

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 1920 N. LOCUST STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM R-3 AND CONSERVATION ZONING CLASSIFICATION TO I-2 ZONING 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 Norman Clifton, 1000 Cherry Hill Drive, North Little Rock, AR 72116, seeking a reclassification of the herein described land from R-3 and Conservation I-2 zoning classification; 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, the applicant is also requesting that a revised Land Use Plan be adopted for the property herein described and being located at 1920 N. Locust Street, North Little Rock, Arkansas, from Public and Open Lands to Light Industrial to allow for a distribution hub; and

WHEREAS, notice of a public hearing to be held August 13, 2018, at 6:05 p.m. has been properly given to the property owners entitled to notice, a legal advertisement has been placed in the newspaper, and signs have been posted on the property.

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-3 and Conservation to I-2 classification on said property located at 1920 N. Locust Street in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Lot 2 BR, Pine Street Elementary Addition, City of North Little Rock, Pulaski County, Arkansas and Part of the North Half (North 1/2) of the Southeast 1/4 of Section 26, Township 2 North, Range 12 West, in the City of North Little Rock, Pulaski County, Arkansas, described as beginning at a point on the South line of the North 1/2 Southeast 1/4 of said section, which is 650 feet East of the Southwest corner thereof; run thence North 435.6 feet; thence East 100 feet, thence South 435.6 feet; thence West 100 feet to the point of beginning, subject to all existing easements. (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 Public and Open Lands to Light Industrial to allow for a distribution hub 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 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.

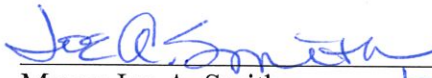
PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSOR:

ATTEST:



