

AN ORDINANCE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 41 COLLINS INDUSTRIAL PLACE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM I-2 TO C-3 TO ALLOW COMMERCIAL DEVELOPMENT, BY AMENDING ORDINANCE NO. 7697; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Holloway Engineering, 200 Casey Drive, Maumelle, AR 72113, seeking a rezone of the herein described land to allow commercial development, which application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on August 8, 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 ("the Zoning Ordinance") is hereby amended by changing the classification of certain land from I-2 to C-3 to allow commercial development, said property being located at 41 Collins Industrial Place in North Little Rock, Arkansas, and more particularly described as:

Lot 17A, Collins Industrial Park in the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A", "B" and "C".)

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: It is hereby found and determined that the City benefits from commercial development within its boundaries, that the rezoning of the above-described land as provided for herein to allow commercial 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:

Steve Baxter

Alderman Steve Baxter

by AP

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter

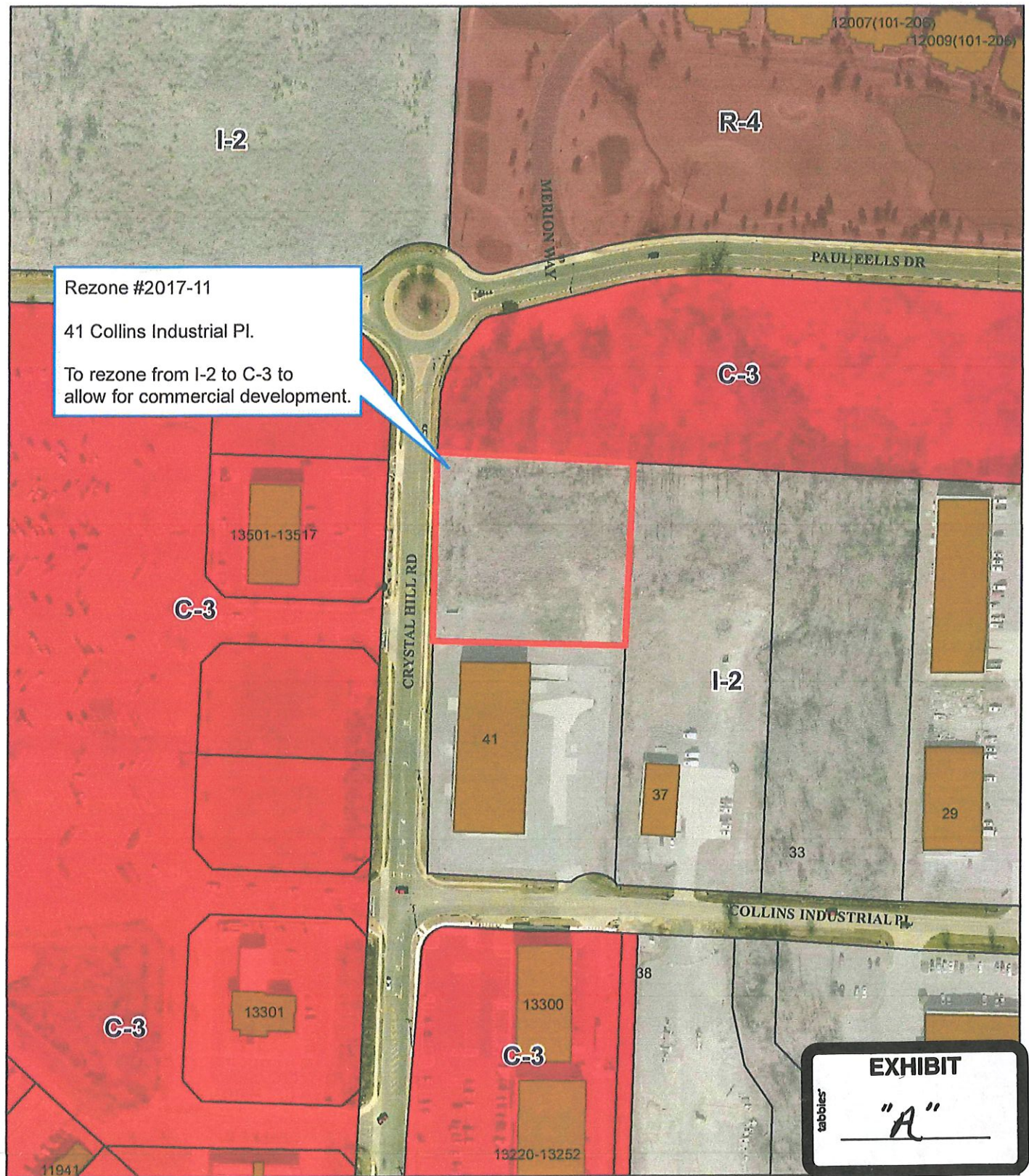
C. Jason Carter, City Attorney

by AP

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:30</u>	A.M.	_____	P.M.
By	<u>Asst City Attny Amy Fields</u>			
DATE	<u>8-22-17</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

Rezone Case #2017-11



Zoning Map

1 inch = 200 feet
0 100 200 400 Feet

Date: 7/17/2017



Rezone Case #2017-11



EXHIBIT
"B"



Ortho Map

1 inch = 80 feet
0 40 80 160 Feet

Date: 7/17/2017



"C"

ables.

