

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

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT THE NORTHWEST CORNER OF GAGE DRIVE AND EAST 43<sup>RD</sup> STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM I-2 TO C-2 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 Cromwell Architects Engineers, 101 S. Spring Street, Little Rock, AR 72201, seeking a reclassification of the herein described land to allow a surgical outpatient clinic, 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 February 9, 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 the northwest corner of Gage Drive and East 43<sup>rd</sup> Street in North Little Rock, Arkansas, from Light Industrial to Community Shopping, was approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on February 9, 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 I-2 to C-2 classification to allow a surgical outpatient clinic on said property located at the northwest corner of Gage Drive and East 43<sup>rd</sup> Street in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Lot 2, Block 3, McCain East Business Park in the City of North Little Rock, Pulaski County, Arkansas. (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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 a surgical outpatient clinic 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

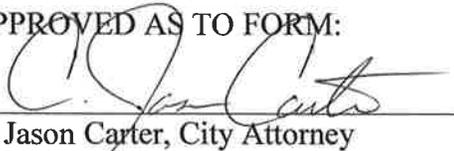
SPONSOR:

ATTEST:

  
Alderman Charlie Hight *NLR*

Diane Whitbey, City Clerk

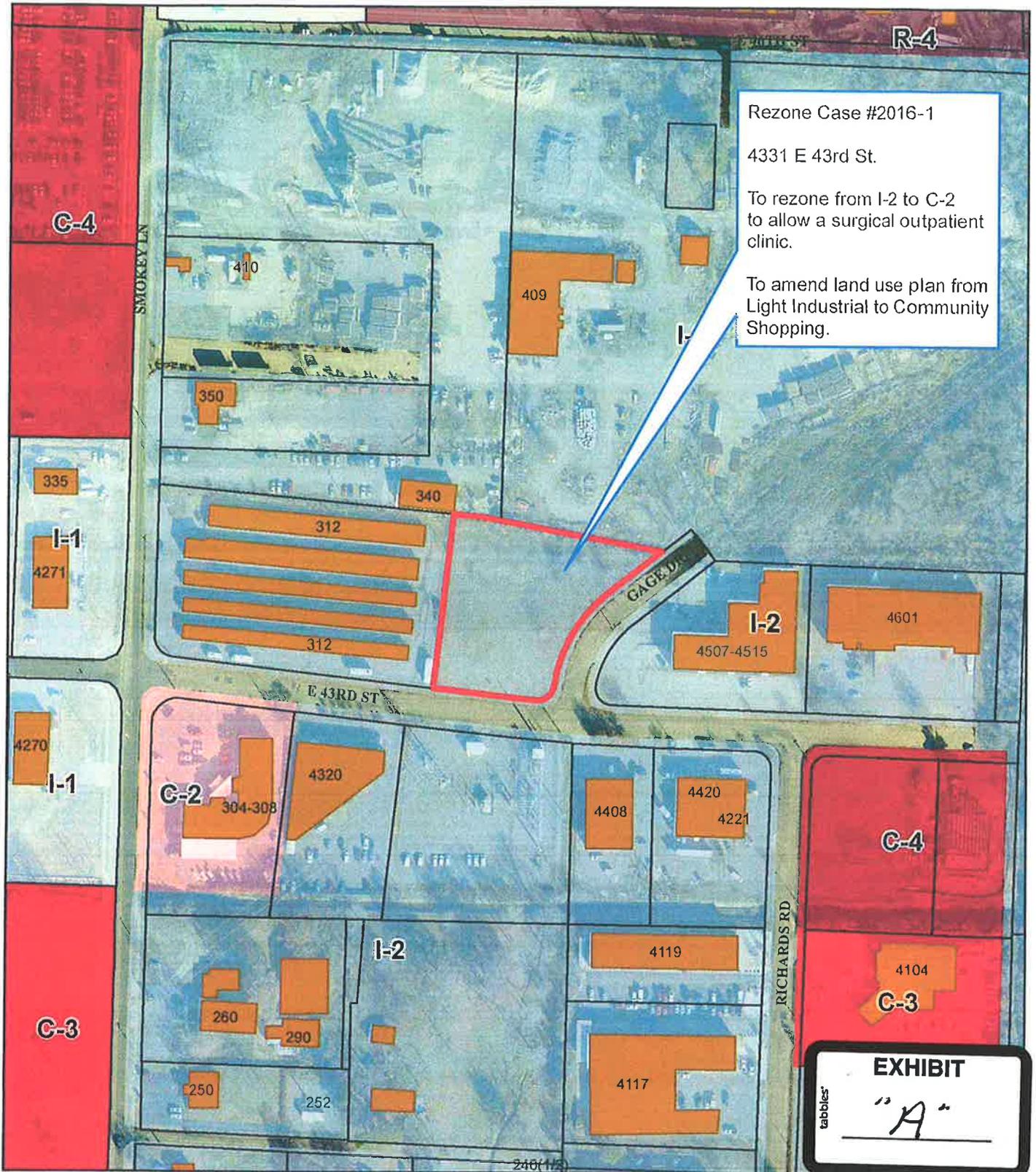
APPROVED AS TO FORM:

