

AN ORDINANCE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT COUNTS MASSIE ROAD, EAST OF THE VILLAS AT NORTHWOOD CREEK, IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R-4 TO R-0 TO ALLOW FOR A ZERO LOT LINE RESIDENTIAL SUBDIVISION, BY AMENDING ORDINANCE NO. 7697; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Holloway Engineering, 200 Casey Dr., Maumelle, AR 72113, seeking a rezone of the herein described land to allow for a zero lot line residential subdivision, 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 R-4 to R-0 to allow a zero lot line residential subdivision, said property being located on Counts Massie Road, east of The Villas at Northwood Creek development in North Little Rock, Arkansas, and more particularly described as:

The South 840.00 feet of the East 682.66 feet of the Northeast Quarter of the Northeast Quarter of Section 3, Township 2 North, Range 13 West, in the City of North Little Rock, Pulaski County, Arkansas. (See maps attached hereto as 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 residential development within its boundaries, that the rezoning of the above-described land as provided for herein to allow a zero lot line 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:

Steve Baxter

Alderman Steve Baxter

by AF

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter

C. Jason Carter, City Attorney

by AF

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED 11:32 A.M. _____ P.M.

By

DATE

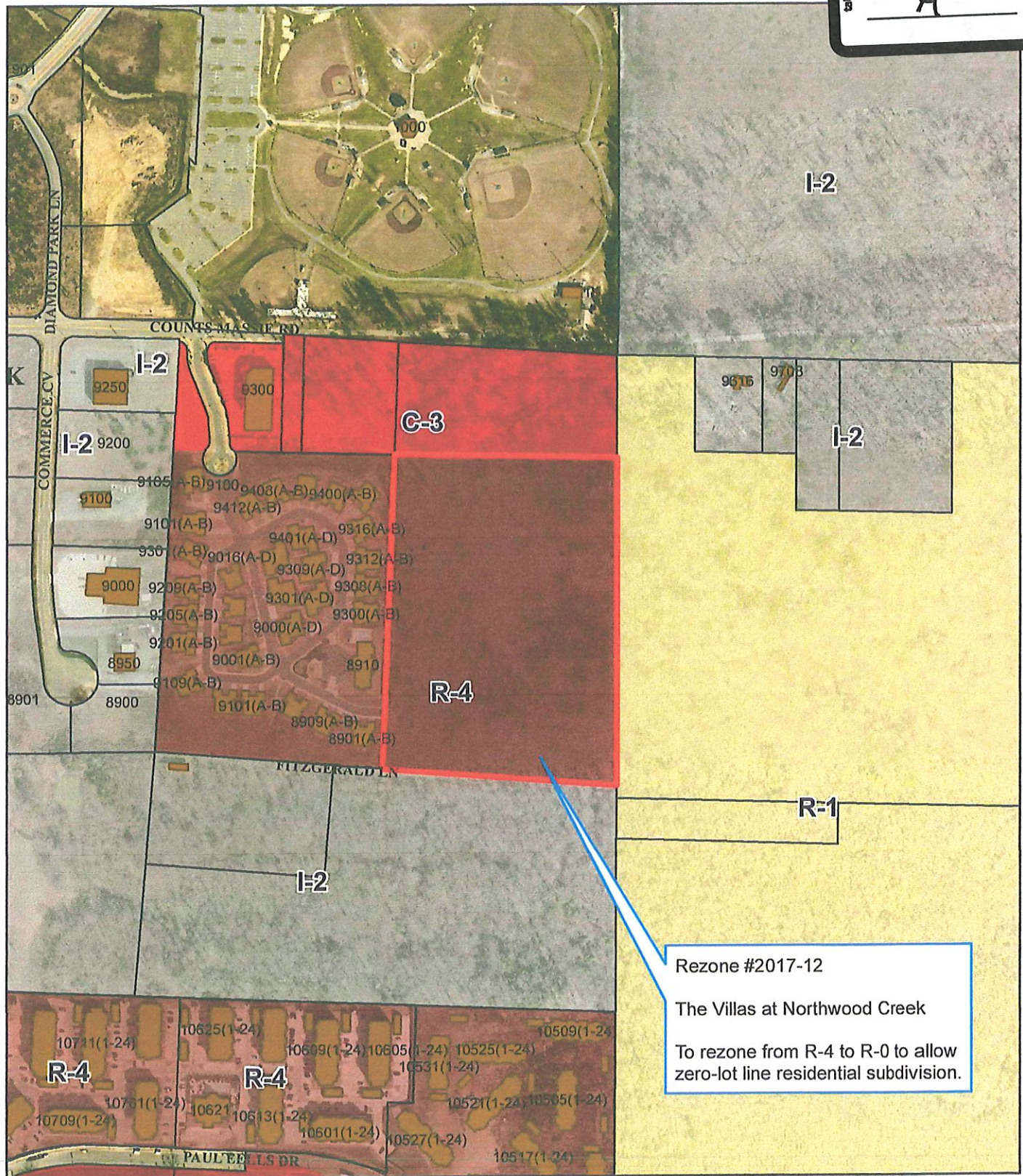
8/22/17
**Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas**

