

O-18-67

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

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 1711 MARION STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM R-3 TO CONSERVATION ZONING 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 North Little Rock Community Development Agency, 500 W. 13<sup>th</sup> Street, North Little Rock, Arkansas 72114, seeking a reclassification of the herein described land from R-3 to Conservation zoning classification (see letter attached hereto as Exhibit A); 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 zoning classification from R-3 to Conservation of certain lands located at 1711 Marion Street in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Lot 4, Block 3, Holts Industrial Subdivision, in the City of North Little Rock, Pulaski County, Arkansas. (See maps attached hereto collectively as Exhibit B.)

SECTION 2: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 from R-3 to the Conservation zoning classification 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:

Beth White  
Council Member Beth White *kg/AF*

ATTEST:

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

COMMUNITY DEVELOPMENT AGENCY

500 West 13<sup>th</sup> Street  
North Little Rock AR 72114  
Phone 501.340.5342 Fax 501.371.8348  
Website: [nlr.ar.gov/communitydevelopment](http://nlr.ar.gov/communitydevelopment)



Melissa Ervin

Director

July 20, 2018

Joe A. Smith, Mayor  
North Little Rock City Council Members  
300 Main Street  
North Little Rock, AR 72114

RE: Request for Reclassification from R-3 to Conservation  
Lot 4, Block 3, Holt's Industrial Addition to the City of North Little Rock  
Also known as: 1711 Marion Street, North Little Rock, AR 72114

Dear Mayor and North Little Rock City Council Members:

Please accept this letter as a request to reclassify the above referenced vacant lot from R-3 to Conservation.

We are preparing to bid the first phase of the proposed Marion Street from 15<sup>th</sup> to 18<sup>th</sup> / Street and Drainage Improvements Project, which is a joint Community Development Block Grant and Ward I Drainage project. City Engineering staff have determined that the lot at 1711 Marion contains the natural drainage path in this area, due in part to runoff from the paved church parking lot located directly behind it. A drainage easement consisting of 10 feet along the north side and 10 feet across the back of the lot must be acquired for the street project.

However, due to these lot conditions and the location and size of the needed easement, Community Development staff concur with Engineering's recommendation that the entire lot be acquired by the City and rezoned to Conservation to remain as neighborhood green space. Conservation zoning would also allow for a pocket park of some type on this lot, if desired at a later date.

Thank you for your consideration of this request.

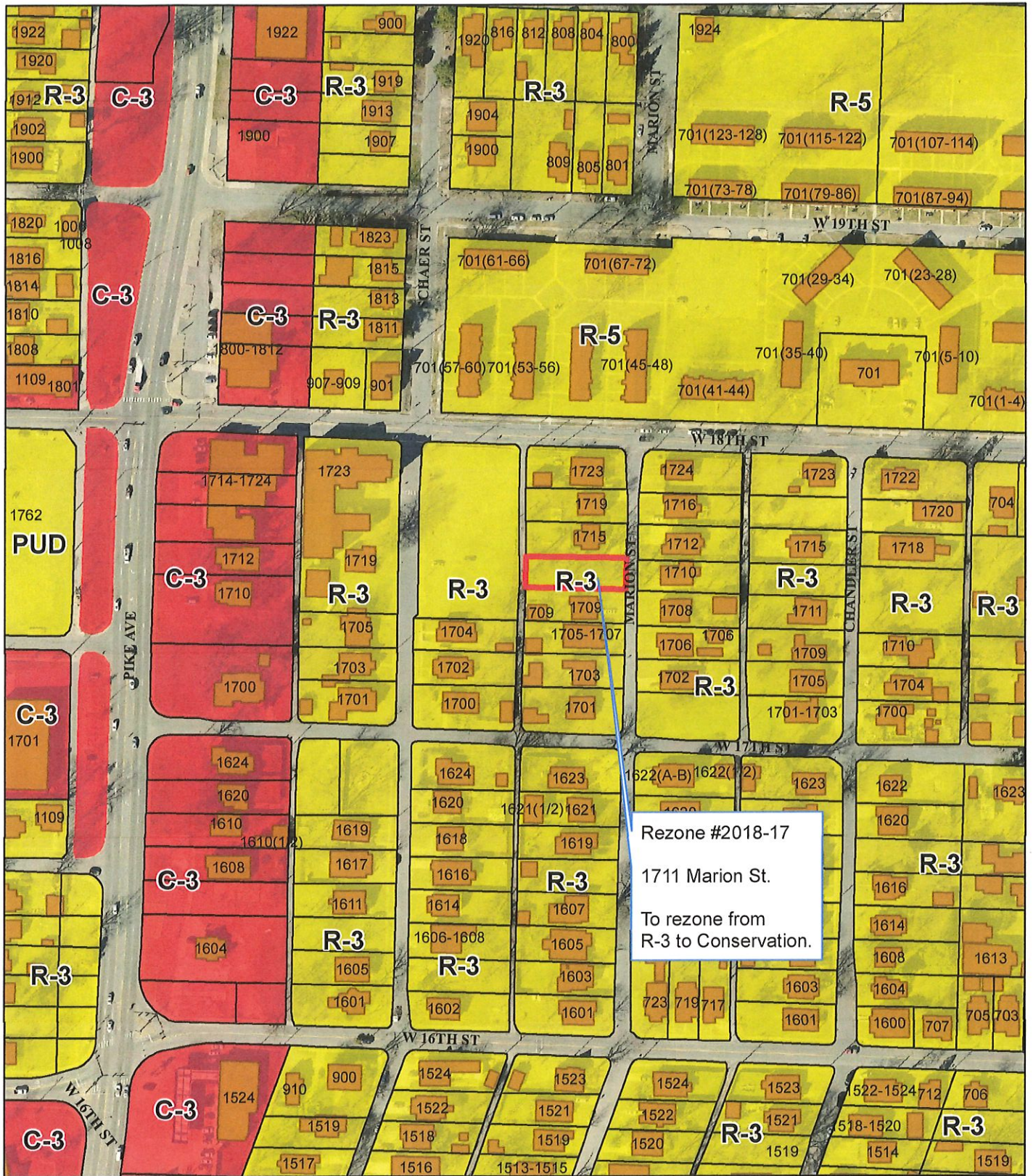
Sincerely,

Melissa Ervin  
Director



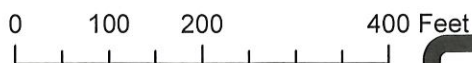


# Rezone Case #2018-17



Rezone #2018-17  
 1711 Marion St.  
 To rezone from  
 R-3 to Conservation.

1 inch = 200 feet



Date: 7/23/2018



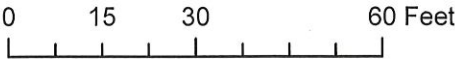


# Rezone Case #2018-17



Ortho Map

1 inch = 30 feet



Date: 7/23/2018