

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 7005 AND 7021 HIGHWAY 70 EAST IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM C-3 TO I-3 CLASSIFICATION BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Maridale Corp., P. O. Box 628, Little Rock, AR 72203, seeking a reclassification of the herein described land to allow scrap metal recycling, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on October 11, 2016; 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 at 7005 and 7021 Highway 70 East in North Little Rock, Arkansas, from Light Industrial to Heavy Industrial, was approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on October 11, 2016.

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 is hereby amended by changing the classification of certain lands from C-3 to I-3 classification to allow scrap metal recycling on said property located at 7005 and 7021 Highway 70 East in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

**TRACT A**

PART OF THE SE1/4 SECTION 28, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EAST LINE SE1/4 SECTION 28, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS; THENCE WESTERLY ALONG THE NORTH RIGHT-OF-WAY HWY 70 FOR 1311.93 FEET TO THE POINT OF BEGINNING; THENCE N 01° 19' 02" W FOR 745.12 FEET TO THE SOUTH RIGHT-OF-WAY OF RAILROAD; THENCE S 65° 23' 53" W FOR 136.38 FEET; THENCE S 02° 07' 05" W FOR 668.25 FEET TO THE NORTH RIGHT-OF-WAY OF 70. THENCE ALONG THE NORTH RIGHT-OF-WAY OF HWY 70 S 83° 00' E 167.07 FEET TO THE POINT OF BEGINNING, CONTAINING 2.35 ACRES, MORE OR LESS.

**TRACT B**

PART OF THE SE1/4 SECTION 28, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EAST LINE SE1/4 SECTION 28, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS; THENCE N 01° 09'51" E 785.79 FEET TO THE SOUTH RIGHT-OF-WAY OF A RAILROAD; THENCE S 80° 02' 44" W 139.03 FEET; THENCE S 01° 19' 02" E 745.12 FEET TO THE NORTH RIGH-OF-WAY HWY 70; THENCE ALONG THE NORTH RIGHT-OF-WAY HWY 70 S 83° 00' E 136.79 FEET TO THE POINT OF BEGINNING, CONTAINING 2.40 ACRES, MORE OR LESS.

**TRACT C**

PART OF THE SE1/4 SECTION 28, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EAST LINE SE1/4 SECTION 28, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS; THENCE WESTERLY ALONG THE NORTH RIGHT-OF-WAY HWY 70 1076 FEET TO THE POINT OF BEGINNING; THENCE N 01° 23' 18" W 813.30 FEET TO THE SOUTH RIGHT-OF-WAY OF A RAILROAD TRACT; THENCE S 80° 44' 58" W 95.43 FEET; THENCE S 01° 09' 51" E 785.79 FEET TO THE NORTH RIGHT-OF-WAY OF HWY 70; THENCE ALONG THE NORTH RIGHT-OF-WAY HWY 70 S 83° 00' E 99.14 FEET TO THE POINT OF BEGINNING, CONTAINING 1.72 ACRES MORE OR LESS. (See Exhibits "A" and "B" attached hereto.)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended as reflected on the map attached hereto as Exhibit "C" 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 provisions 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 growth within its boundaries, that the rezoning of the above-described land as provided for herein to allow scrap metal recycling 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:

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\_\_\_\_\_

Mayor Joe A. Smith

SPONSORS:

Linda Robinson  
Alderman Linda Robinson *m. Am*

Maurice Taylor  
Alderman Maurice Taylor *m. Am*

ATTEST:

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter  
C. Jason Carter, City Attorney *m. Am*