Mayor Joe A. Smith *by AT*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

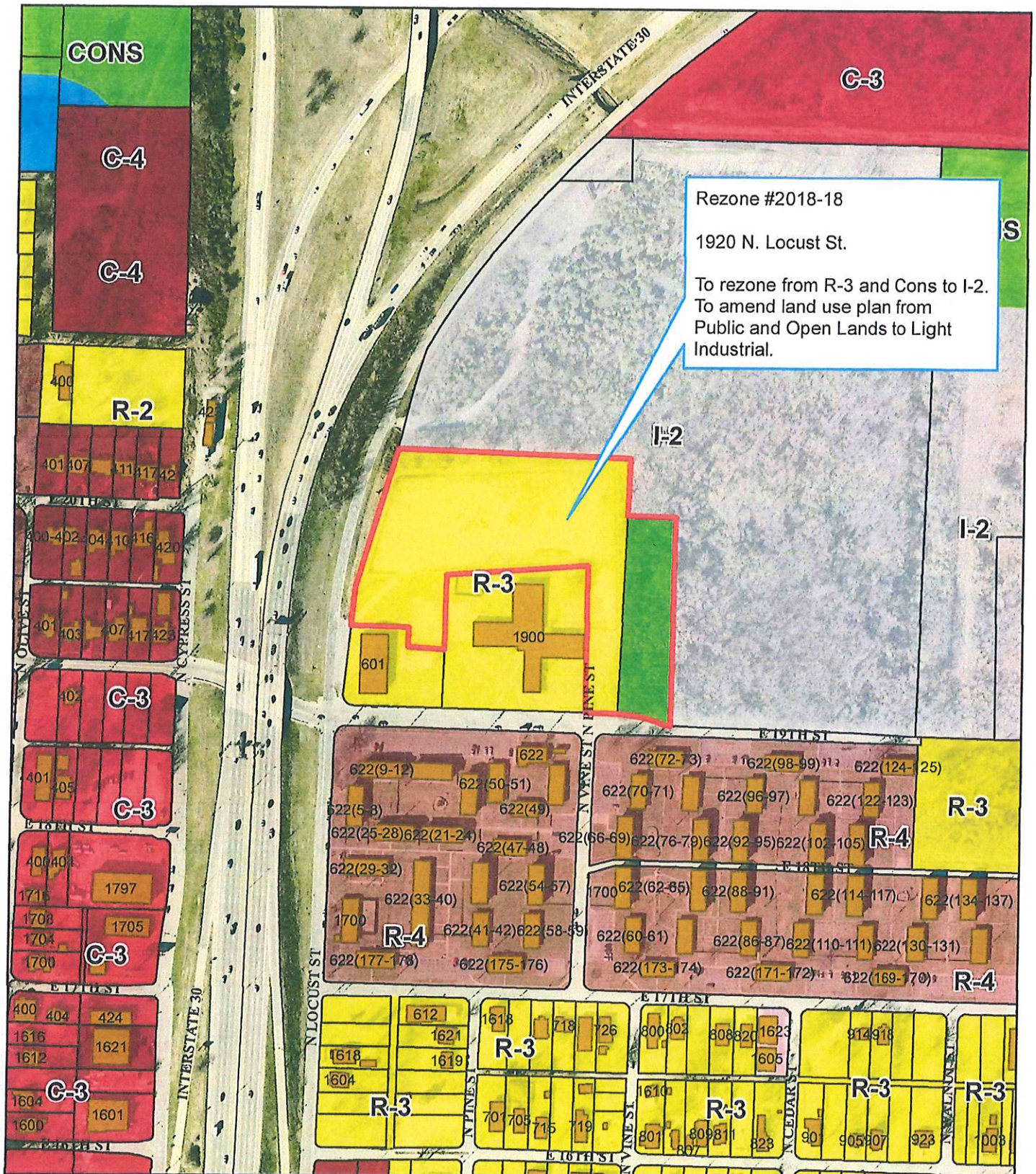


Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

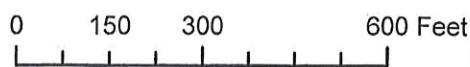
FILED <u>11:17</u> A.M. _____ P.M.
By <u>City Atty Amy Fields</u>
DATE <u>8-7-18</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>W. Thomas</u>

Rezone Case #2018-18



Rezone #2018-18
 1920 N. Locust St.
 To rezone from R-3 and Cons to I-2.
 To amend land use plan from Public and Open Lands to Light Industrial.

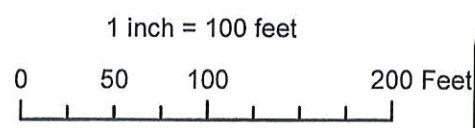
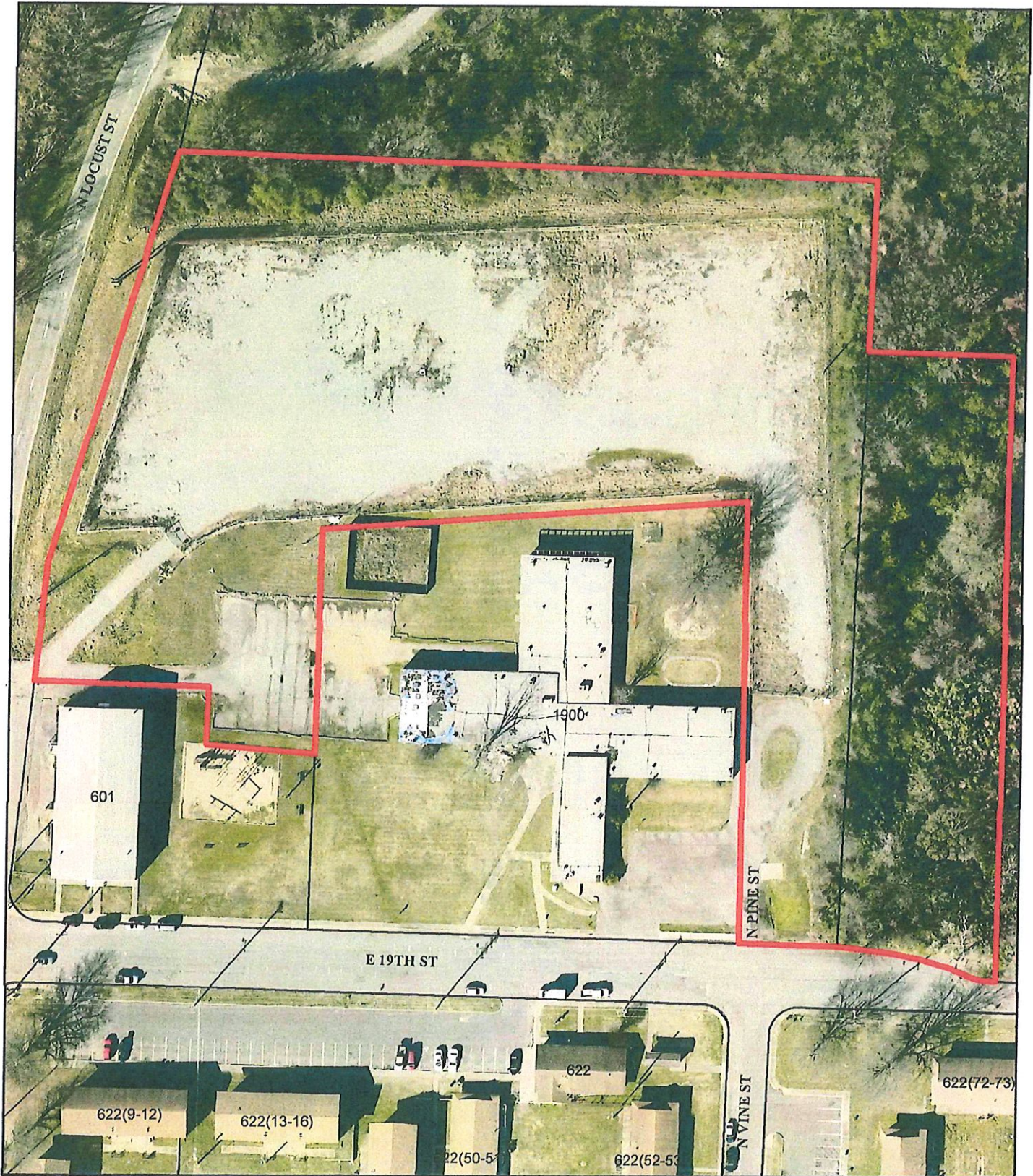
1 inch = 300 feet



