O-19-75

ORDINANCE NO. ____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 500 NORTH MAGNOLIA STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM I-1 ZONING CLASSIFICATION TO C-6 ZONING CLASSIFICATION BY AMENDING ORDINANCE NO. 7697; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Collins Development Company, LLC/Collins Revocable Family Trust, 218 West 6th Street, North Little Rock, Arkansas 72114, seeking a rezone of the herein described land to allow commercial business on property located at 500 North Magnolia Street; and

WHEREAS, the request to reclassify the subject property did not go to the Planning Commission for consideration, and applicant is seeking approval from the North Little Rock City Council; and

WHEREAS, notice has been sent to surrounding property owners, a sign has been placed on the property, and a legal advertisement of notice of a public hearing to be held June 10, 2019 at 6:00 p.m. has been placed in the newspaper.

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 ("the Zoning Ordinance") is hereby amended by changing the classification of certain land from I-1 to C-6 to allow commercial business on said property being located at 500 North Magnolia Street and more particularly described as:

Lot 6, Block 33, Argenta Addition, City of North Little Rock, Pulaski County, Arkansas (see maps collectively attached hereto 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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: That it is hereby found and determined that reclassification of the above-described land to allow C-6 zoning classification for commercial business is a proper use for the property, will enhance the surrounding 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:

Council Member Maurice Taylor

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED 11:40 A.M. _____ P.M.

By A. Fields

DATE 6-4-19

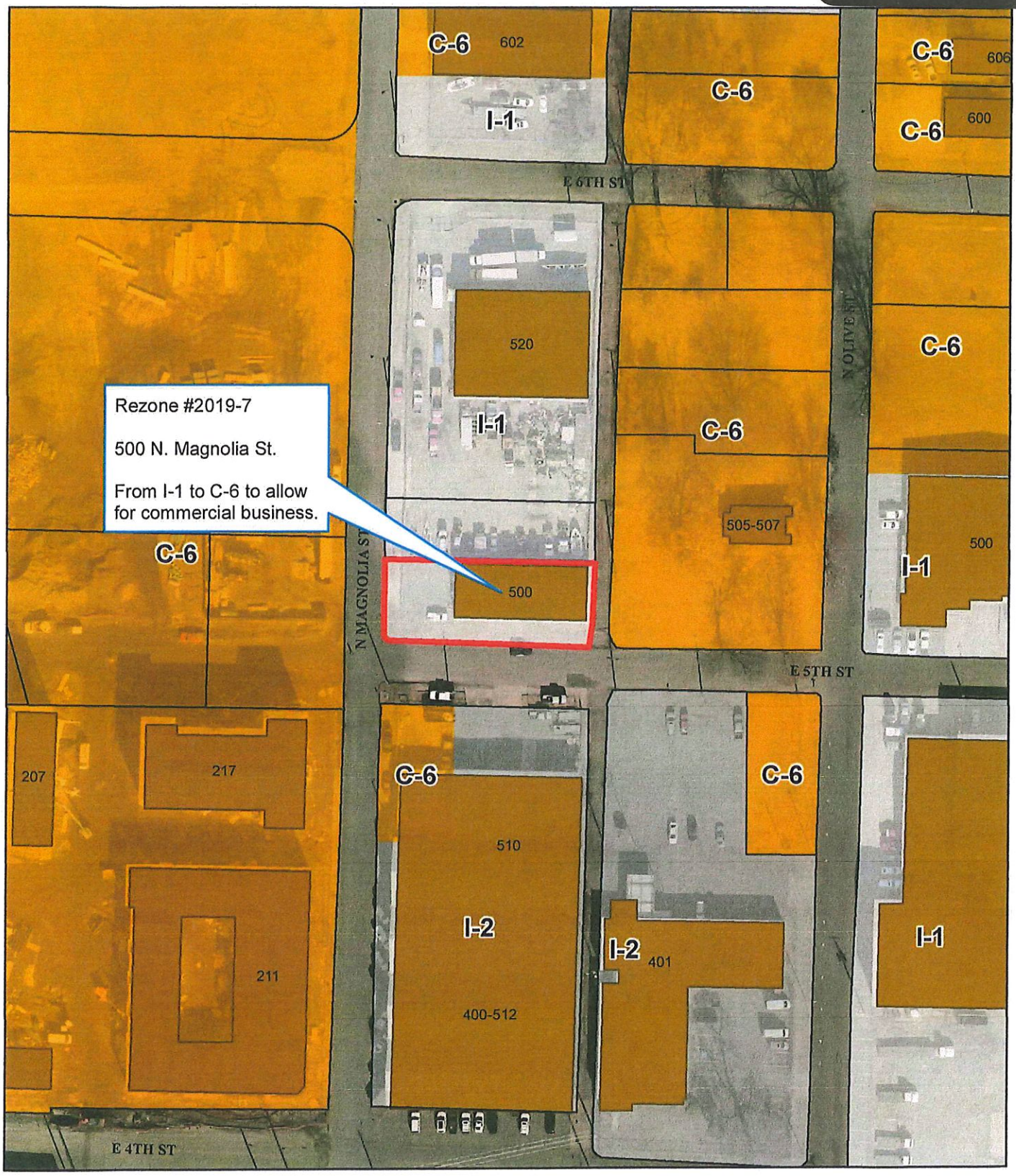
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY S. Ussery

EXHIBIT

A.

