O-20-19

**ORDINANCE NO. ____**

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 2524 GRIBBLE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM CONSERVATION ZONING CLASSIFICATION TO THE R-4 ZONING CLASSIFICATION BY AMENDING ORDINANCE NO. 7697; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Jack King Custom Homes, 1583 Marquee Circle, Cabot, Arkansas 72023, seeking a rezone of the herein described land to allow for residential development on property located at 2524 Gribble Street, 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 February 11, 2020; 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 2524 Gribble Street, North Little Rock, Arkansas, from Light Industrial to Multi-Family was approved (7 affirmative votes, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on February 11, 2020.

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 Conservation to R-4 to allow for residential development on said property being located on 2524 Gribble Street and more particularly described as:

> A piece of property located in East 1/2 Northeast 1/4 Section 1, Township 1 North, Range 12 West, Pulaski County, Arkansas, More particularly described as follows:
>
> Starting at the Northwest corner of Tract A, Choctaw Addition; South 150' along the west property line of Tract A to the Point of Beginning; Thence South 70' following said west property line of Tract A to the start of Floodway designation; Thence East 107' along the Floodway line to the eastern boundary of Tract A; Thence North 70' along the east property line of Tract A to a point; Thence West 107' to the point of beginning; Containing .16 acres more or less. (See maps attached collectively hereto as Exhibit A).

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Light Industrial to Multi-Family as reflected on the maps collectively attached hereto as Exhibit A 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 provision 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 residential development, that the rezoning of the above-described land as provided for herein to allow for such recognition 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:

Maurice Taylor

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 10:50 A.M. _____ P.M.

By A. Fields

DATE 2-18-20

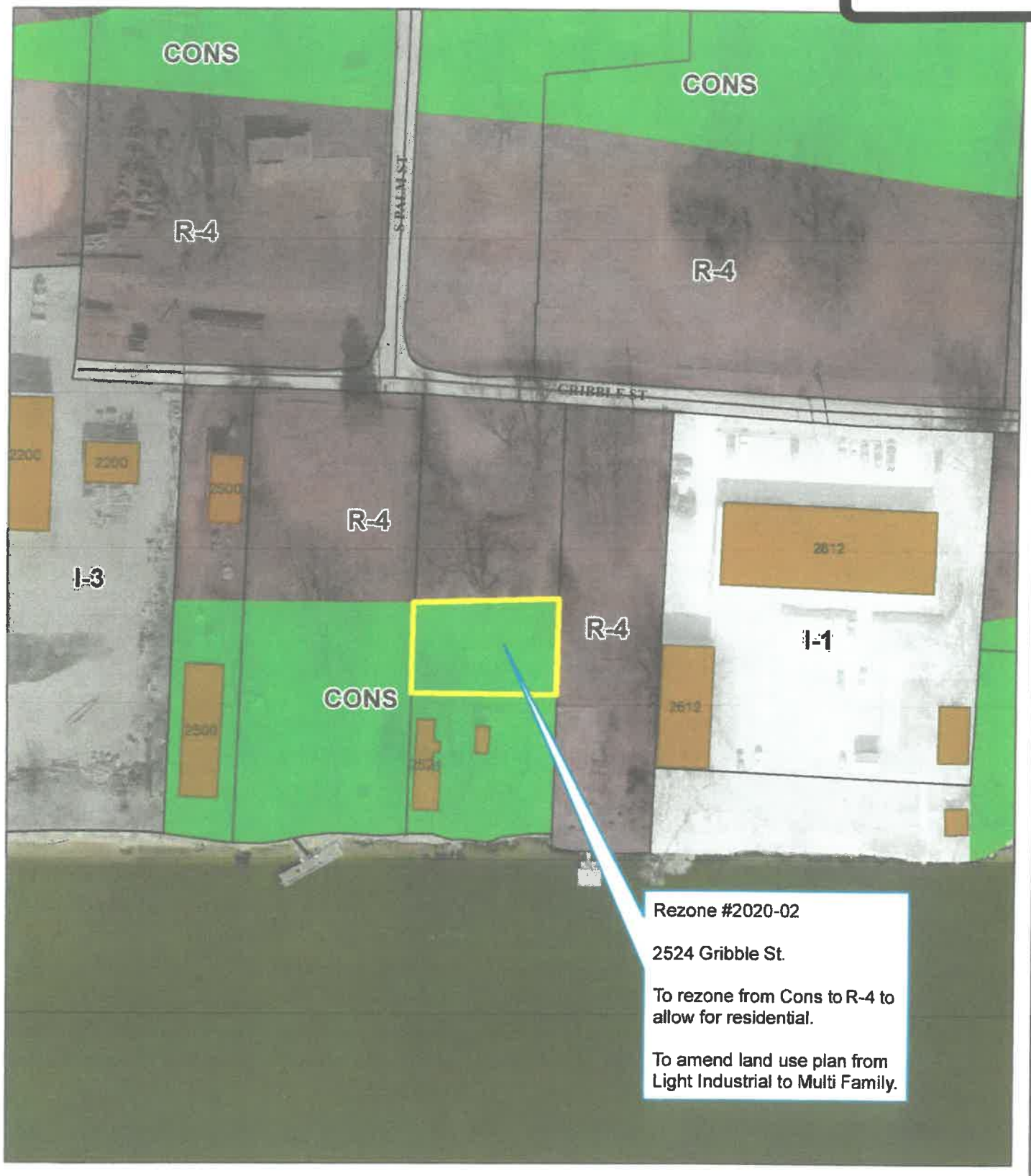
**Diane Whitbey, City Clerk and Collector**
**North Little Rock, Arkansas**