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

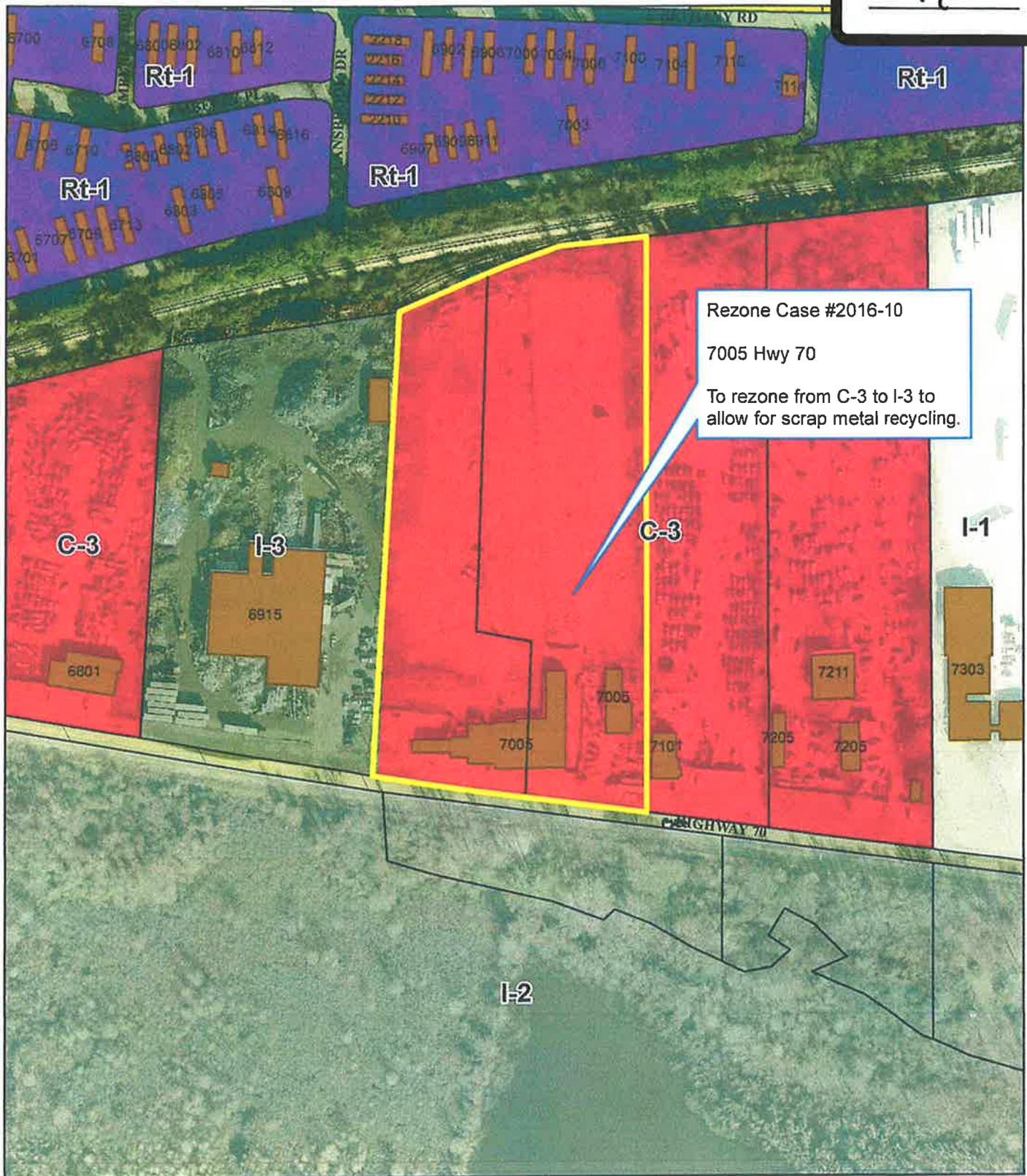
FILED	<u>10:54</u>	A.M.	_____	P.M.
By	<u>Crest City Atty M. Am</u>			
DATE	<u>10/28/16</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<u>D. Whitbey</u>			

# Rezone Case #2016-10

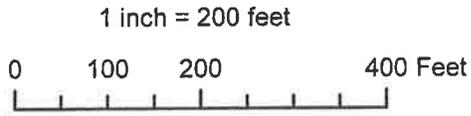
EXHIBIT

"A"

tabbles



Rezone Case #2016-10  
7005 Hwy 70  
To rezone from C-3 to I-3 to allow for scrap metal recycling.