Rezone Case #2019-7



Zoning Map

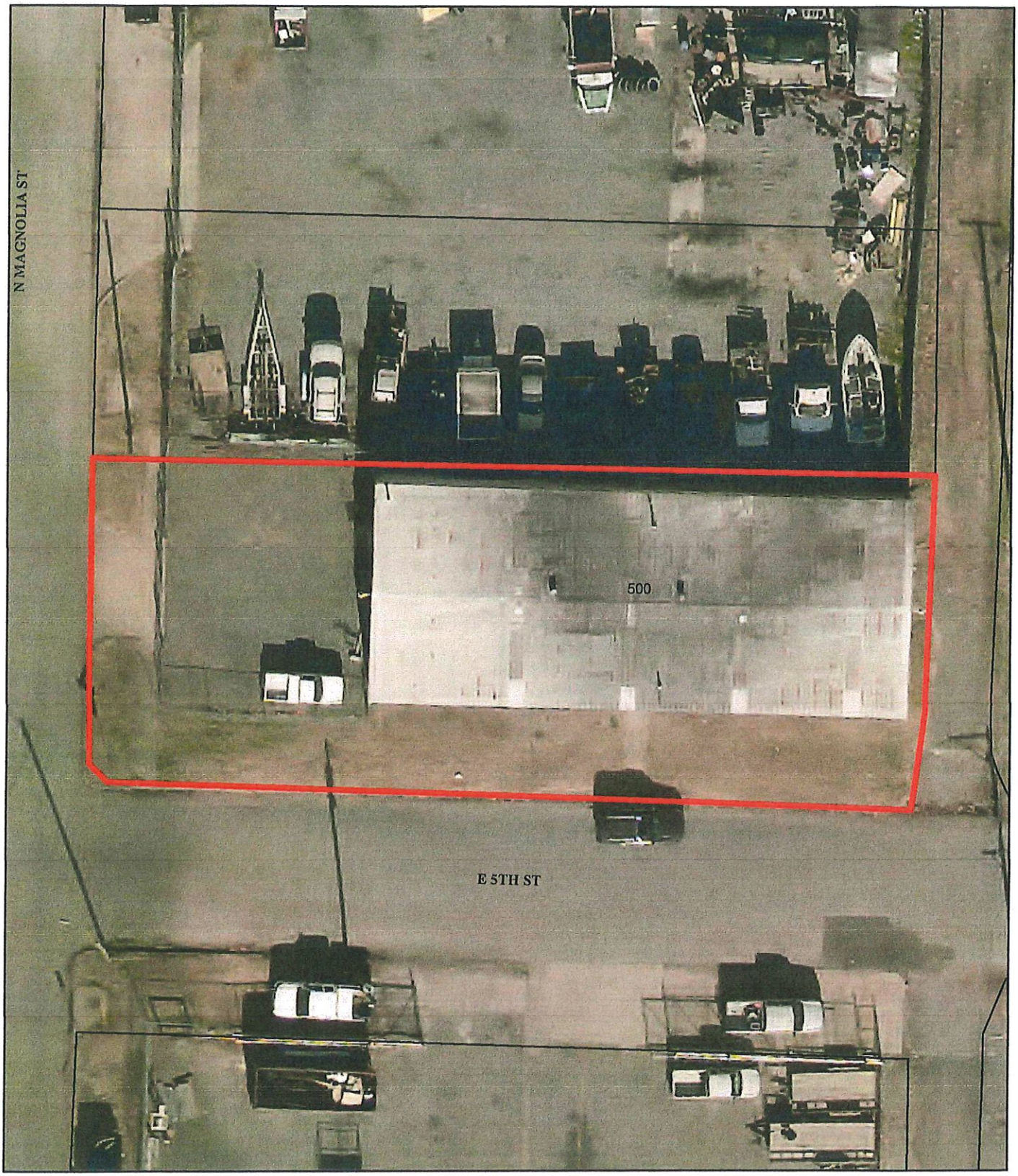
1 inch = 100 feet

0 50 100 200 Feet

Date: 5/17/2019

N W E S

Rezone Case #2019-7



NLR Community Planning

Ortho Map

1 inch = 25 feet

0 12.5 25 50 Feet

N W E S

Date: 5/17/2019