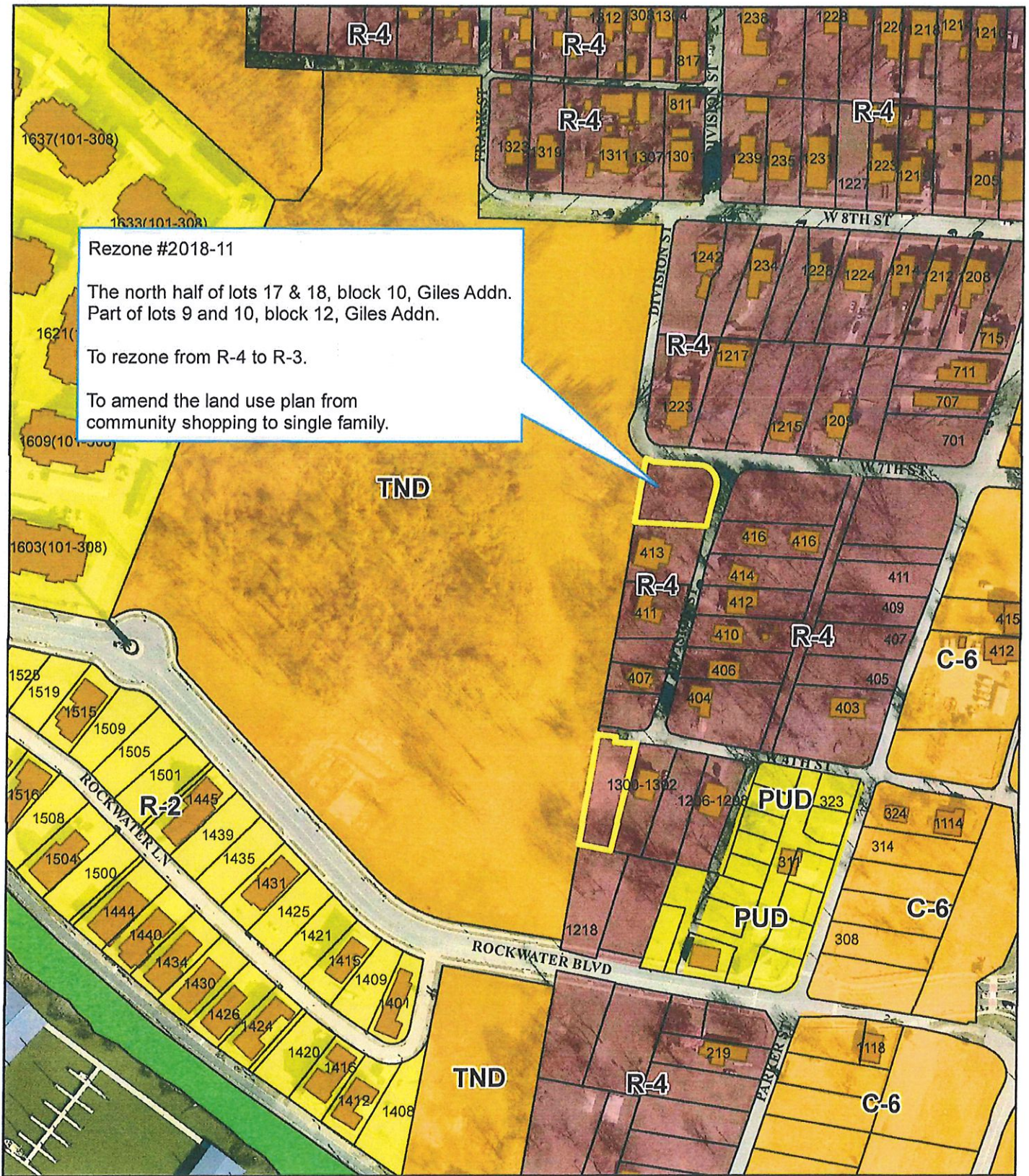
APPROVED AS TO FORM:

Amy Beckman
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

FILED	<u>11:55</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>6-19-18</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