Date: 9/13/2016

# Rezone Case #2016-10

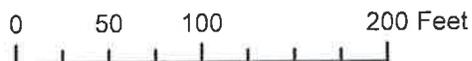
EXHIBIT

"B"

tabbles



1 inch = 100 feet

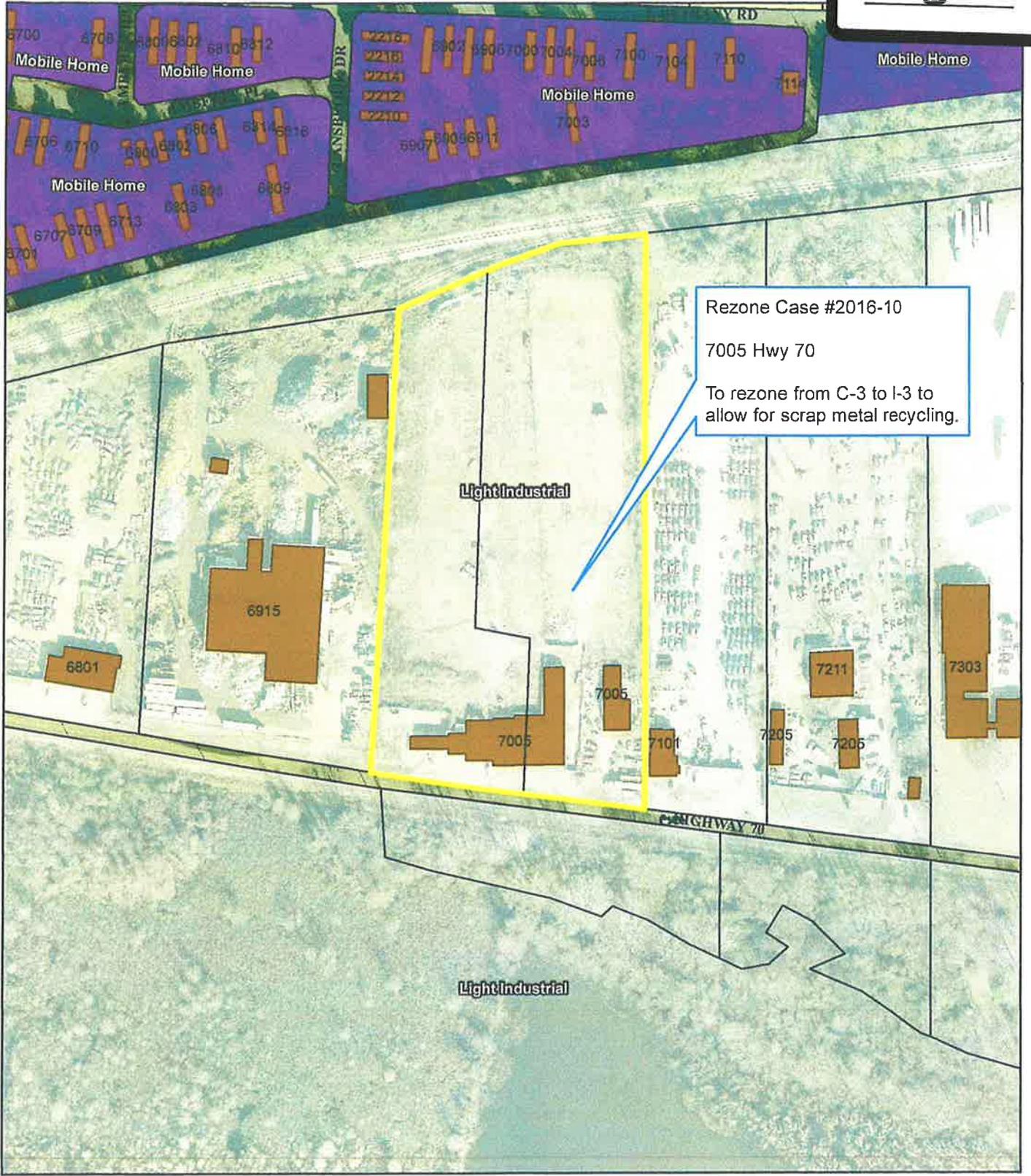


Ortho Map

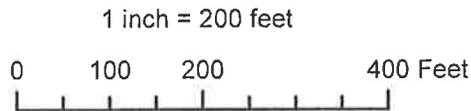
Date: 9/13/2016

# Rezone Case #2016-10

EXHIBIT  
"C"



Land Use Map



Date: 9/13/2016