O-21-36

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 4500 NORTH HILLS BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM PLANNED UNIT DEVELOPMENT (PUD) TO R2 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by North Pulaski Baptist Association, 4500 North Hills Boulevard, North Little Rock, Arkansas 72116, seeking a rezone of the herein described land to allow for a church, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on March 9, 2021; 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 Planned Unit Development (PUD) to R2 zone, said property being located at 4500 North Hills Boulevard in North Little Rock, Pulaski County, Arkansas and more particularly described as:

LOT 1R, BLOCK 60 OF THE LAKEWOOD 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 Terry C. Hartwick

SPONSORS:

Council Member Debi Ross

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:05 A.M. _____ P.M.

By A. Fields

DATE 3-16-21

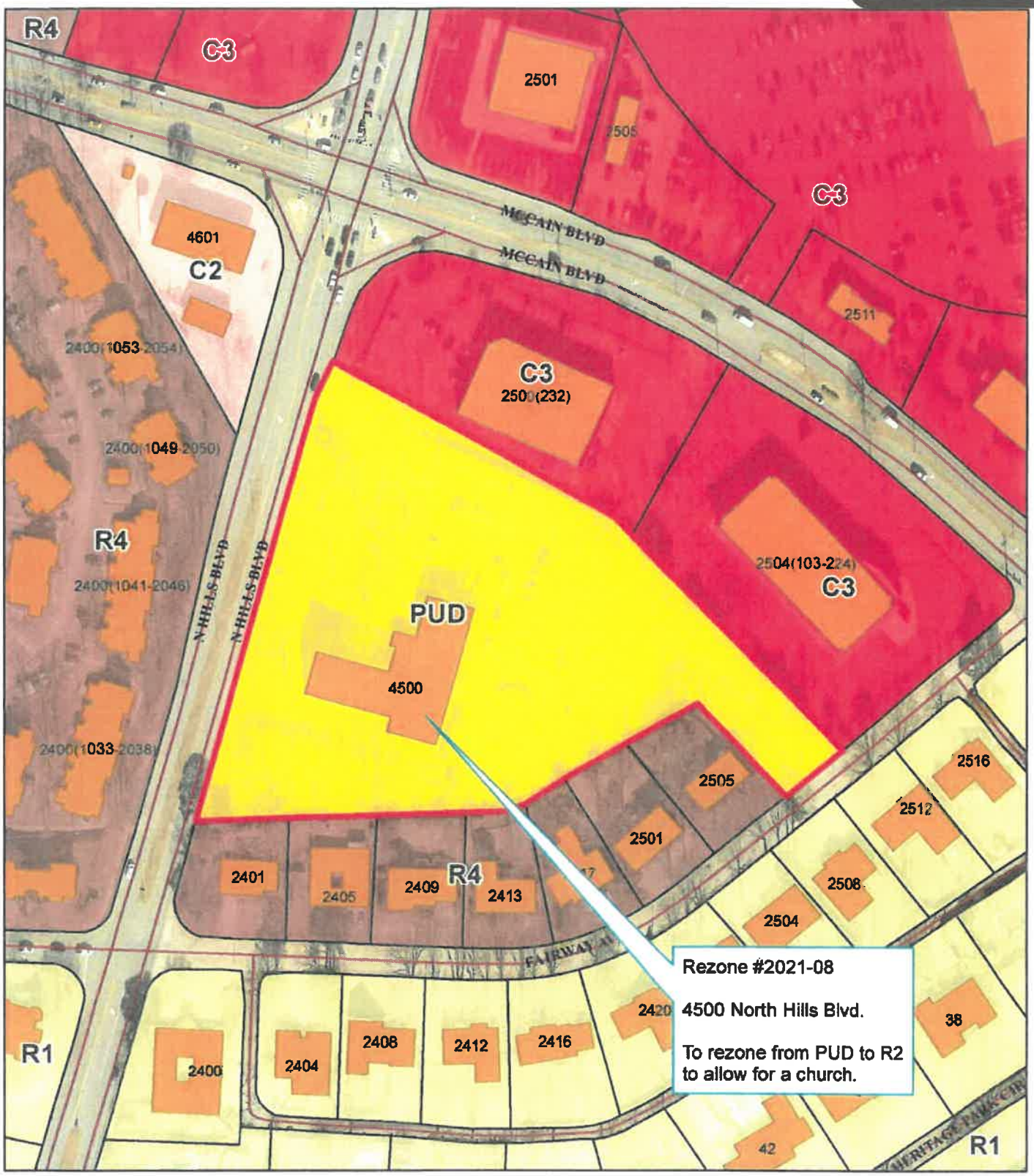
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY S Ussery

