O-21-76

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 417 WEST 34TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R1 TO R3 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Chris Lacey, PO Box 1549, Cabot, Arkansas 72023, seeking a rezone of the herein described land to allow for a duplex, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regular meeting thereof held on August 10, 2021; 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 property herein described and being located at 417 West 34th Street, North Little Rock, Arkansas, from Single-Family to Duplex was approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on August 10, 2021.

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 R1 to R3 zone, said property being located at 417 West 34th Street in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> LOT 11, BLOCK 9 OF THE MOORES GLENDALE ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS. (See maps attached hereto collectively as Exhibit A)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Single-Family to Duplex as reflected on the maps attached hereto collectively 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 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: ATTEST:

Nathan Hamilton

Council Member Nathan Hamilton Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:10 A.M. _____ P.M.

By A. Fields, City Atty

DATE 8/17/21

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

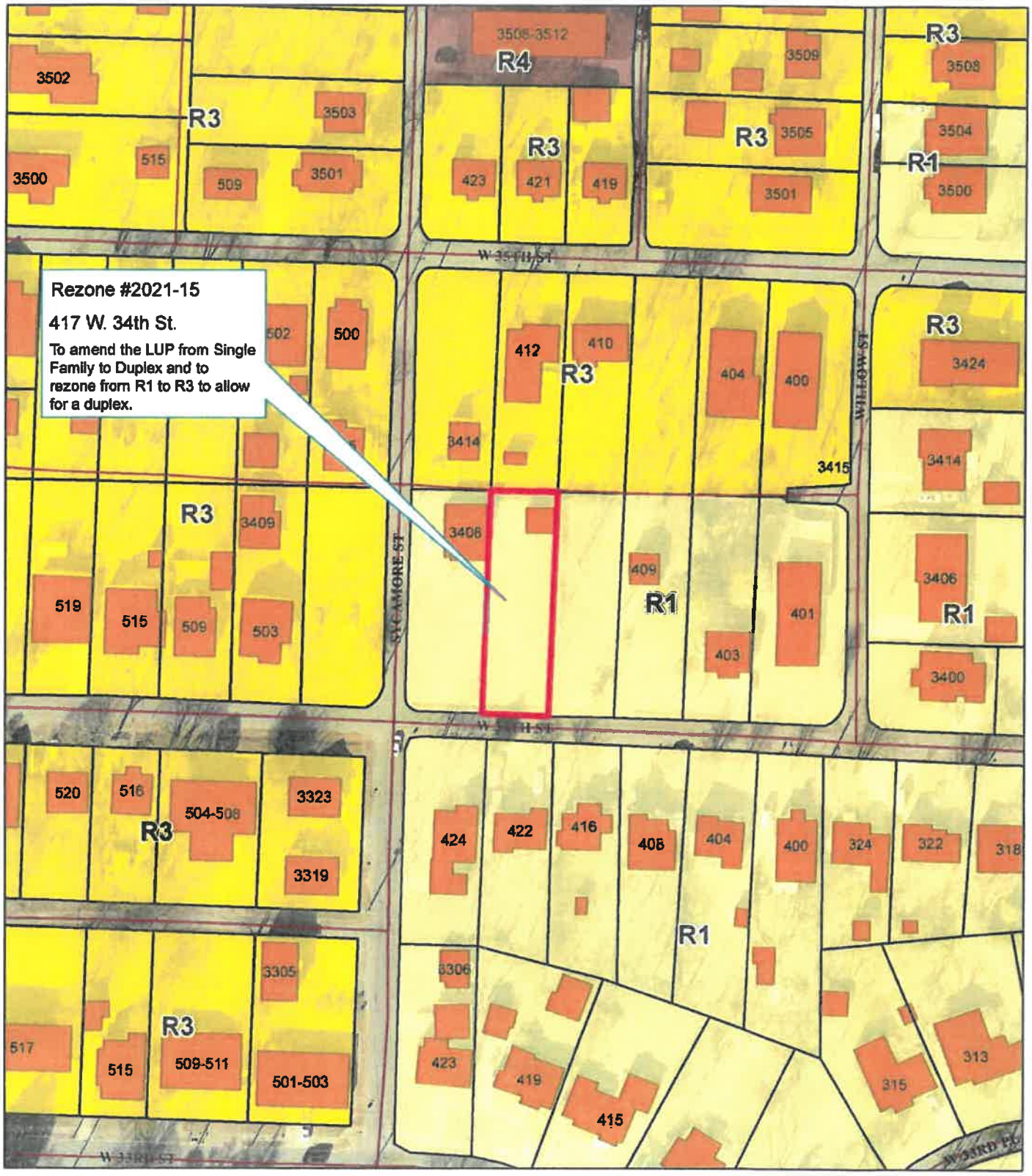
RECEIVED BY

EXHIBIT

tabbies

A

Rezone Case #2021-15



Zoning Map

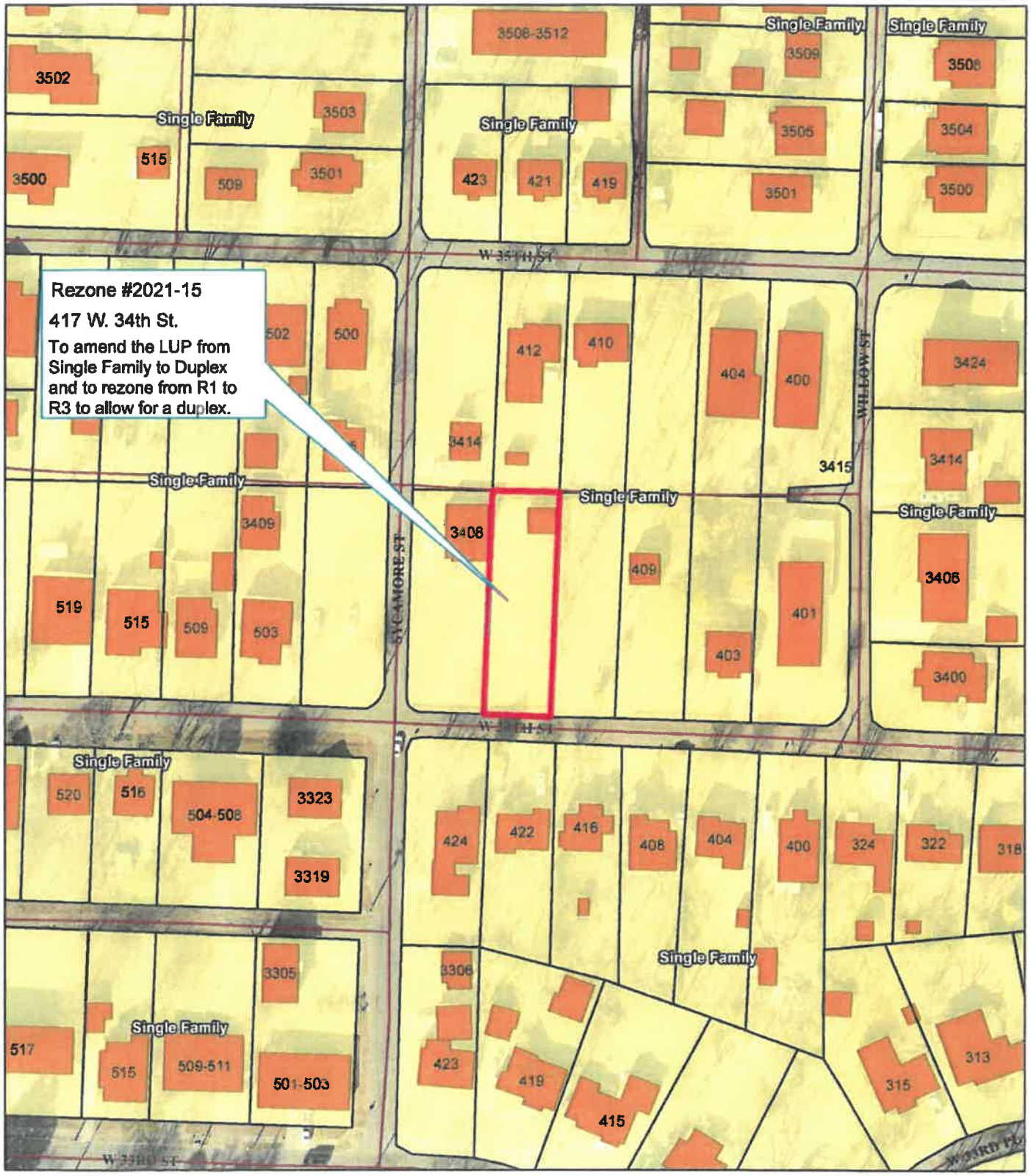
1 inch = 100 feet

0 50 100 200 Feet

Date: 7/14/2021

N W E S

Rezone Case #2021-15



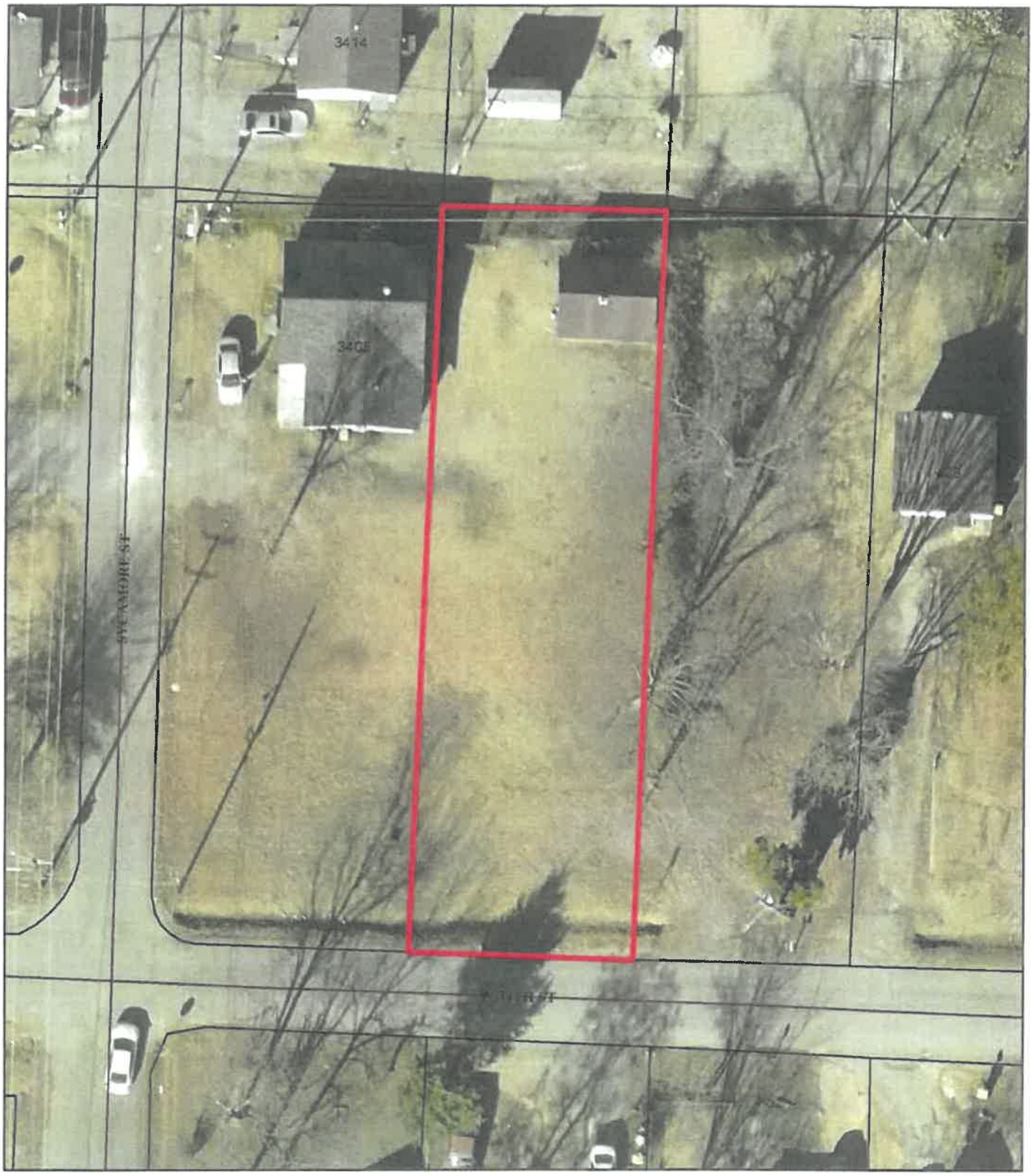
Land Use Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 7/14/2021

Rezone Case #2021-15



NLR Community Planning

Ortho Map

1 inch = 30 feet

0 15 30 60 Feet

N W E S

Date: 7/14/2021