  
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED <u>10:14</u> A.M. _____ P.M.
By <u>City Atty Carter</u>
DATE <u>2-16-16</u>
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>
RECEIVED BY <u>D. Manhardt</u>

# Rezone Case #2016-1

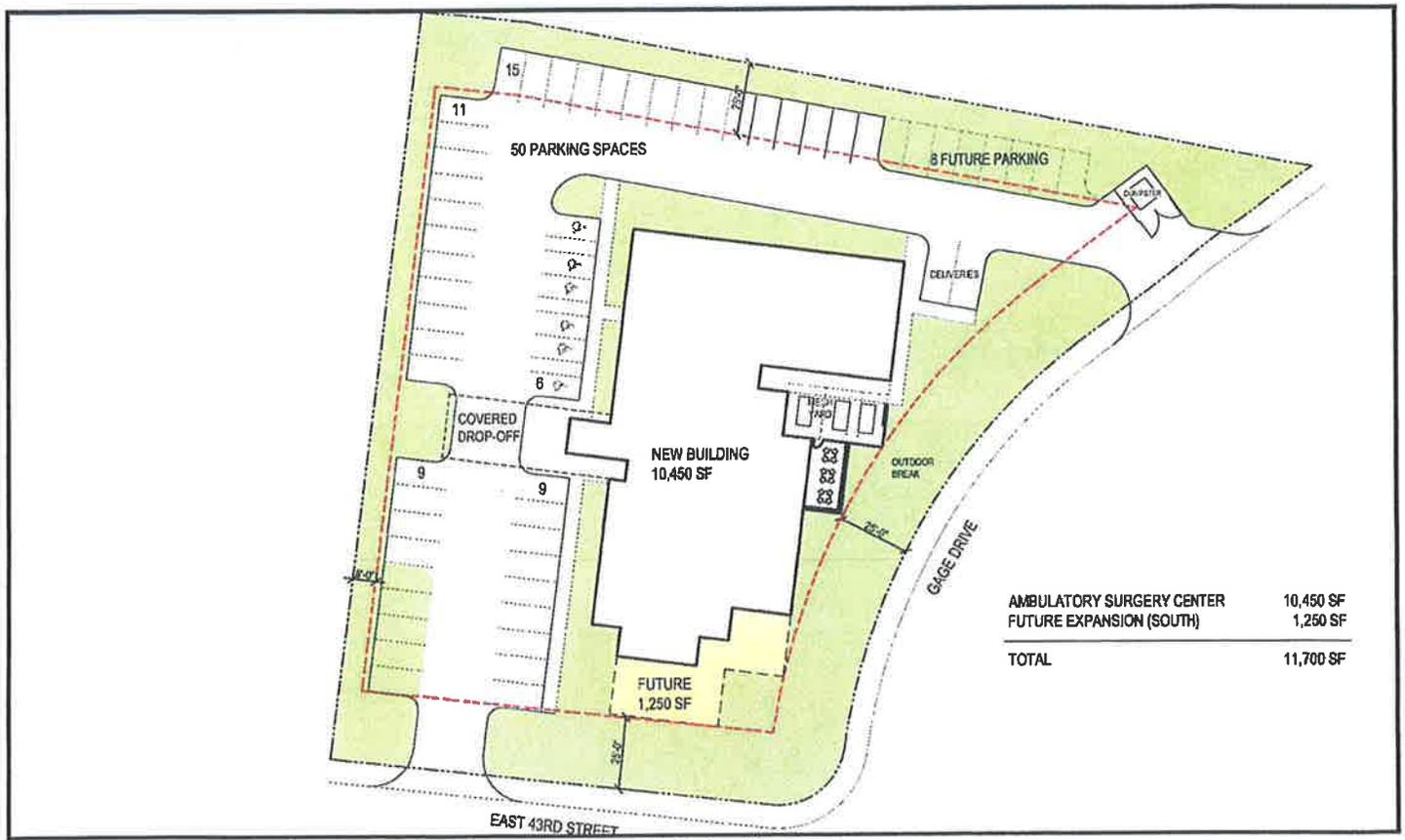


**EXHIBIT**  
"A"

1 inch = 200 feet



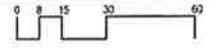
Date: 1/12/2016