Date: 7/27/2018



Rezone Case #2018-18



Date: 7/27/2018

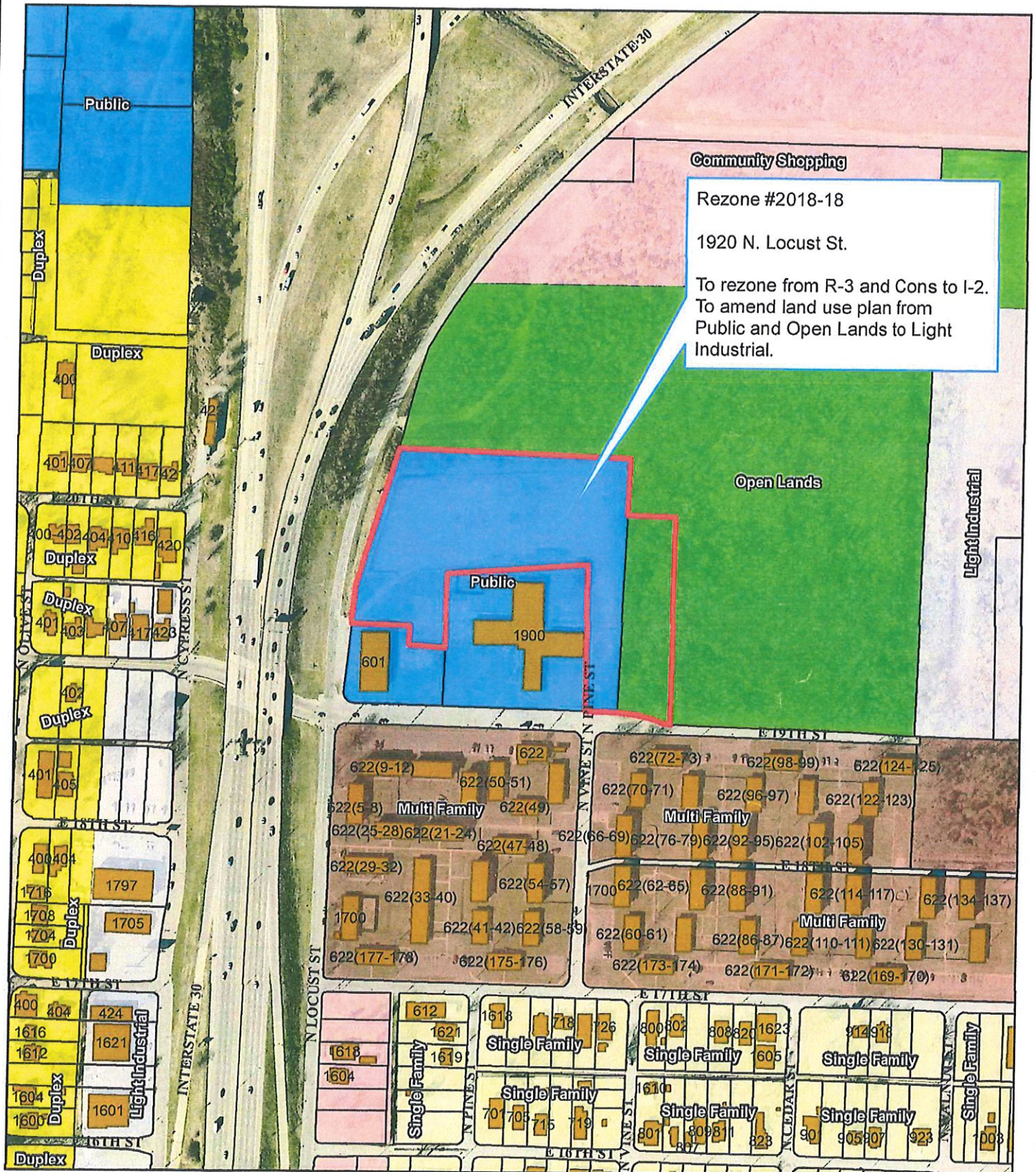
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EXHIBIT

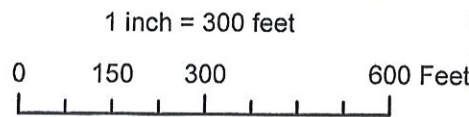
B

N
E
S

Rezone Case #2018-18



Community Shopping
Rezone #2018-18
 1920 N. Locust St.
 To rezone from R-3 and Cons to I-2.
 To amend land use plan from Public and Open Lands to Light Industrial.



EXHIBIT

C

Date: 7/27/2018