LEGEND

CENTERLINE ROAD	—
RIGHT OF WAY	---
LOT LINES	----
EASEMENT	----
FOUND SURVEY POINT	⬠
SET SURVEY POINT	●
REMARK CENTER	○
NOT POINTED	○

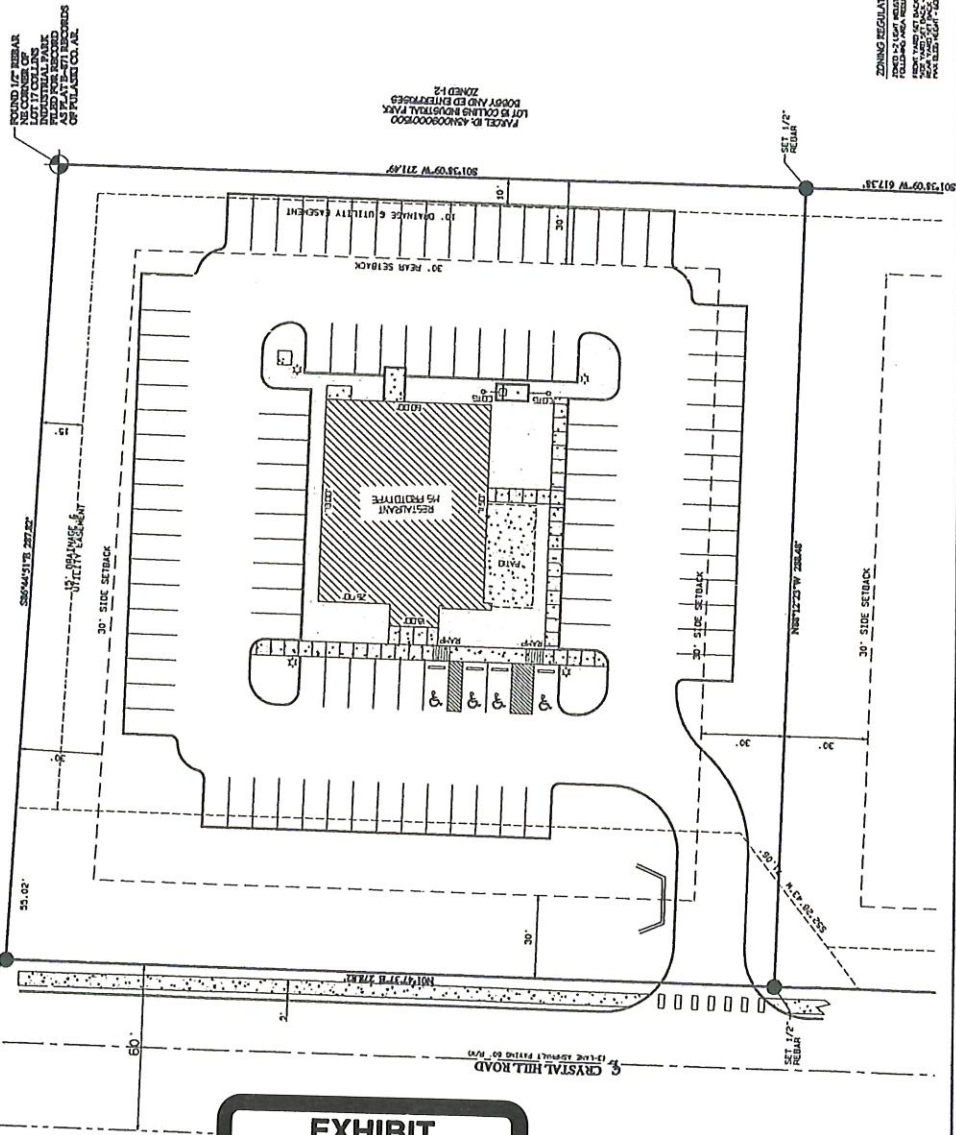
ABBREVIATIONS

RD= ROUTE OF WAY
POB = POINT OF BEGINNING
P = PLATTED
H = HOUSED

INCREASE PER 40	OWN 1/4, SW 1/4 SECTION 3	1.019 ACRES
	TOTAL	1.019 ACRES

PARCEL ID: 43N011300200
MEEKS INDUSTRIAL PARK
THE LINKS AT THE ROCK COMMERCIAL

THIS PLAT—



VICINITY MAP ...

DEVELOPMENT PLAN
FOR
REZONING LOT 17A
COLLINS INDUSTRIAL PARK
FROM I-2 TO C-3
CITY OF NORTH LITTLE ROCK,
PULASKI CO., ARKANSAS
6/27/2017

LEGAL DESCRIPTION:

[illegible]

SURVEYOR CERTIFICATE

1. J. Eric Hollander, Research Council, that the data correctly represents a secondary survey made by me and secondary members show thereon actually exist and their relations, those and material are correctly

Date: 6/27/2017 J E C HATCH, PLS
License Registration No. 1003

ZONING REGULATIONS:
 ZONED TO 2 LIGHT INDUSTRIAL - THE
 FOLLOWING AREA REGULATIONS APPLY:
 FRONT YARD SET BACK - 30 FEET
 SIDE YARD SET BACK - 30 FEET
 REAR YARD SET BACK - 30 FEET
 MAX BUILT HEIGHT - 30 FEET

FLOOD STATEMENT: GARAGE, PLOTTING OF THE INFORMATION SHOW ON FLOOD INSURANCE RATE MAP NO. 05160003S, DATED JULY 1, 2015, INDICATES THAT NO PORTION OF THIS PROPERTY LIES WITHIN THE AREAS OF 100 YEAR FLOODING.

EDN-07-DEG-EO-04E1-K2D-005-3200 J2JINK

HOLLOWAY ENGINEERING

Development Plan for Rezoning Lot 17A
Collins Industrial Park From I-2 to C-3
North Little Rock, Pulaski County, Arkansas
for: David Haas

scale: AS NOTED					
date: 6/27/2017					
checked: RQH					
dwg by: JEH	date	revisions	int.		