

O-17-62

ORDINANCE NO. _____

AN ORDINANCE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 5609 MacARTHUR DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R-4 TO C-3 TO ALLOW RETAIL DEVELOPMENT, BY AMENDING ORDINANCE NO. 7697; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mainstream Development, LLC, 1421 Days Lane, Sulphur, LA 70663, seeking a rezone of the herein described land to allow retail 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 R-4 to C-3 to allow retail development, said property being located at 5609 MacArthur Drive in North Little Rock, Arkansas, and more particularly described as:

Lot 1, Family Dollar Addition to 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 retail business 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 AF

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter

C. Jason Carter, City Attorney

by AF

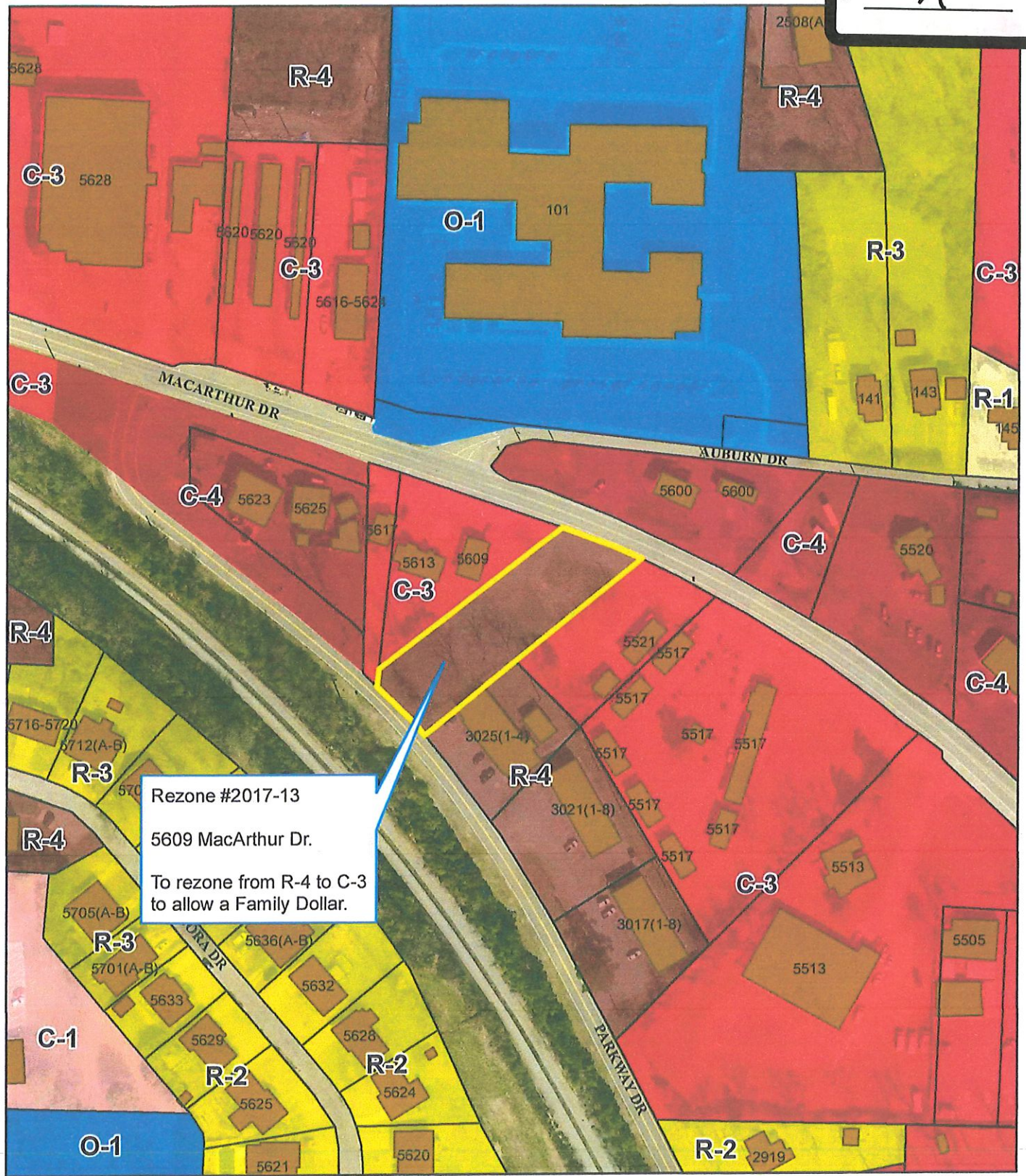
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:32</u>	A.M.	_____	P.M.
By	<u>Greg Fields, City Atty Gen</u>			
DATE	<u>8/22/17</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>B. J. [Signature]</u>			

Rezone Case #2017-13

EXHIBIT

"A"



Rezone #2017-13
5609 MacArthur Dr.
To rezone from R-4 to C-3
to allow a Family Dollar.