Rezone Case #2018-11



Date: 6/19/2018

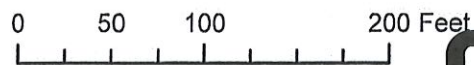
EXHIBIT
A



Rezone Case #2018-11



1 inch = 100 feet



Date: 6/19/2018



Ortho Map

EXHIBIT

B



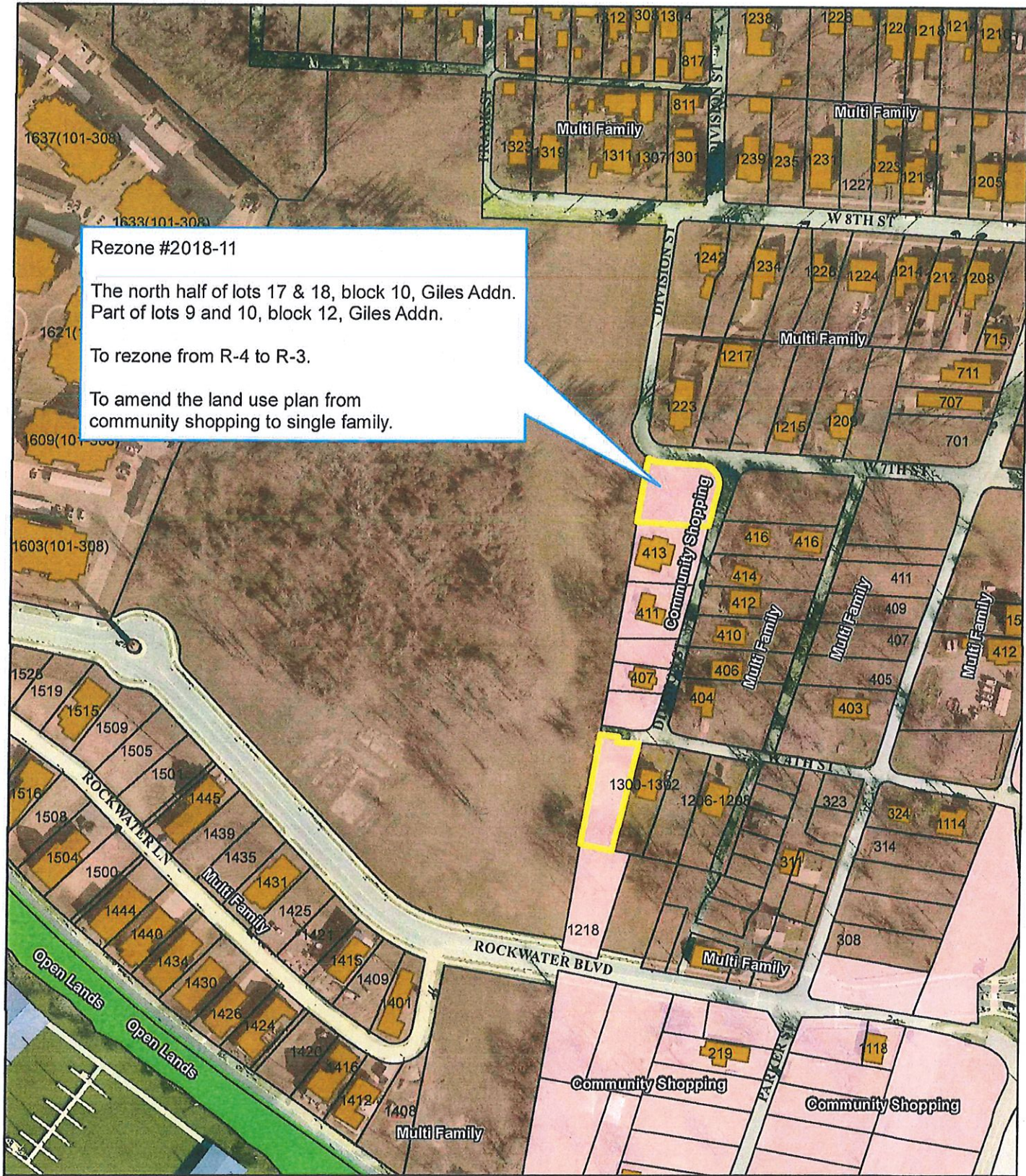
Rezone Case #2018-11

Rezone #2018-11

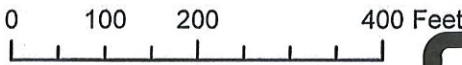
The north half of lots 17 & 18, block 10, Giles Addr.
Part of lots 9 and 10, block 12, Giles Addr.

To rezone from R-4 to R-3.

To amend the land use plan from community shopping to single family.



1 inch = 200 feet



Date: 6/19/2018



Land Use Map

EXHIBIT
C

tabbles

