

O-19- 109

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED EAST OF MINE ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C-3 ZONING CLASSIFICATION TO R-1 ZONING CLASSIFICATION BY AMENDING ORDINANCE NO. 7697; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Halff+Marlar, 5318 John F. Kennedy Boulevard, North Little Rock, Arkansas 72116, seeking a rezone of the herein described land to allow for single family houses on property located east of Mine Road, which application was duly considered and approved (5 affirmative votes, 1 no vote, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on September 10, 2019; 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, a revised Land Use Plan for the property herein described and being located east of Mine Road, North Little Rock, Arkansas, from Community Shopping to Single Family was approved (5 affirmative votes, 1 no vote, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on September 10, 2019.

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 C-3 to R-1 to allow for single family houses, said property being located east of Mine Road and more particularly described as:

Lots 1-2 and 4-6, Hayden Heights Addition, City of North Little Rock, Pulaski County, Arkansas (See maps attached collectively hereto as Exhibit A).

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Community Shopping to Single Family as reflected on the maps collectively attached hereto as Exhibit A 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: It is hereby found and determined that the City benefits from single family homes, that the rezoning of the above-described land as provided for herein to allow for single family houses 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:

ATTEST:

Charlie Hight
Council Member Charlie Hight *by AT*

Diane Whitbey, City Clerk

Jane Ginn
Council Member Jane Ginn *by AT*

APPROVED AS TO FORM:

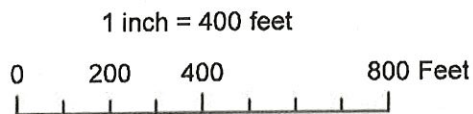
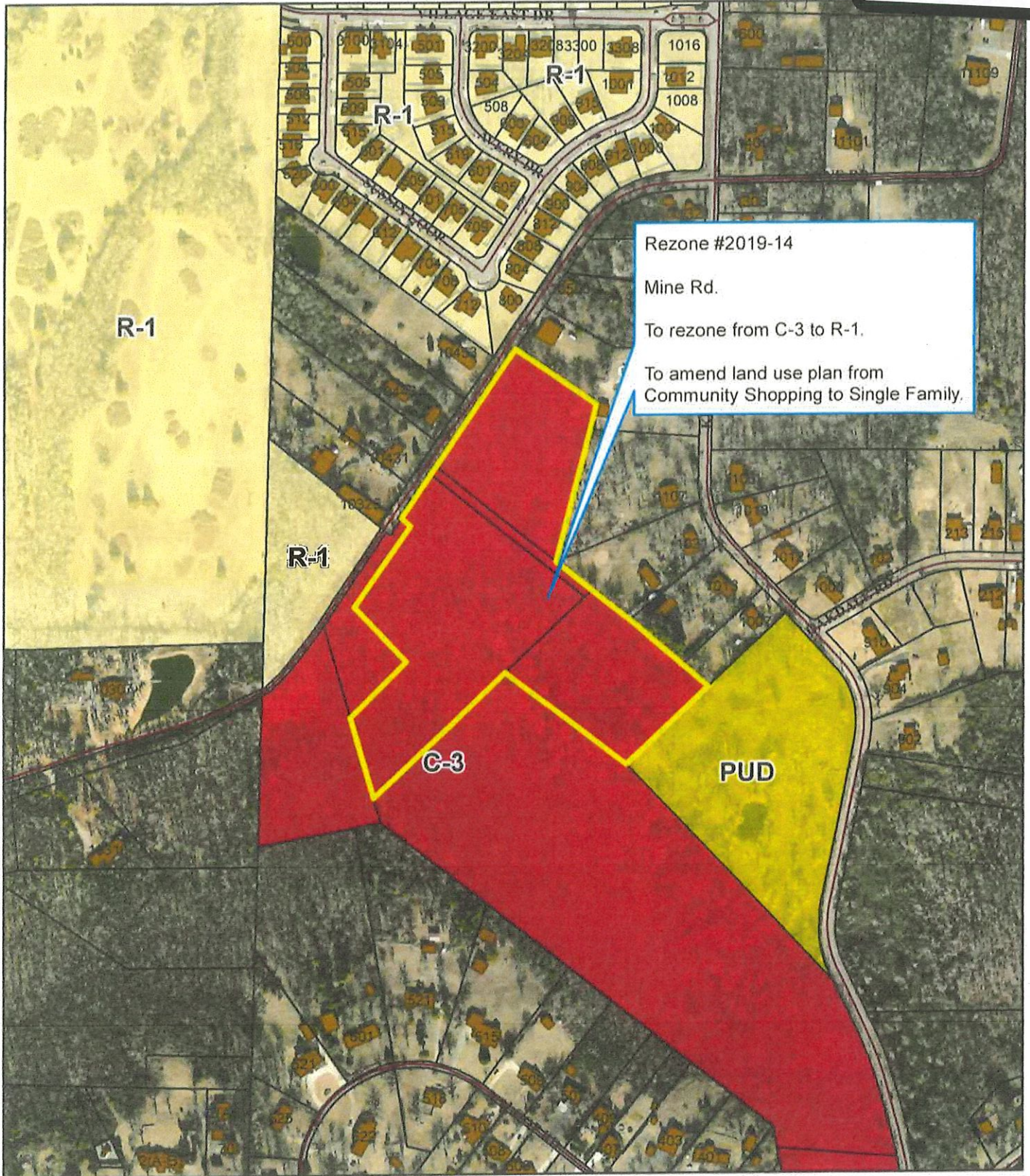
Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED <u>10:53</u> A.M. _____ P.M.
By <u>A. Fields, City Atty</u>
DATE <u>9-17-19</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>B. J. [Signature]</u>

