

O-18-60

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT THE NORTHEAST CORNER OF DIVISION STREET AND WEST 52ND STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM R-1 AND R-3 TO R-0 CLASSIFICATION 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 Mr. Butch Penny, 29415 Penny Lane, Roland, Arkansas 72135, seeking a reclassification of the herein described land to allow for a zero lot line residential subdivision, 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.

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-1 and R-3 to R-0 classification to allow for a zero lot line residential subdivision on said property located at the northeast corner of Division Street and West 52nd Street, in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Tracts 1, 2, 5, 8 and the West half of Tracts 6 & 7. A subdivision of the North 15 acres of the West 20 acres Northeast 1/4, Southwest 1/4, Section 15, Township 2 North, Range 12 West, Pulaski County, Arkansas and the East 254 feet of the South 5 acres of the West 20 acres of the Northeast 1/4 Southwest 1/4, Section 15, Township 2 North, Range 12 West, including all that portion of a 30-foot unnamed road lying in the Northeast corner of the subject property and the West 1/2 of the portion of what was formerly platted as Nelson Street lying immediately North and East of the said 30-foot unnamed road described herein. Both closed by Ordinance No. 2862 of the City of North Little Rock, Arkansas, a certified copy filed for record Jan 15, 1959 in Book 895, Page 30, less and except any portion of the subject property lying within the right-of-way of a street on the North, South and West sides thereof now in the City of North Little Rock, Pulaski County, Arkansas. (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SECTION 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 provisions shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: That 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 a zero lot line residential subdivision 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

SPONSORS:

ATTEST:

Ron Harris
Council Member Ron Harris *bjtt*

Diane Whitbey, City Clerk

Steve Baxter
Council Member Steve Baxter *bjtt*

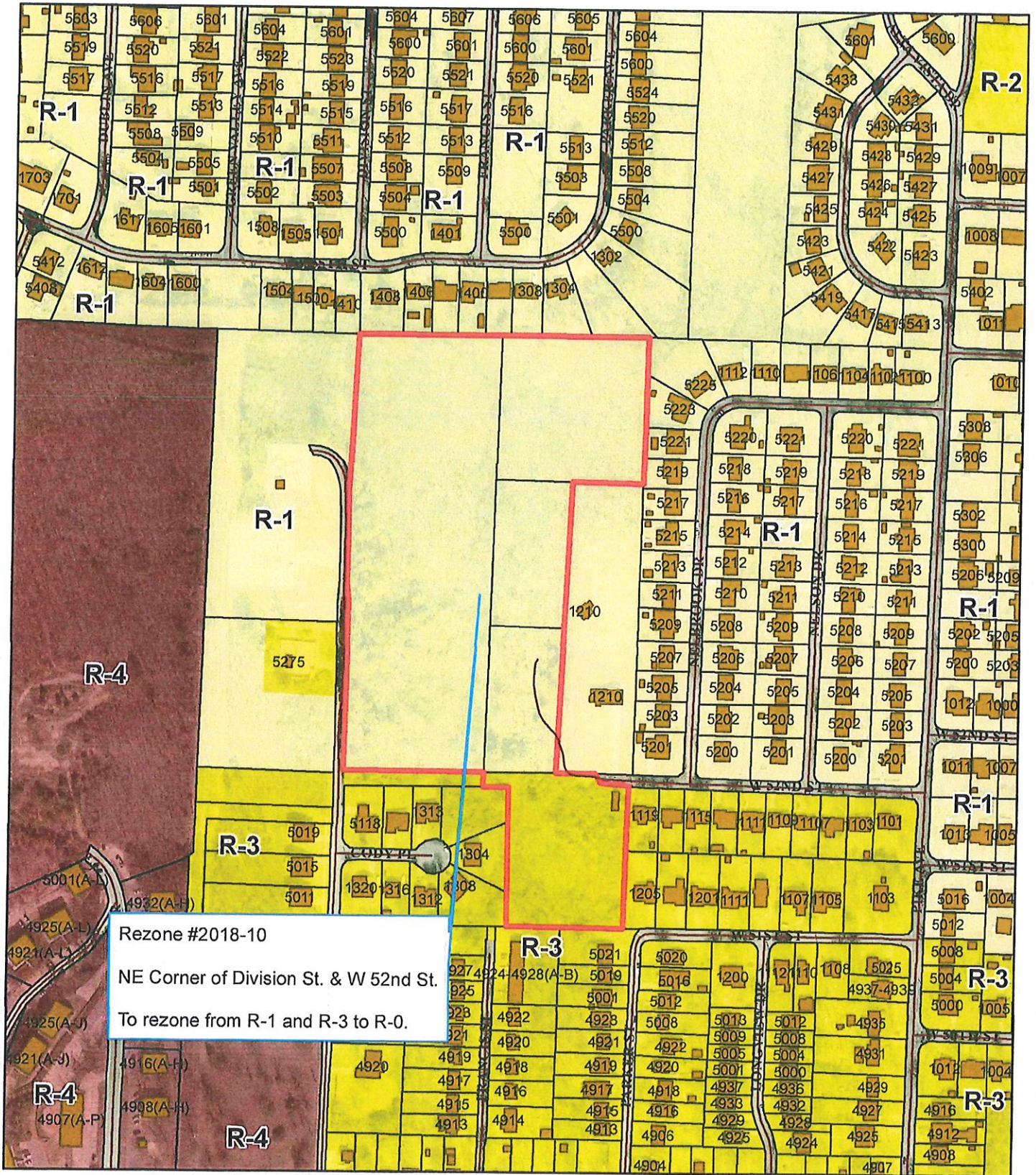
APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

