

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 4300 E. BROADWAY IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R3 TO C3 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Richardson Engineering, PLLC, P.O. Box 192, Benton, Arkansas 72018, seeking a rezone of the herein described land to allow for a convenience store with fuel pumps, which application was duly considered and approved (5 affirmative votes, 1 negative vote, 1 abstain, 2 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on November 10, 2020; and

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 C3 zone, said property being located at 4300 E. Broadway in North Little Rock, Pulaski County, Arkansas and more particularly described as:

LOT 1R, BROADWAY CK ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (See maps attached hereto collectively as Exhibit A)

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: 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 4: 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 Joe A. Smith

SPONSORS:

ATTEST:

Maurice Taylor
Council Member Maurice Taylor

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	<u>11:00</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>11-17-2020</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Whitbey</u>			

Rezone Case #2020-17

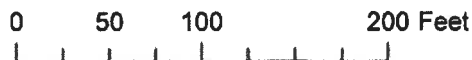
Rezone #2020-17

4300 E. Broadway St.

To rezone from R3 to C3 to allow for a c-store with fuel pumps.



1 inch = 100 feet



Date: 10/30/2020



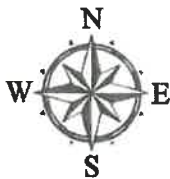
Zoning Map

Rezone Case #2020-17

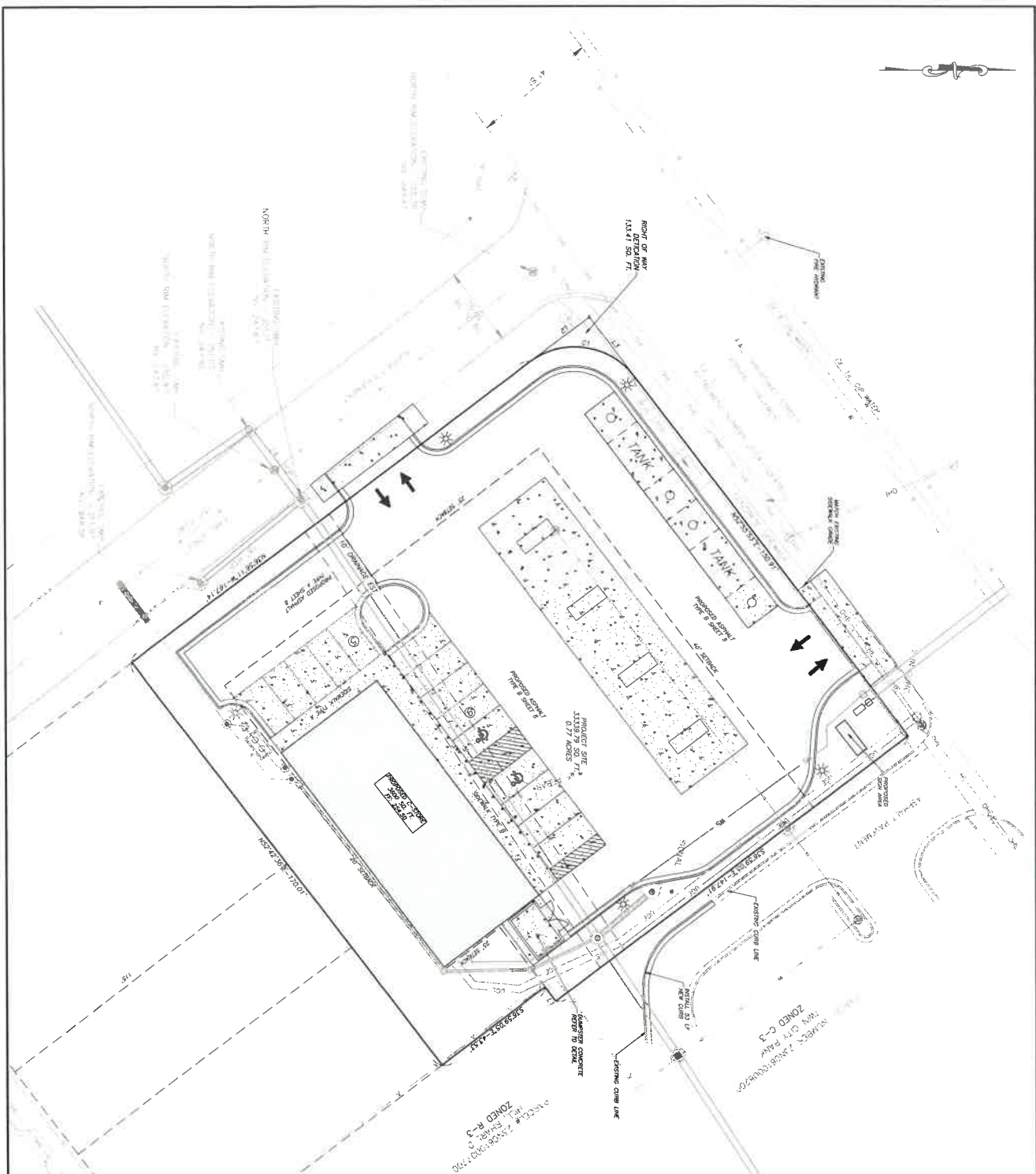


Ortho Map

1 inch = 40 feet



Date: 10/30/2020



- Legend**
- Property Boundary
 - Surveyed lines
 - Telephone
 - Gas Line
 - Existing Fence
 - Sanitary Sewer
 - Water Line
 - Overhead Powerline
 - Water Box
 - Sanitary Sewer Manhole
 - Sanitary Sewer Manhole
 - Telephone Manhole
 - Gas Meter
 - Found Monument (Labelled)
 - Proposed Light pole
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT DRIVE
 - PROPOSED SIGNAGE
 - PROPOSED LIGHT POLE
 - APPROVED SIGNAGE
 - APPROVED LIGHT POLE
 - REFER TO NOTES

PROJECT NO. 020-029	Revision	Date
Scale 1" = 15'		
Sheet 1 of 1		

Project No.
BLUEFIN DEVELOPMENT
 610 PRESIDENT
 CLINTON AVE., SUITE 4
 LITTLE ROCK, AR

SITE PLAN REVIEW
 CIRCLE K
 4300 BROADWAY
 NORTH LITTLE ROCK, ARKANSAS



RICHARDSON ENGINEERING
 Planning • Engineering • Development Consulting
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