RECEIVED BY

Rezone Case #2017-12

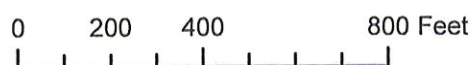
EXHIBIT

"A"



Zoning Map

1 inch = 400 feet



Date: 7/13/2017



Rezone Case #2017-12

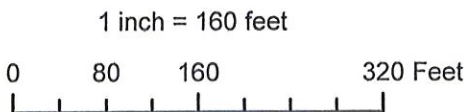
EXHIBIT

"B"

tabbles

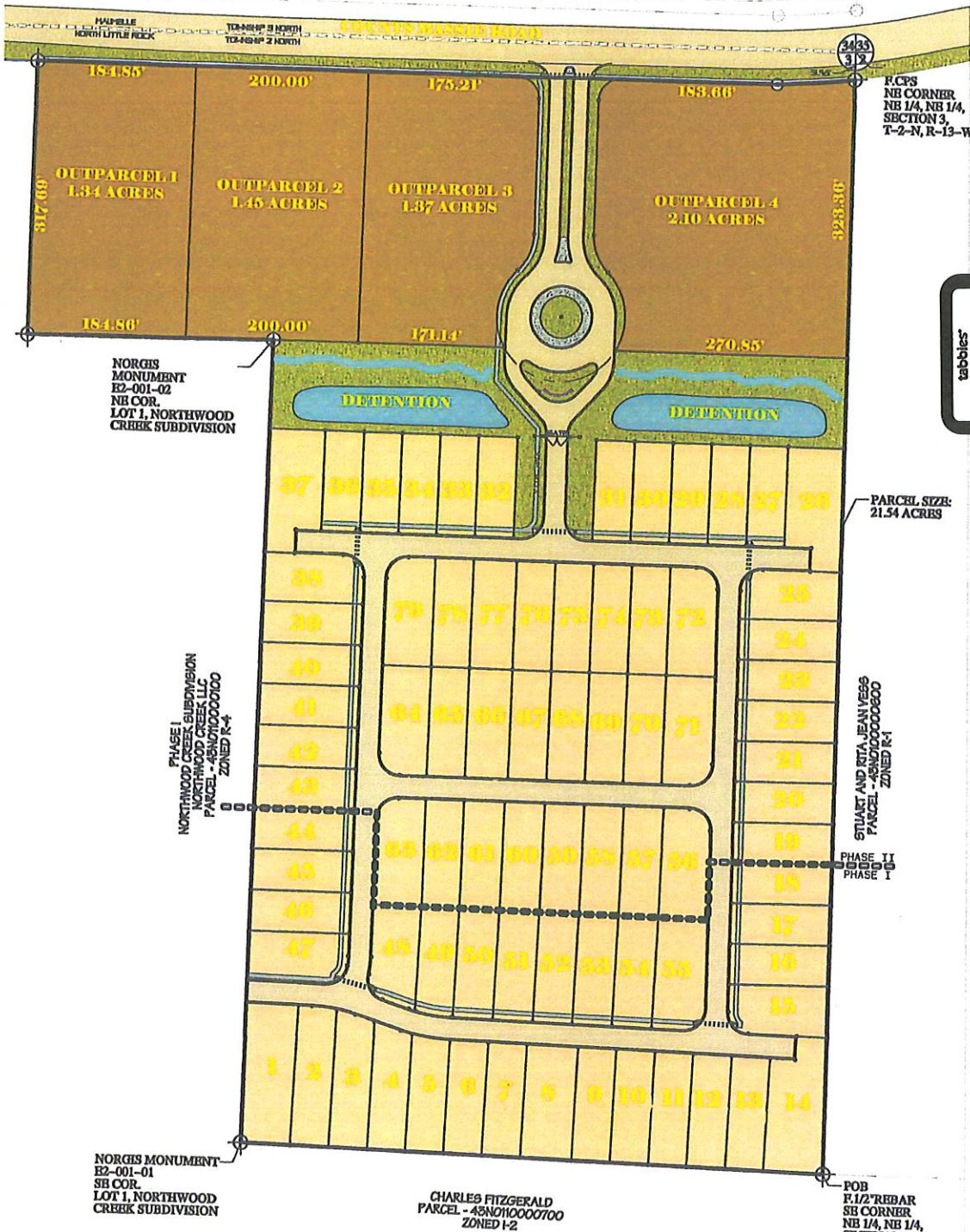


Ortho Map



Date: 7/13/2017





EXHIBIT

"C"

LEGAL DESCRIPTION: (RIGHT-OF-WAY DEDICATION)

The South 840.00 feet of the East 682.66 feet of the Northeast Quarter of the Northeast Quarter of Section 3, Township 2 North, Range 13 West, North Little Rock, Pulaski County, Arkansas.

Development Plan for Rezoning
Villas at Northwood Creek,
North Little Rock, Pulaski County, Arkansas
For: Northwood Creek, LLC

Holloway Engineering
Surveying & Civil Design, PLLC

200 Casey Drive
Maumelle, Arkansas 72113

(501) 851-3366
admin@holloway-eng.com