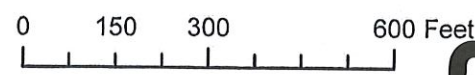
FILED	<u>11:05</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>7-3-18</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Yssery</u>			

Rezone Case #2018-10



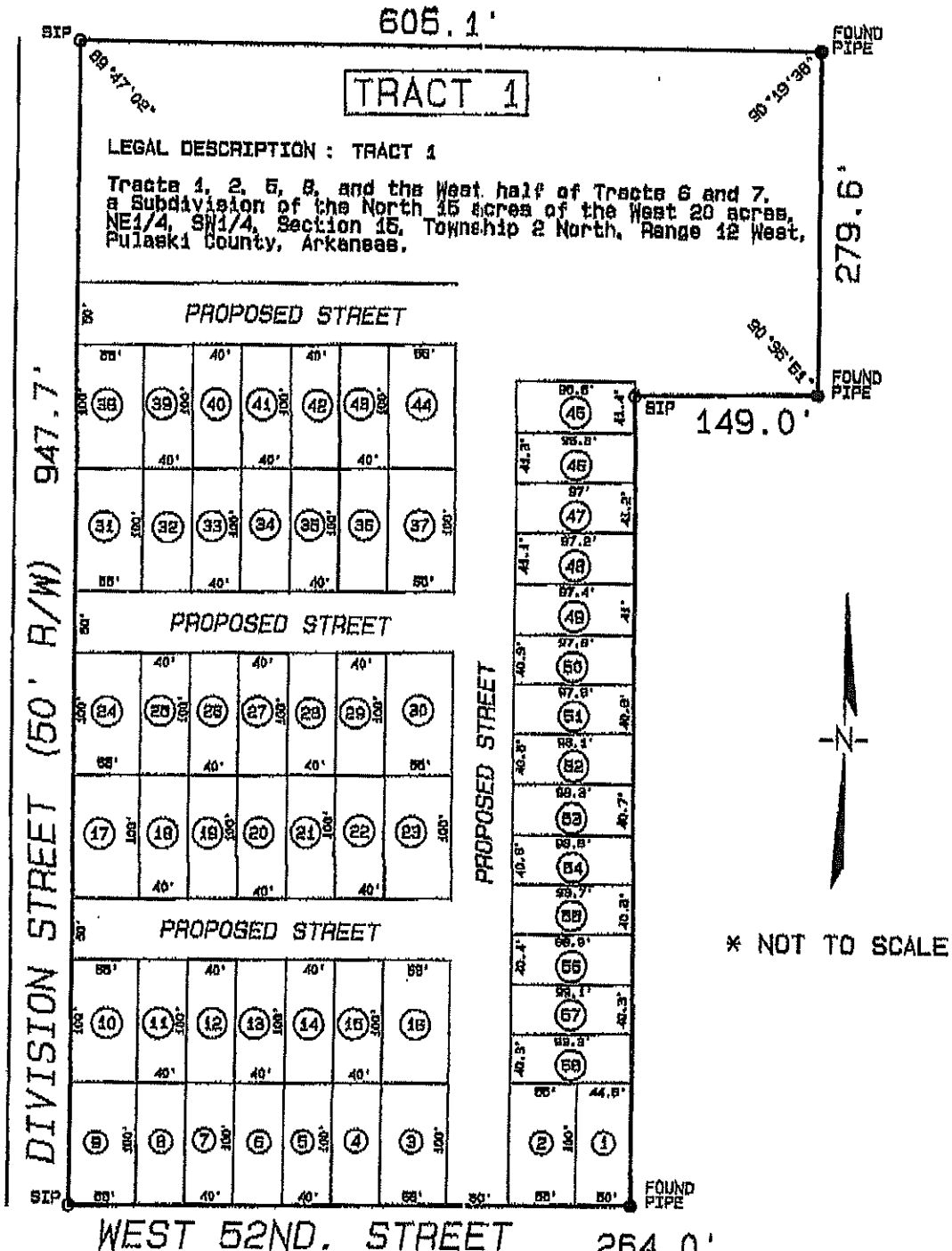
Zoning Map

1 inch = 300 feet



Date: 5/10/2018





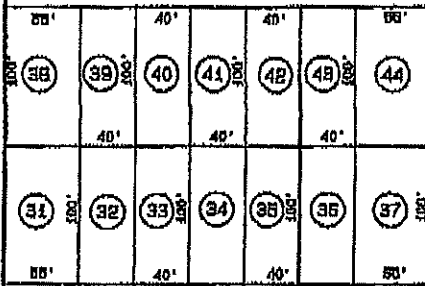
TRACT 1

LEGAL DESCRIPTION : TRACT 1

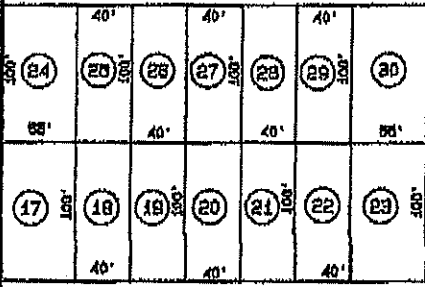
Tracts 1, 2, 5, 8, and the West half of Tracts 6 and 7, a Subdivision of the North 15 acres of the West 20 acres, NE1/4, SW1/4, Section 15, Township 2 North, Range 12 West, Pulaski County, Arkansas.

DIVISION STREET (50' R/W) 947.7'

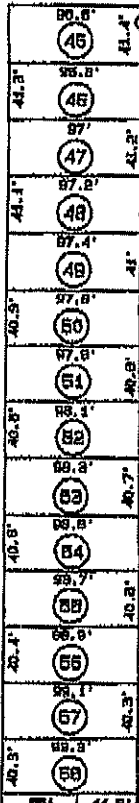
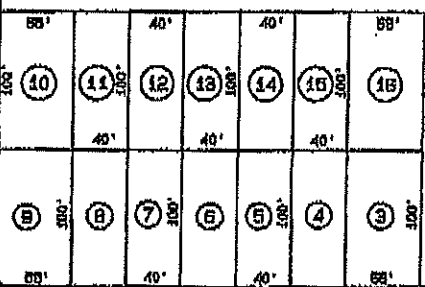
PROPOSED STREET



PROPOSED STREET



PROPOSED STREET



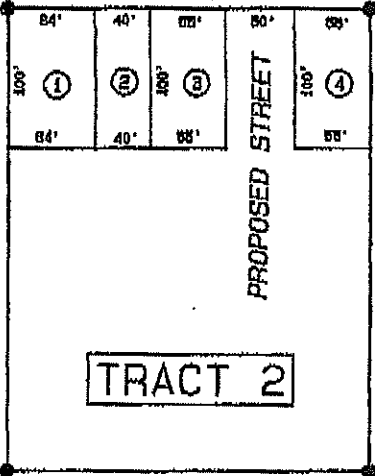
WEST 52ND. STREET 264.0'

264.0'

LEGAL DESCRIPTION : TRACT 2

The East 264 feet of the South 5 Acres of the West 20 Acres of the NE1/4 SW1/4, Section 15, T-2-N, R-12-W, (sometimes referred to as Block 11), including all that portion of a 30 foot unnamed road lying in the Northeast Corner of subject property and the W1/2 of the portion of what was formerly platted as Nelson street, lying immediately North and East of the said 30 foot unnamed road described herein, both closed by ordinance No. 2852 of the City of North Little Rock, a Certified copy filed for record January 15, 1958 in Book 885, Page 30, LESS AND EXCEPT any portion of subject property lying within the right of way of street on the North, South and West sides thereof, now in the City of North Little Rock, Pulaski County, Arkansas.

TRACT 2



264.0'

* NOT TO SCALE