

O-15-21

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED IN THE 7500 BLOCK OF YOUNG ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM C-3 TO R-4 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 Mr. Hugh Jarrett, 1200 East Joyce Boulevard, Fayetteville, AR 72703, seeking a reclassification of the herein described land, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on March 10, 2015; 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 in the 7500 Block of Young Road in North Little Rock, Arkansas, from Community Shopping (C-3) to Multi-Family (R-4), was approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on March 10, 2015.

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 Community Shopping (C-3) to R-4 classification to allow multi-family development on said property located in the 7500 Block of Young Road in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

A part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 2 North, Range 13 West, Pulaski County, Arkansas, being more particularly described as follows, to-wit: Beginning at the NE Corner of said 40 acre tract, and running thence S 07°08'00" W 492.00'; thence S 56°26'00" W 493.00'; thence N 50°29'00" W 301.29'; thence N 51°03'46" E 905.48' to the Point of Beginning; containing 5.18 acres, more or less.

And, Part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13, Township 2 North, Range 13 West, Pulaski County, Arkansas, more particularly described as follows: Commence at the Northeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 13; thence S 00°40'15" W along the East line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 456.0 feet; thence S 55° 00' W 25.0 feet to the Point of Beginning; thence S 38°13'36" W 380.23 feet; thence N 64°10' W 132.0 feet; thence N 57° 35'40" E 114.0

feet; thence N 55°00' E 315.0 feet to the Point of Beginning; containing 0.58 acres, more or less.

Commencing at the NE corner of the SW ¼, NE ¼ of Section 13, Township 2 North, Range 13 West, Pulaski County, Arkansas; thence N 87°37' W 300 feet to the Point of Beginning; thence continuing N 87°37' W for approximately 430 feet to a point; thence S 41° E 790 feet to a point; thence N 09° W for approximately 600 feet to the Point of Beginning. (See Exhibit "A" 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 "B" 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 multi-family development 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:

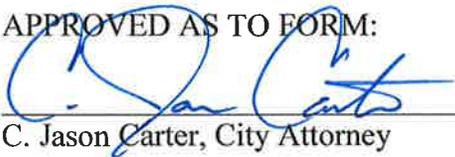
ATTEST:



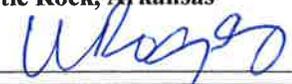
Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



C. Jason Carter, City Attorney

FILED	1156	A.M.	_____	P.M.
By	City Atty / Carter			
DATE	3-17-15			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

Rezone Case #1722

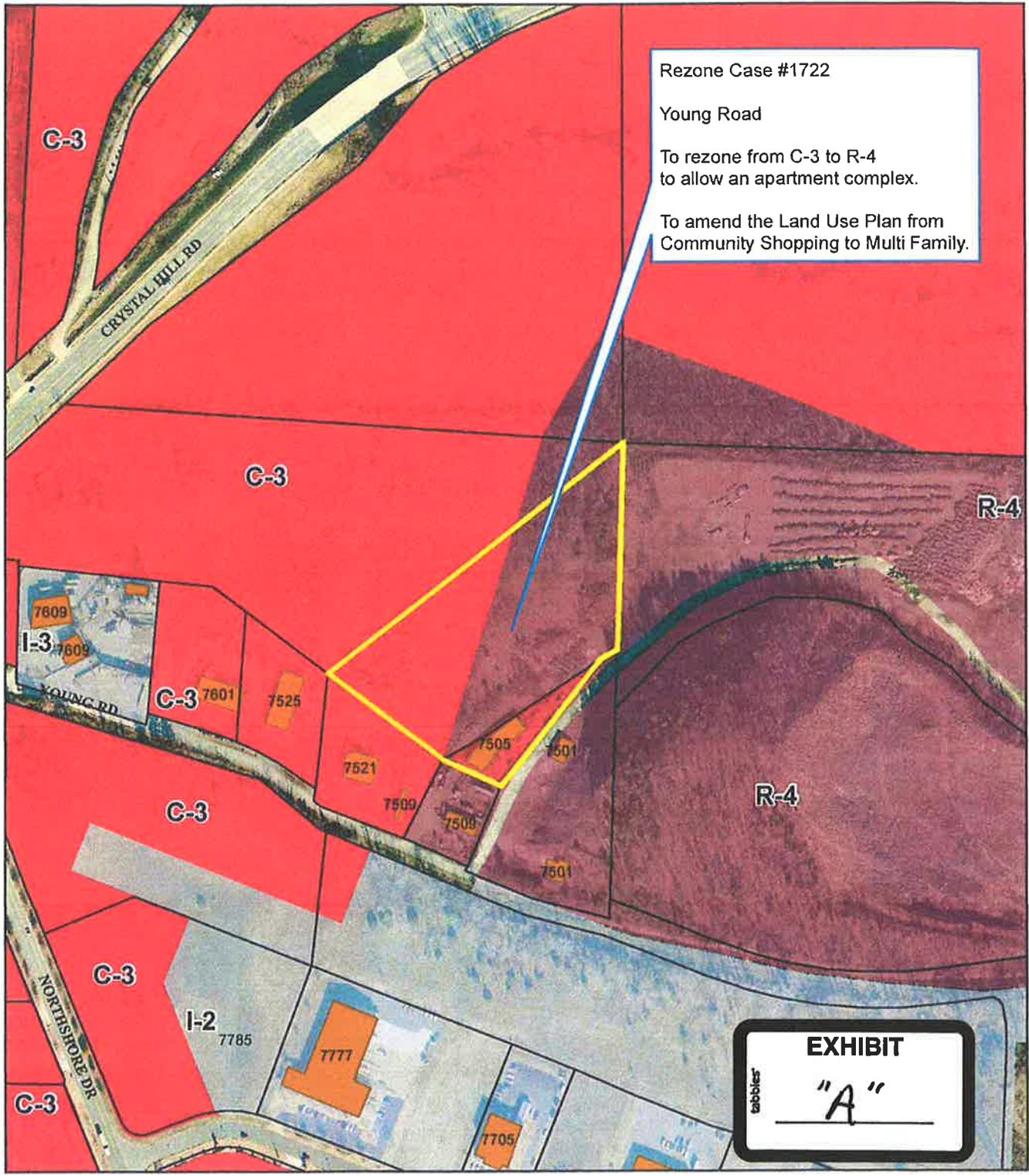
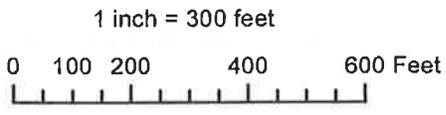


