

O-21-16

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 307 W. 18TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R3 TO R4 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Bond Consulting Engineers, 2601 T. P. White Dr., Jacksonville, Arkansas 72076, seeking a rezone of the herein described land to allow for 6 single family homes on one lot, which application was duly considered and approved (8 affirmative votes; 1 against) by the North Little Rock Planning Commission at a regular meeting thereof held on January 12, 2021; 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 property herein described and being located at 307 W. 18th Street, North Little Rock, Arkansas, from Single Family to Multi-Family was approved (8 affirmative; 1 against) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on January 12, 2021.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Ordinance No. 9263 of the City of North Little Rock, Arkansas (“the Zoning Ordinance”) is hereby amended by changing the classification of certain land from R3 to R4 zone, said property being located at 307 W. 18th Street in North Little Rock, Pulaski County, Arkansas and more particularly described as:

LOT 8E OF THE CASSINELLI SUBDIVISION IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See maps attached hereto collectively as Exhibit A)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Single Family to Multi-Family as reflected on the maps attached hereto collectively 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 rezoning of the above-described land as provided for herein 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 Terry C. Hartwick

SPONSORS:

ATTEST:

Nathan Hamilton
Council Member Nathan Hamilton

Diane Whitbey
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

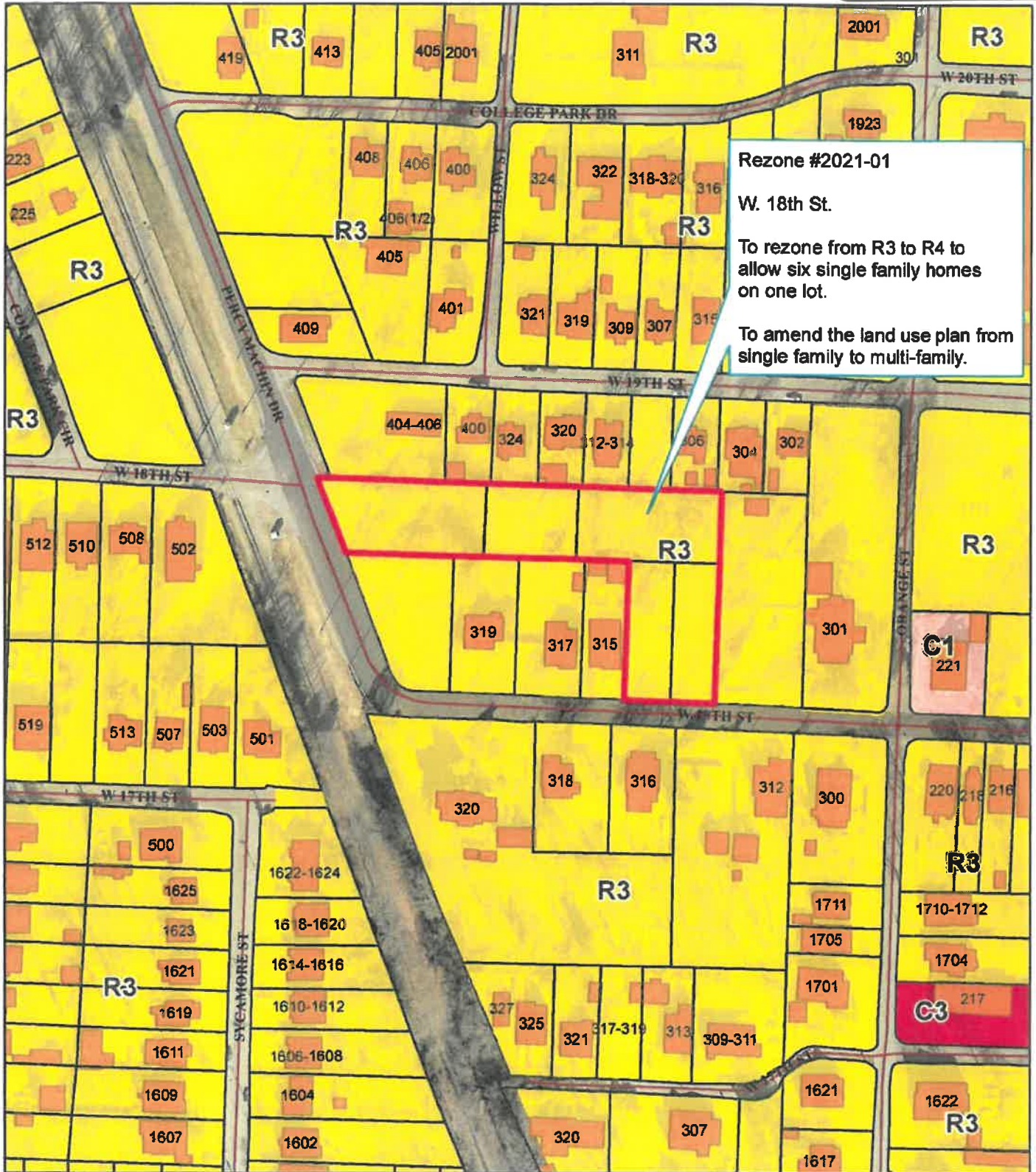
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 9:15 A.M. _____ P.M.
By city Atty Amy Fields
DATE 2-2-21

**Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas**

RECEIVED BY K. Thomas

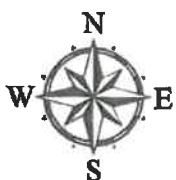
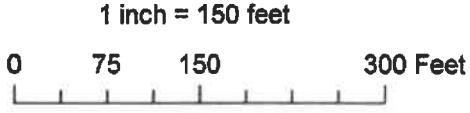
Rezone Case #2021-01



Rezone #2021-01
 W. 18th St.
 To rezone from R3 to R4 to allow six single family homes on one lot.
 To amend the land use plan from single family to multi-family.

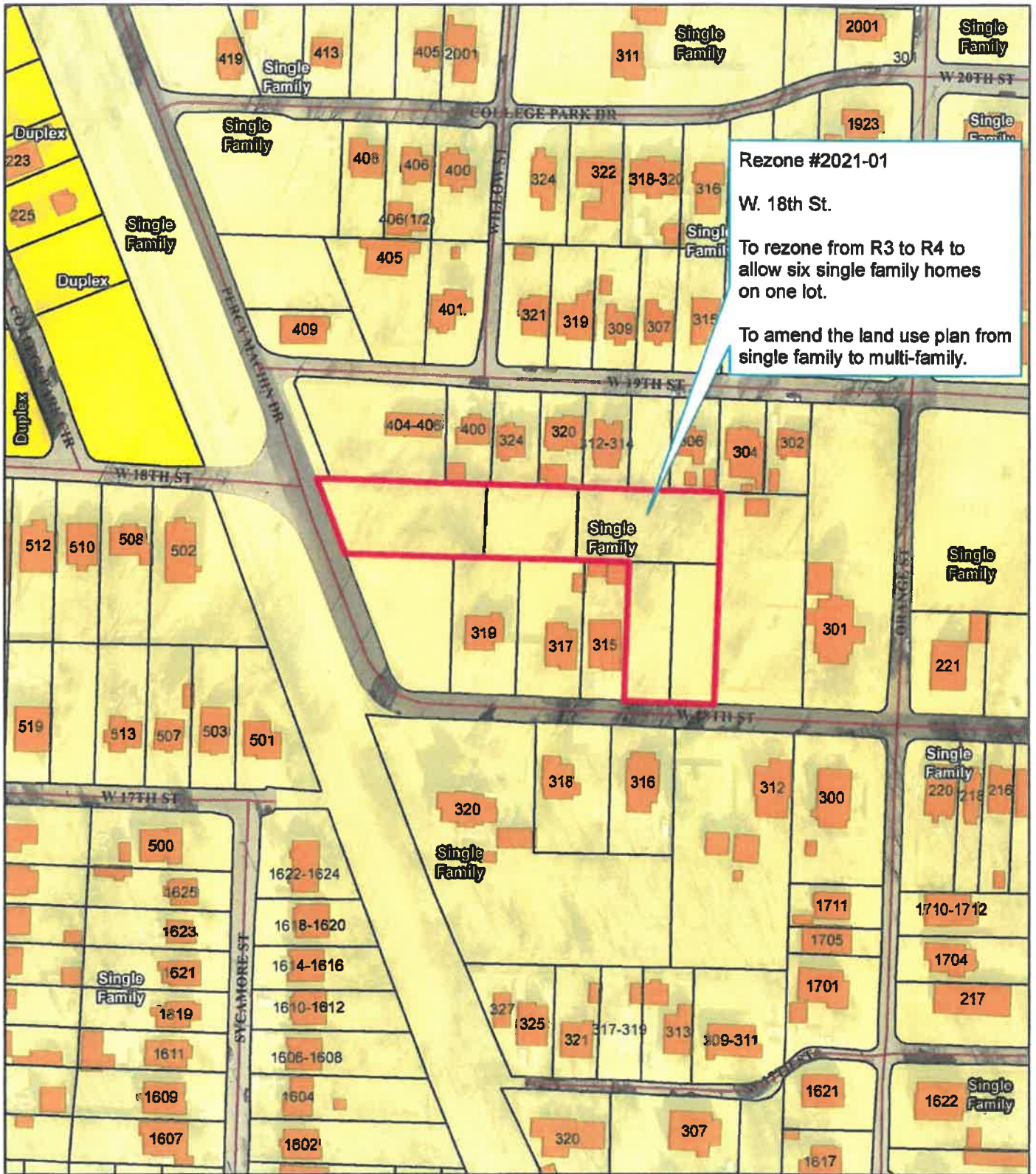


Zoning Map

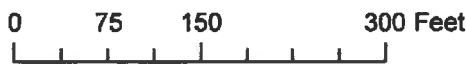


Date: 1/19/2021

Rezone Case #2021-01



1 inch = 150 feet

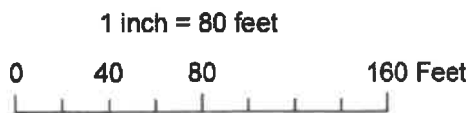


Date: 1/19/2021

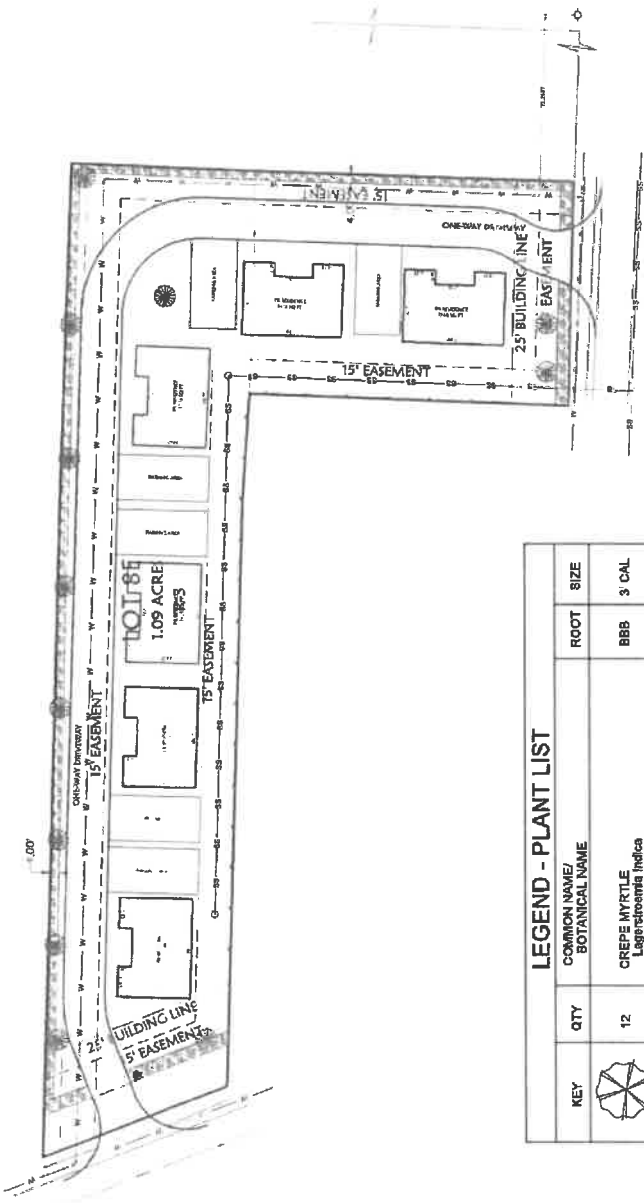
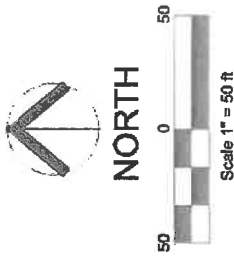


Land Use Map

Rezone Case #2021-01



Date: 12/3/2020



LEGEND - PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE
	12	CREPE MYRTLE <i>Lagerstroemia Indica</i>	BBB	3' GAL
	1	DWARF NANDINA <i>Nandina dimension</i>	CONT.	3 GAL

JOB NO. 8656
DRAWN BY: rbs
FILE NO:

BOND CONSULTING ENGINEERS, INC.
2601 E. Park Drive
Jacksonville, Florida 32206
Phone: 904.721.1111 Fax: 904.721.1114 Email: info@bondce.com

Prepared For:
Chris Baker
8326 Edmar Place
North Little Rock, AR 72117

LANDSCAPE PLAN
LOT 8E - CASSINELLI SUBDIVISION
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

SCALE: 1" = 50'
DATE: August 27, 2021
SHEET
1 OF 1