RECEIVED BY S. Ussery

EXHIBIT

A.

# Rezone Case #2020-02




Zoning Map

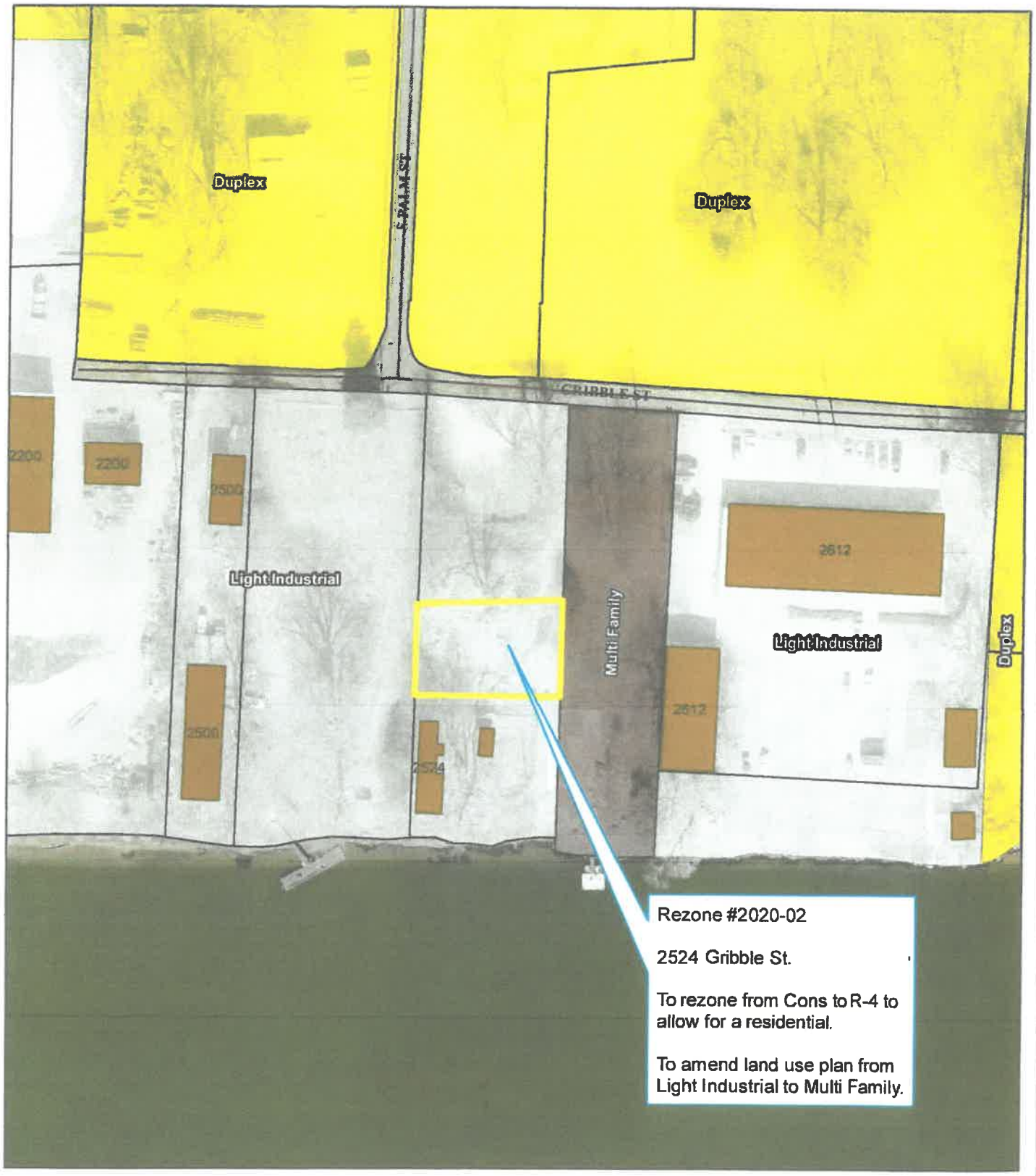
1 inch = 100 feet

0 50 100 200 Feet

Date: 1/15/2020

N W E S

# Rezone Case #2020-02




NLR Community Planning

**Land Use Map**

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 1/15/2020