EXHIBIT
tabbles
"A"



Date: 2/18/2015

Rezone Case #1722

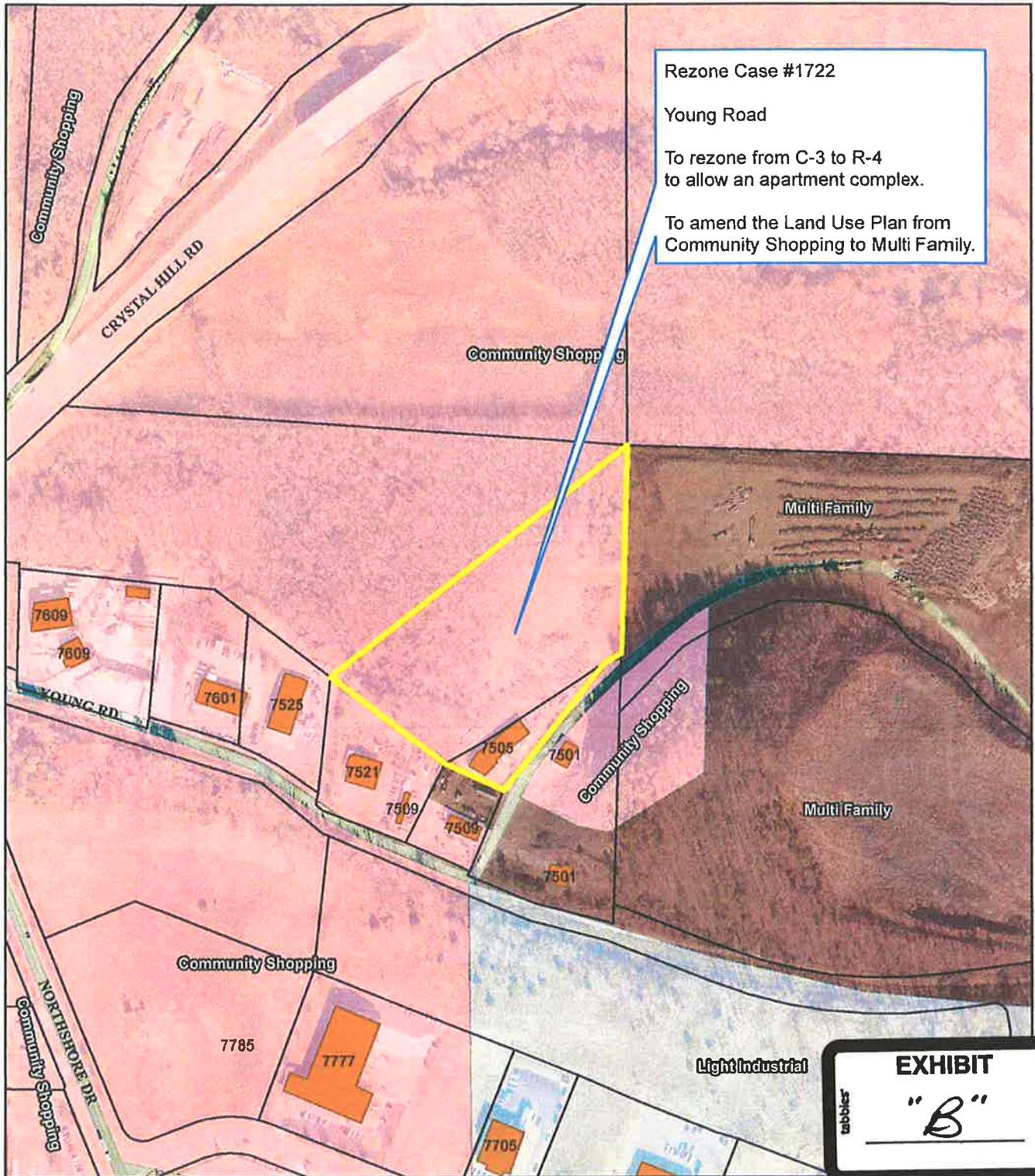
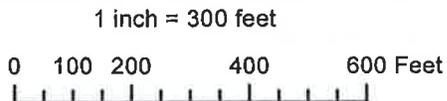


EXHIBIT
"B"



Land Use Map



Date: 2/18/2015