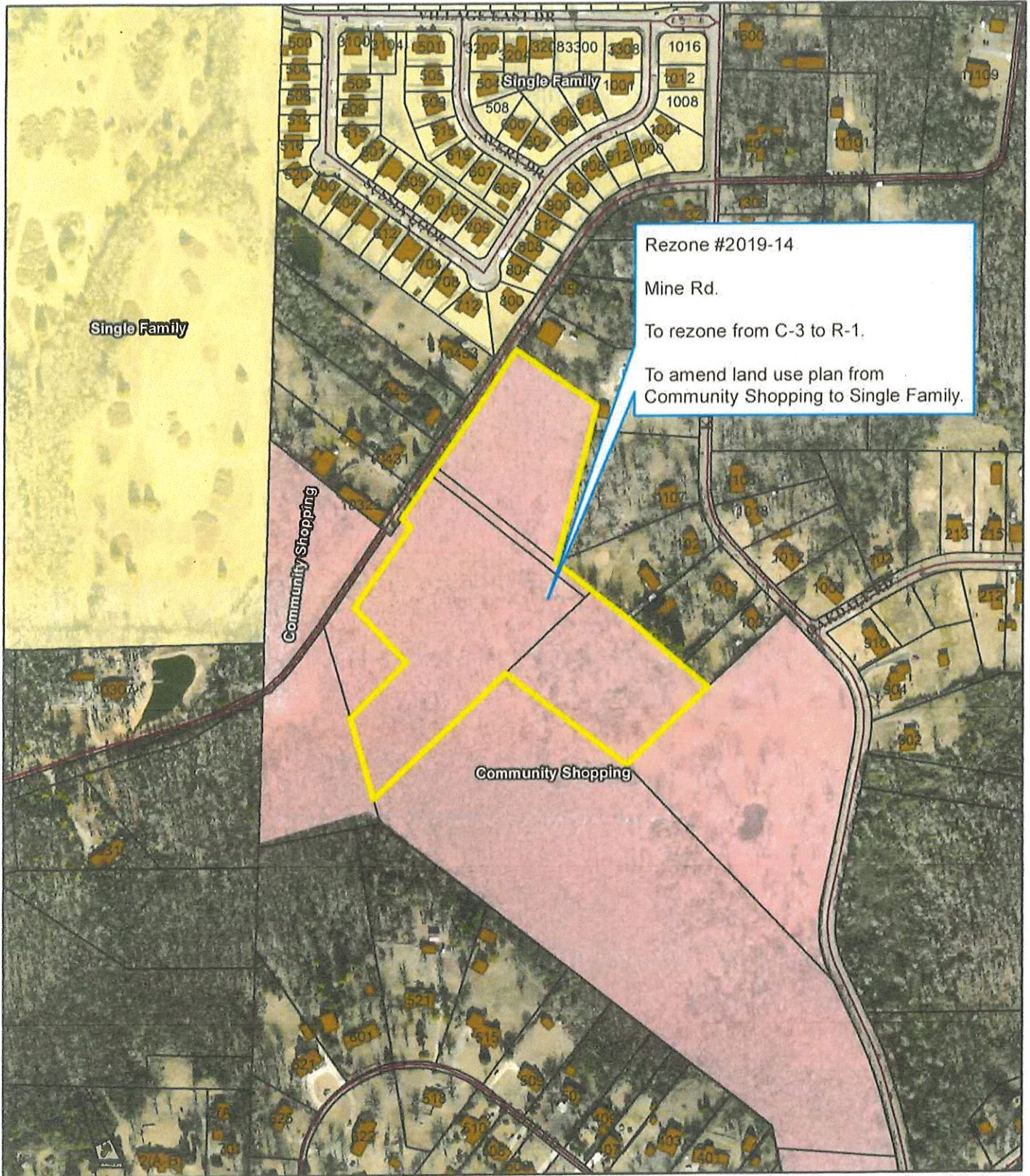
Rezone Case #2019-14

EXHIBIT
A.

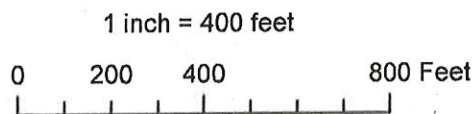


Date: 8/29/2019

Rezone Case #2019-14



Land Use Map



Date: 8/29/2019