Zoning Map

1 inch = 150 feet

0 75 150 300 Feet

Date: 7/13/2017



Rezone Case #2017-13

EXHIBIT

tabbles

"B"



1 inch = 50 feet

0 25 50 100 Feet

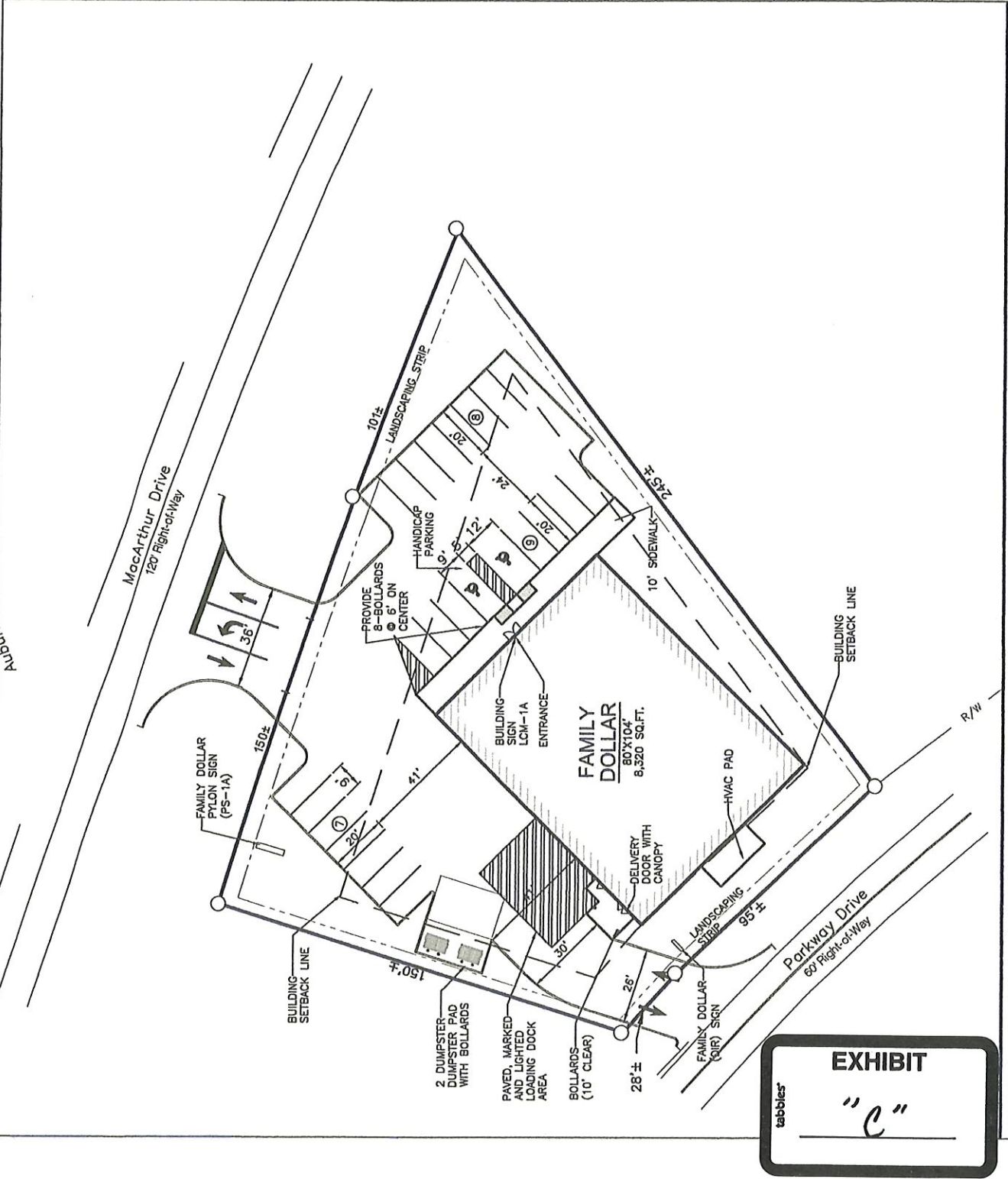


Ortho Map

Date: 7/13/2017



<p>Family Dollar Approval Stamp</p> <p>NORTH LITTLE ROCK, AR 5601 & 5605 MacArthur Dr.</p>	<p>Scale: 1" = 50'</p> <p>Site Plan</p>
<p>Site Data Summary</p> <p>Zoning: C-3 Commercial District Property Size: 0.78 Acres ± 34,185 SF ±</p> <p>Area Summary: Building Size: 8,320 SF ± Concrete Pavement: 17,388 SF ± Sidewalks and Aprons: 1,370 SF ± Green Space: 7,107 SF ±</p> <p>Parking: Required: 24 Shown: 24 Setbacks: Building: Front: 40 Side: 15 Rear: 10</p> <p>Landscaping: -6' Front Yard -4' Side yard -Shrubs along parking area -1 tree per 6 parking spaces interior landscaping -tree along street frontage every 40'</p> <p>Flood Zone: Zone X, Area of Minimal Flooding Map No: 05119C034-1G, Dated July 6, 2015.</p> <p>Variances: -Parking within front landscaping setbacks</p>	
<p>Prepared For:</p> <p>FAMILY DOLLAR</p> <p>June 30, 2017</p>	
<p>Developer:</p> <p>Mainstream Development, LLC 1717 E. Prien Lake Road Lake Charles, LA 70601 337-309-7084</p>	



EXHIBIT

"C"

This site layout is based on information provided by the developer, seller, existing survey or site data, etc. Plan accuracy is based on this information, no Boundary Survey has been provided. Final Site Construction Plans should be based on a certified Boundary Survey. Said Boundary survey may reflect easements, setbacks, etc., that are not shown on this plan. Final boundary line information is subject to changes that reflect this boundary survey.