

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 14 REMOUNT ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM R-1 TO C-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 Marlar Engineering, 5318 John F. Kennedy Boulevard, North Little Rock, AR 72116, seeking a reclassification of the herein described land to allow commercial development, 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 November 8, 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 14 Remount Road in North Little Rock, Arkansas, from Public to Community Shopping, was approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on November 8, 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 R-1 to C-3 classification to allow commercial development on said property located at 14 Remount Road in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Part of the S ½, SW ¼ of Section 11, Township 2 North, Range 12 West, now in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows: Commencing at the NE corner of the S ½, SW ¼; thence S 89° 53' 15" W along the N of said S ½, SW ¼ for 1617.24' to the Point of Beginning; thence S 01° 20' 46" E for 368.34'; thence N 76° 15' 32" W for 148.57'; thence N 03° 35' 29" E for 333.24' to the S right of way line of Kierre Drive and the N line of said S ½, SW ¼; thence along said right of way and N line of said S ½, SW ¼ N 89° 53' 15" E for 156.54' to the Point of Beginning, containing 1.2 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 commercial 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:

Murry Witcher

Alderman Murry Witcher *MP*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

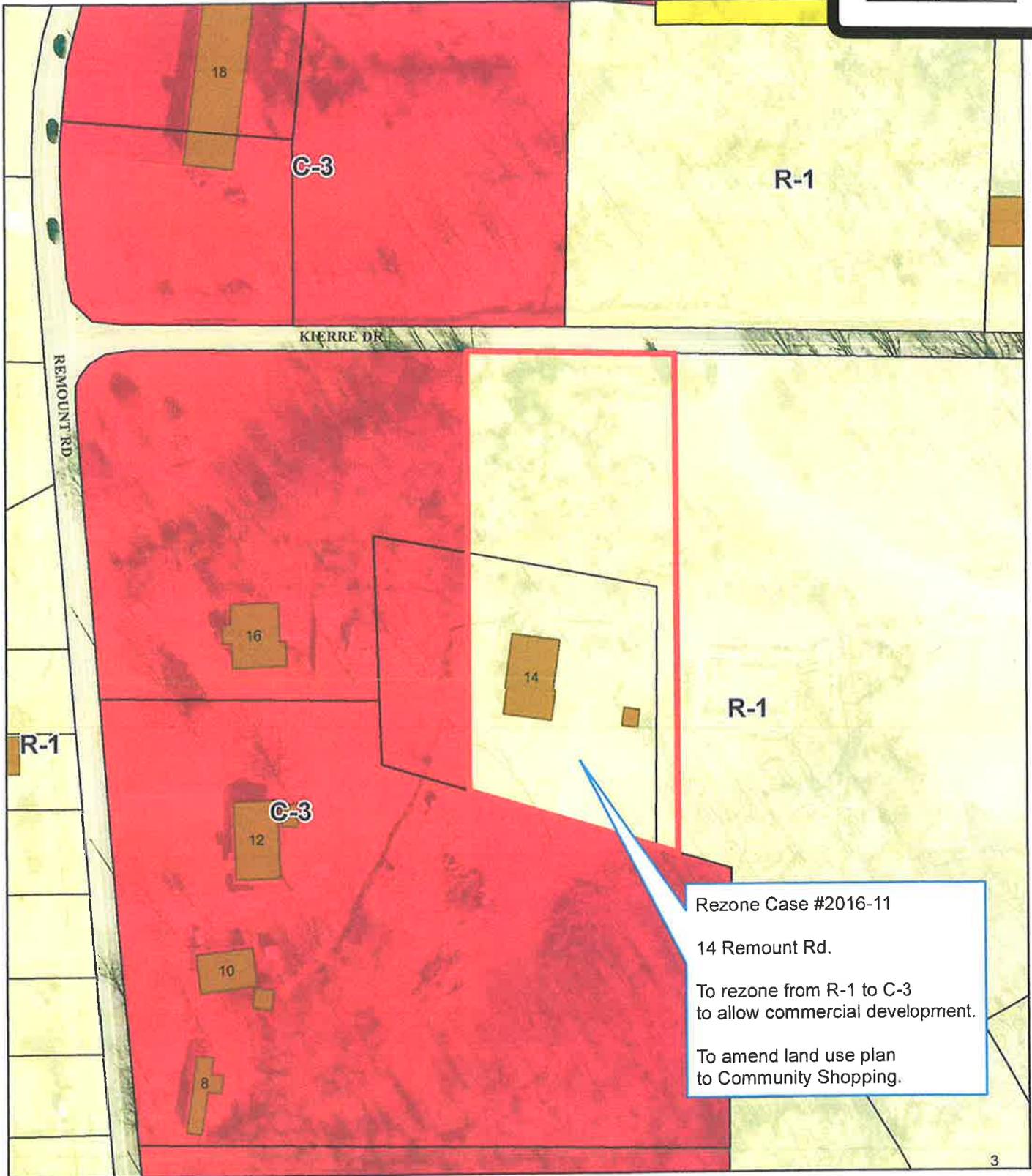
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED <u>11:15</u> A.M. _____ P.M.
By <u>City Atty Carter</u>
DATE <u>12-16-16</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>S. Wassery</u>

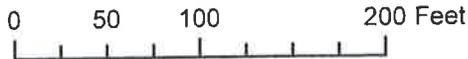
Rezone Case #2016-11

EXHIBIT
"A"



Rezone Case #2016-11
14 Remount Rd.
To rezone from R-1 to C-3
to allow commercial development.
To amend land use plan
to Community Shopping.

