

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 1700 NORTH OLIVE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C3 TO R2 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 Crystal Stanfield, 1913 Broken Arrow Drive, North Little Rock, Arkansas 72118, seeking a rezone of the herein described land to allow for a single family home, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on February 9, 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 1700 North Olive Street, North Little Rock, Arkansas, from Duplex to Single Family was approved (7 affirmative; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on February 9, 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 C3 to R2 zone, said property being located at 1700 North Olive Street in North Little Rock, Pulaski County, Arkansas and more particularly described as:

LOT 7, BLOCK 5 OF THE HUMPHREY & BALDWIN SUBDIVISION OF 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 Duplex to Single 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Debi Ross
Council Member Debi Ross

ATTEST:

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 11:10 A.M. _____ P.M.

By A. Fields

DATE 3-2-21

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

RECEIVED BY Slattery

Rezone Case #2021-04

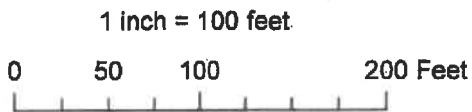
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EXHIBIT
A



Rezone #2021-04
1700 N. Olive St.
To rezone from C3 to R2 to allow for single family.
To amend Land Use Plan from Duplex to Single Family.

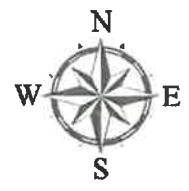
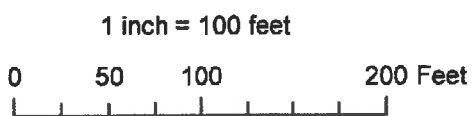
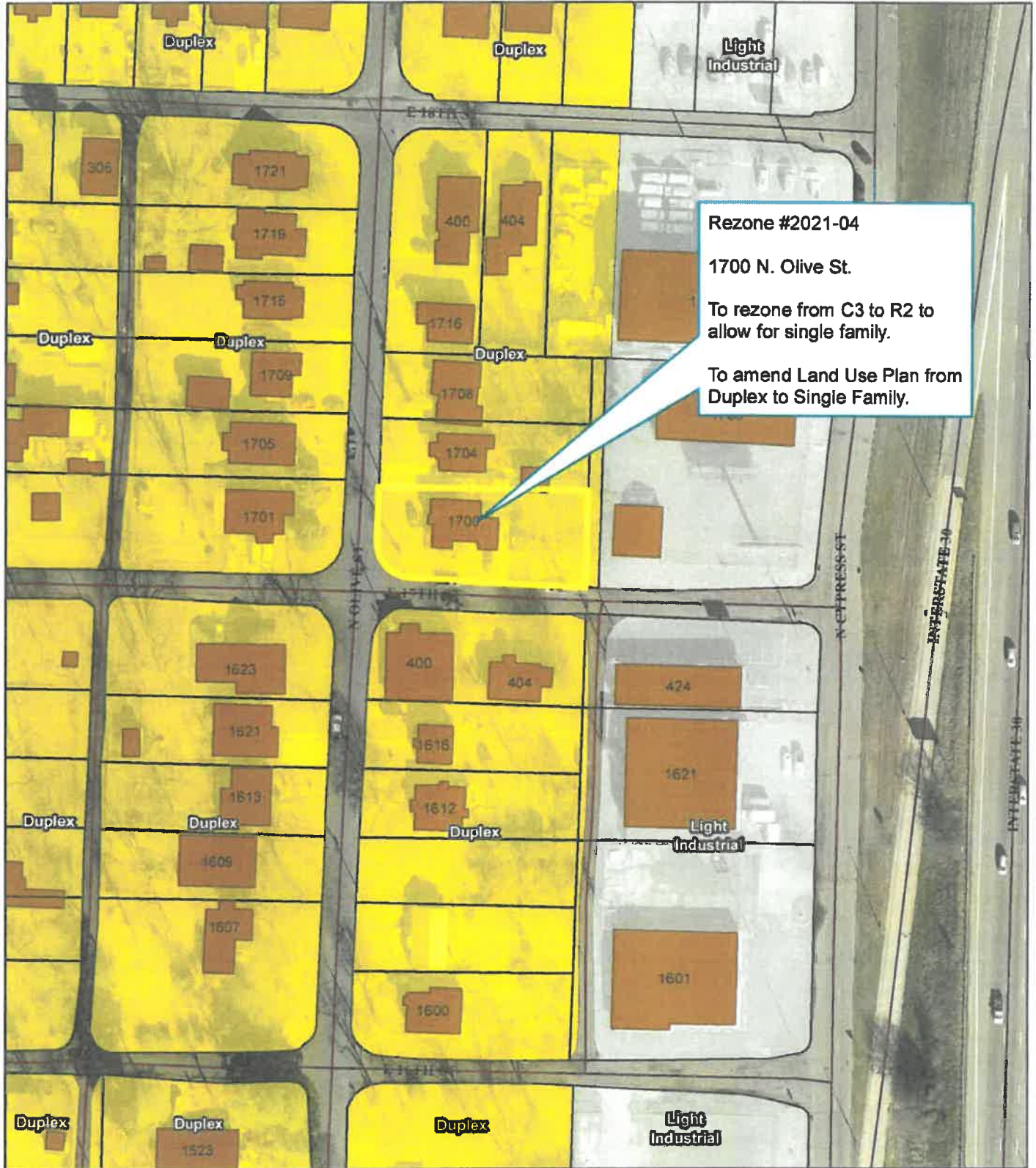


Zoning Map



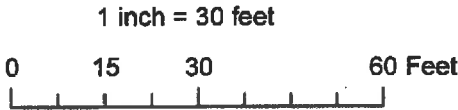
Date: 1/20/2021

Rezone Case #2021-04



Date: 1/20/2021

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Date: 1/20/2021