AMBULATORY SURGERY CENTER	10,450 SF
FUTURE EXPANSION (SOUTH)	1,250 SF
<b>TOTAL</b>	<b>11,700 SF</b>



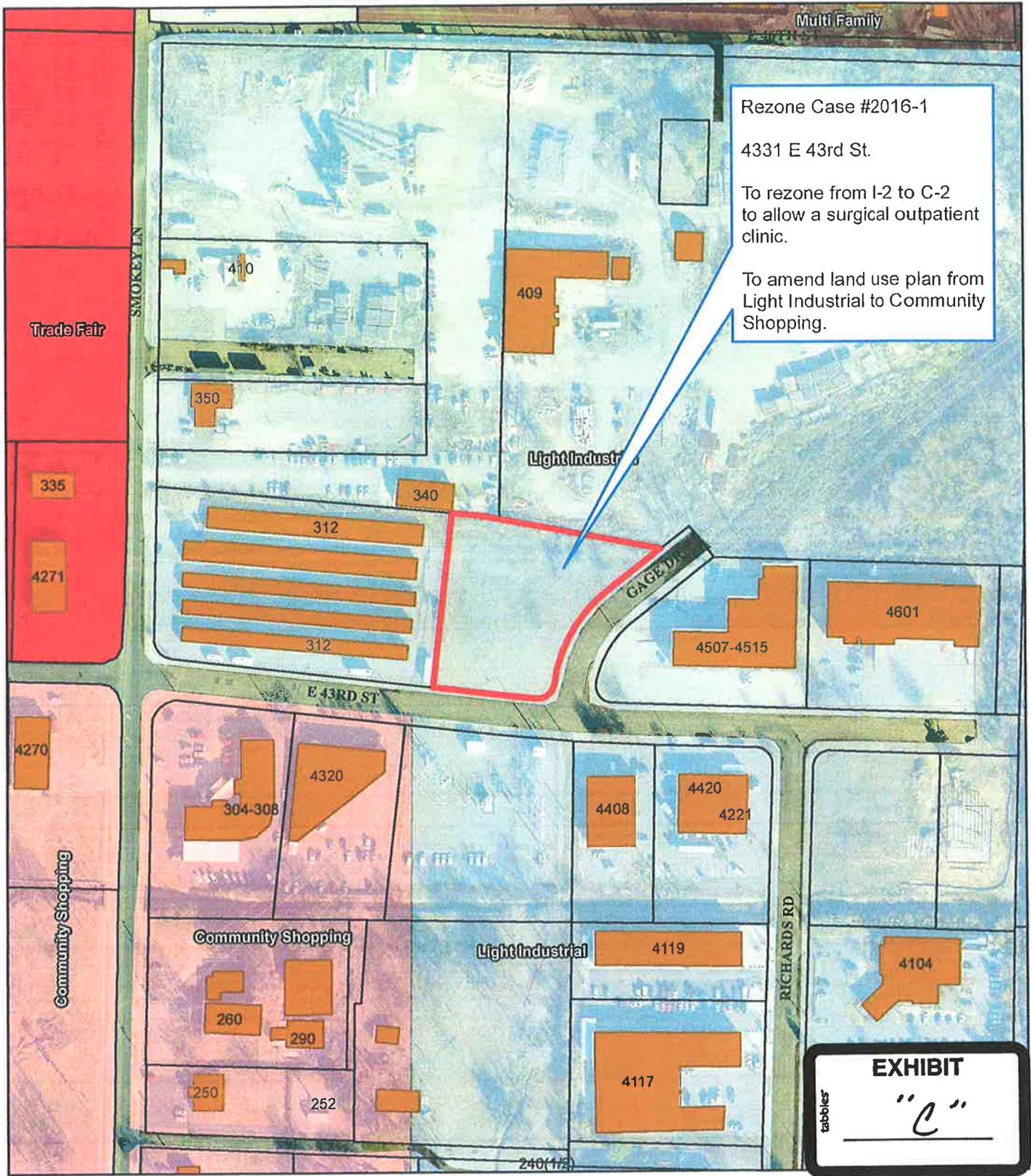
**SITE PLAN**  
 SCALE: 1" = 30'-0"



ARKANSAS PAIN CENTER  
 AMBULATORY SURGERY CENTER 1.05.16 0

**EXHIBIT**  
"B"

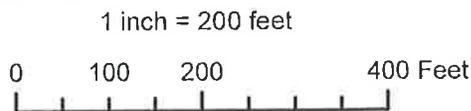
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**EXHIBIT**  
"C"



Land Use Map



Date: 1/12/2016