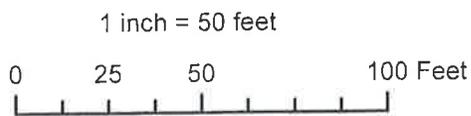
1 inch = 100 feet



Date: 10/27/2016

Rezone Case #2016-11

EXHIBIT
"B"



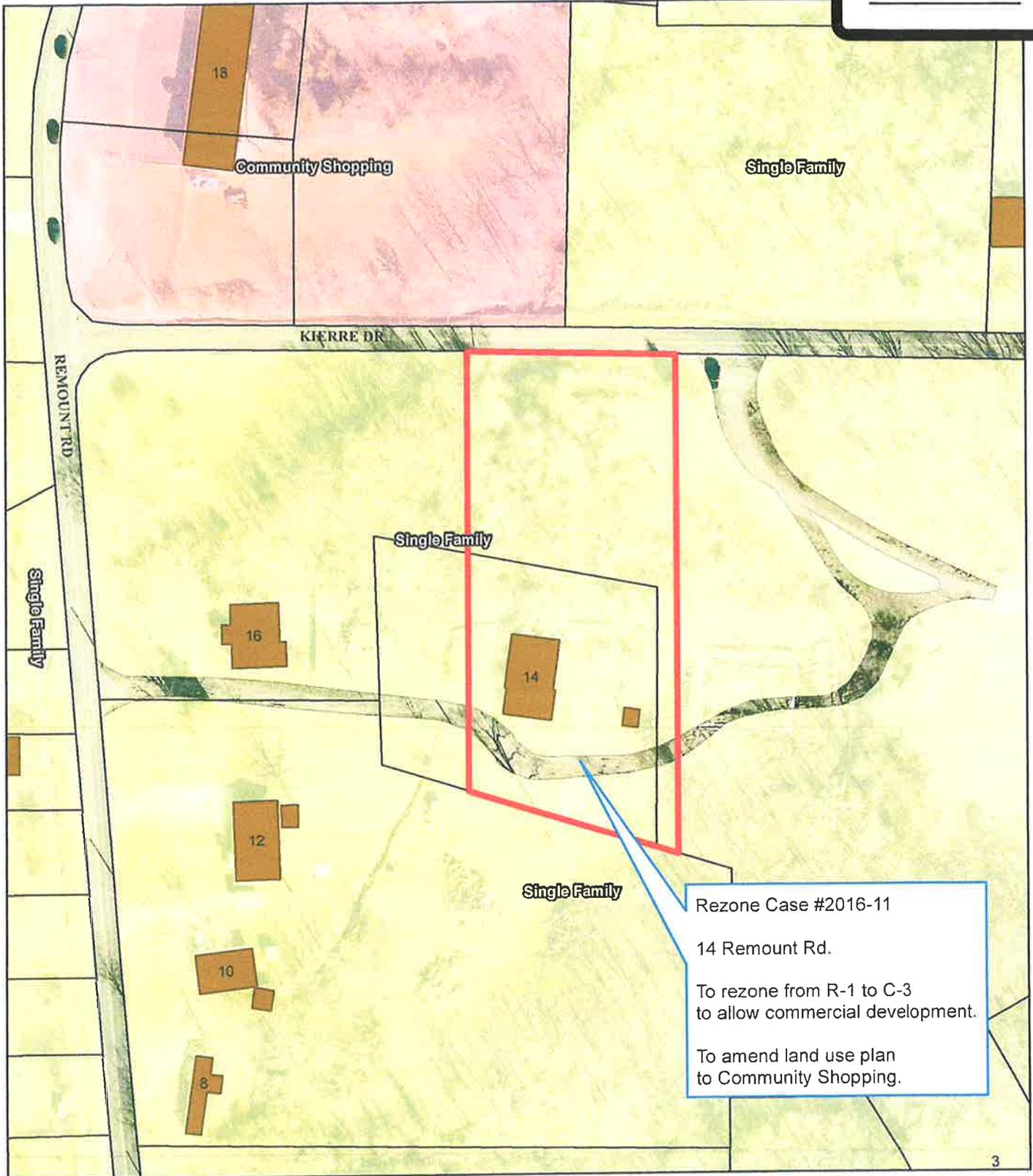
Date: 9/28/2016

Rezone Case #2016-11

EXHIBIT

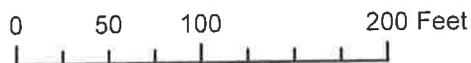
tabbler

"c"



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Land Use Map

Date: 10/27/2016