EXHIBIT

A

Rezone Case #2021-08



Zoning Map

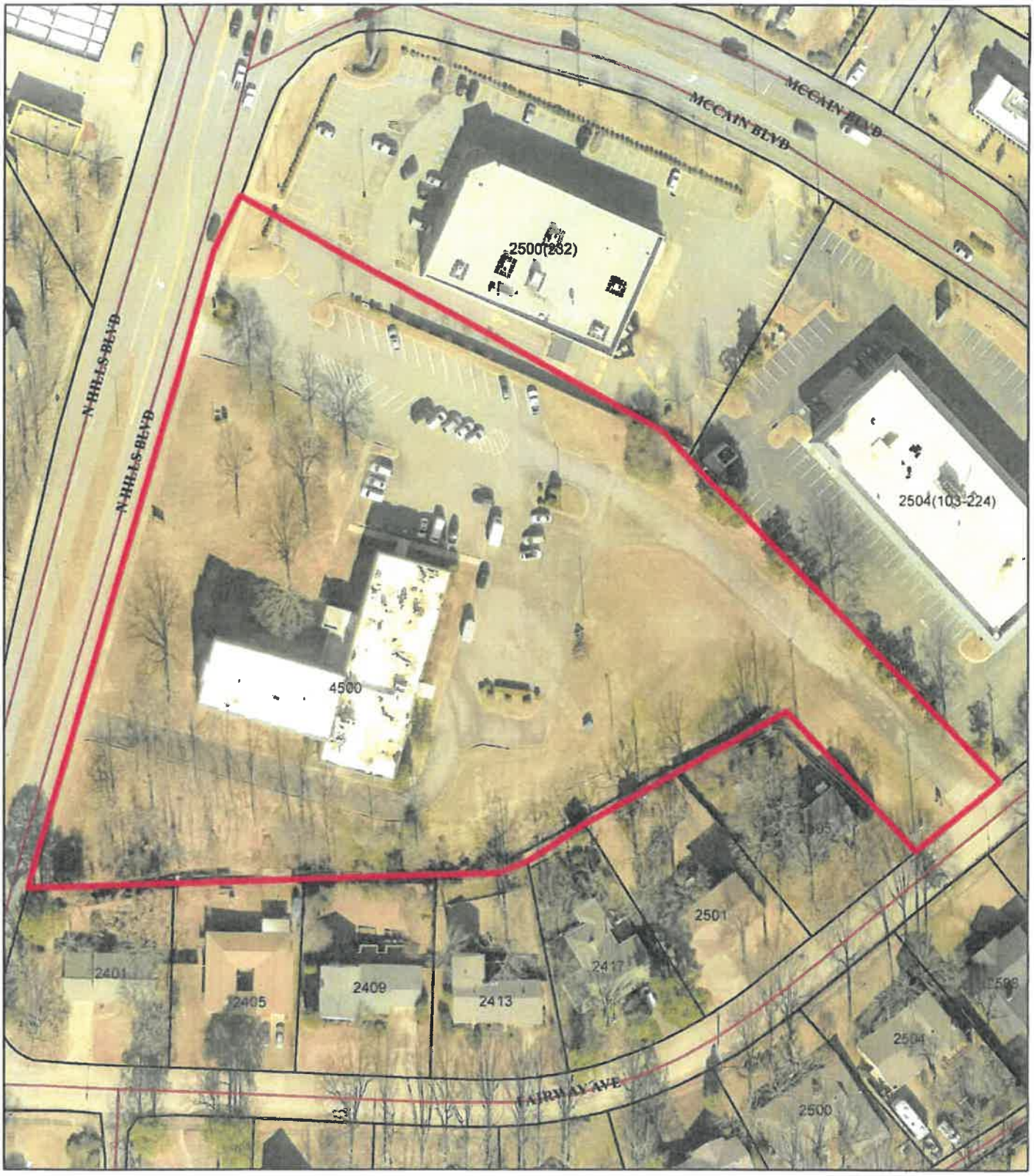
1 inch = 150 feet

0 75 150 300 Feet

N W E S

Date: 2/25/2021

Rezone Case #2021-08



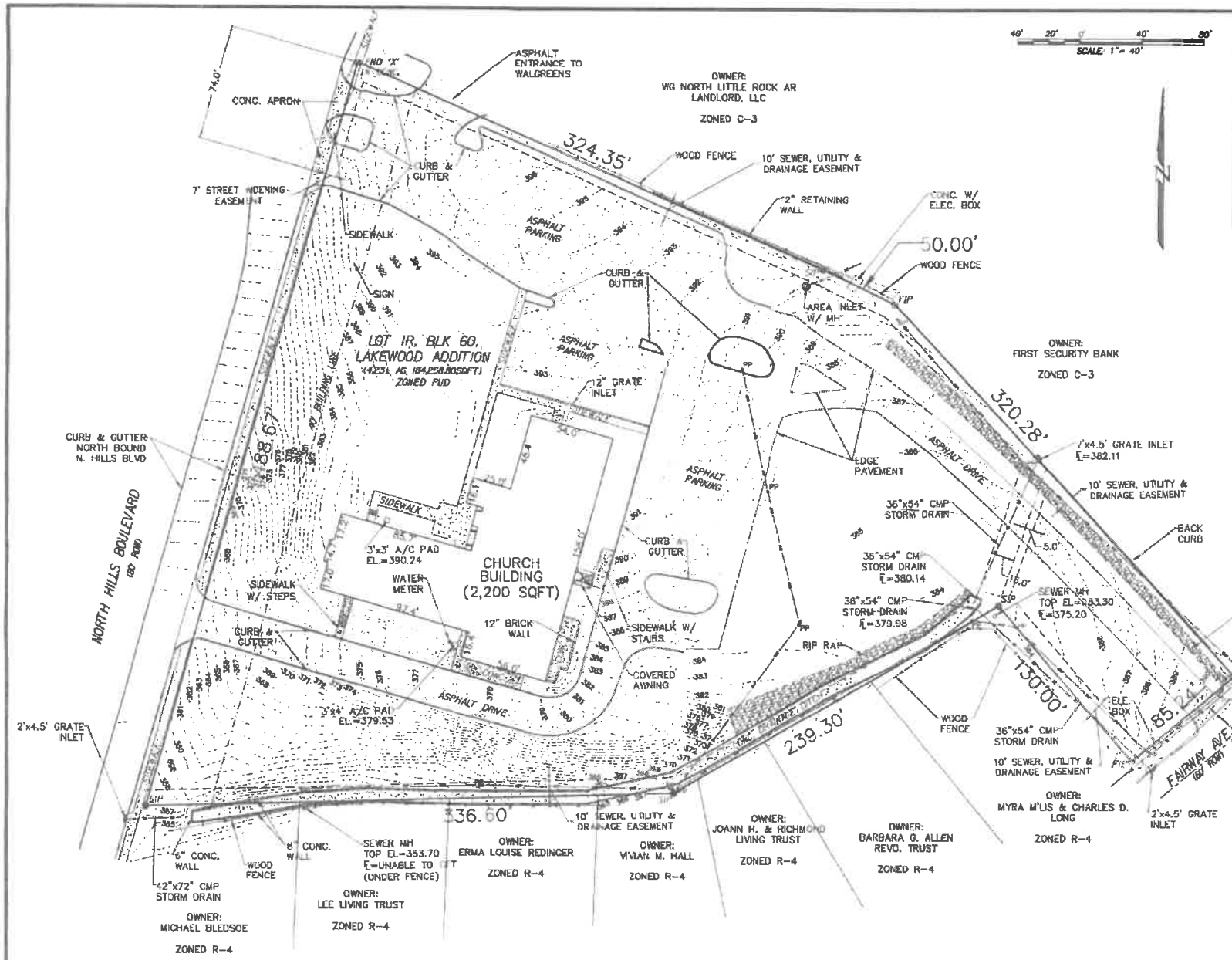
Ortho Map

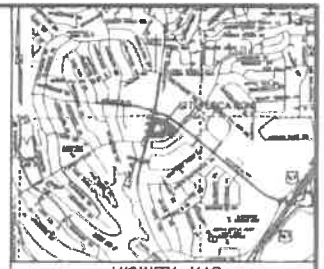
1 inch = 100 feet

0 50 100 200 Feet

Date: 2/25/2021

N W E S





VICINITY MAP

LEGAL DESCRIPTION:

LOT 1R, BLOCK 60, LAKEWOOD ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

ADDRESS:
4500 NORTH HILLS BLVD
NORTH LITTLE ROCK, ARKANSAS

TO: STORAGE SPACE LP
STANDARD ABSTRACT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN THE ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8-8,11 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETE JAN. 27, 2017.

DATE OF PLAT OR MAP: JAN. 30, 2017

MICHAEL P. MARLAR
PLS NO. 1240

REGISTERED STATE OF ARKANSAS 1240 MICHAEL P. MARLAR PROFESSIONAL LAND SURVEYOR

LEGEND:

FOUND IRON PIN	○
SET IRON PIN	●
FOUND "X"	⊗
BUILDING	XXX.XX'
UTILITY EASEMENT	
BOUNDARY LINE	XXX.XX'
CENTER LINE	
BUILDING LINE	
FENCE LINE	
WATER LINE	
OVERHEAD POWER	
POWER POLE	○PP
CONCRETE	
ASPHALT	
RIP RAP	

FLOOD STATEMENT:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.: 05119C 0361 G DATED, JULY 6, 2015, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE X AND DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN.

MARLAR ENGINEERING CO., INC.
5319 John F. Kennedy Boulevard
North Little Rock, Arkansas 72116
Phone: (501) 753-1987

REVISION	DATE	DESCRIPTION	BY

ALTA SURVEY
LOT 1R, BLOCK 60, LAKEWOOD ADDITION
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

DRAWN BY: JGB	DATE: JAN. 30, 2017	JOB NUMBER: 17-01-15
APPROVED BY: MPM	SCALE: 1" = 40'	SHEET NUMBER 1 OF 1