O-21- 75

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 2300 REDDING LANE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R3 TO R4 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 Casey Clark, 319 Miramar Boulevard, Little Rock, Arkansas 72231, seeking a rezone of the herein described land to allow for a quadplex, 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 2300 Redding Lane, North Little Rock, Arkansas, from Single-Family to Multi-Family 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 R3 to R4 zone, said property being located at 2300 Redding Lane in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 27, TWP 2 NORTH, RANGE 12 WEST, IN PULASKI COUNTY, ARKANSAS (NOW IN THE CITY OF NORTH LITTLE ROCK), DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SE 1/4 NE 1/4 AND RUN THENCE EAST 504 FEET ALONG THE SOUTH LINE OF SAID SE 1/4 NE 1/4 AND RUN THENCE EAST 504 FEET ALONG THE SOUTH LINE OF SAID SE 1/4 NE 1/4 RUN THENCE NORTH 5 DEGREES WEST 545.2 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS ESTABLISHED RUN THENCE 5 NORTH DEGREES WEST 240 FEET TO A POINT; THENCE SOUTH 81 DEGREES 50 MINUTES EAST 181.5 FEET TO A POINT; THENCE SOUTH 5 DEGREES EAST 240 FEET TO A POINT; THENCE NORTH 81 DEGREES 50 MINUTES WEST 181.5 FEET TO THE POINT OF BEGINNING, CONTAINING 1 ACRE, MORE OR LESS. ALL OF THE ABOVE LAND

BEING LOCATED IN 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 Multi-Family 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:

Steve Baxter

Council Member Steve Baxter

ATTEST:

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

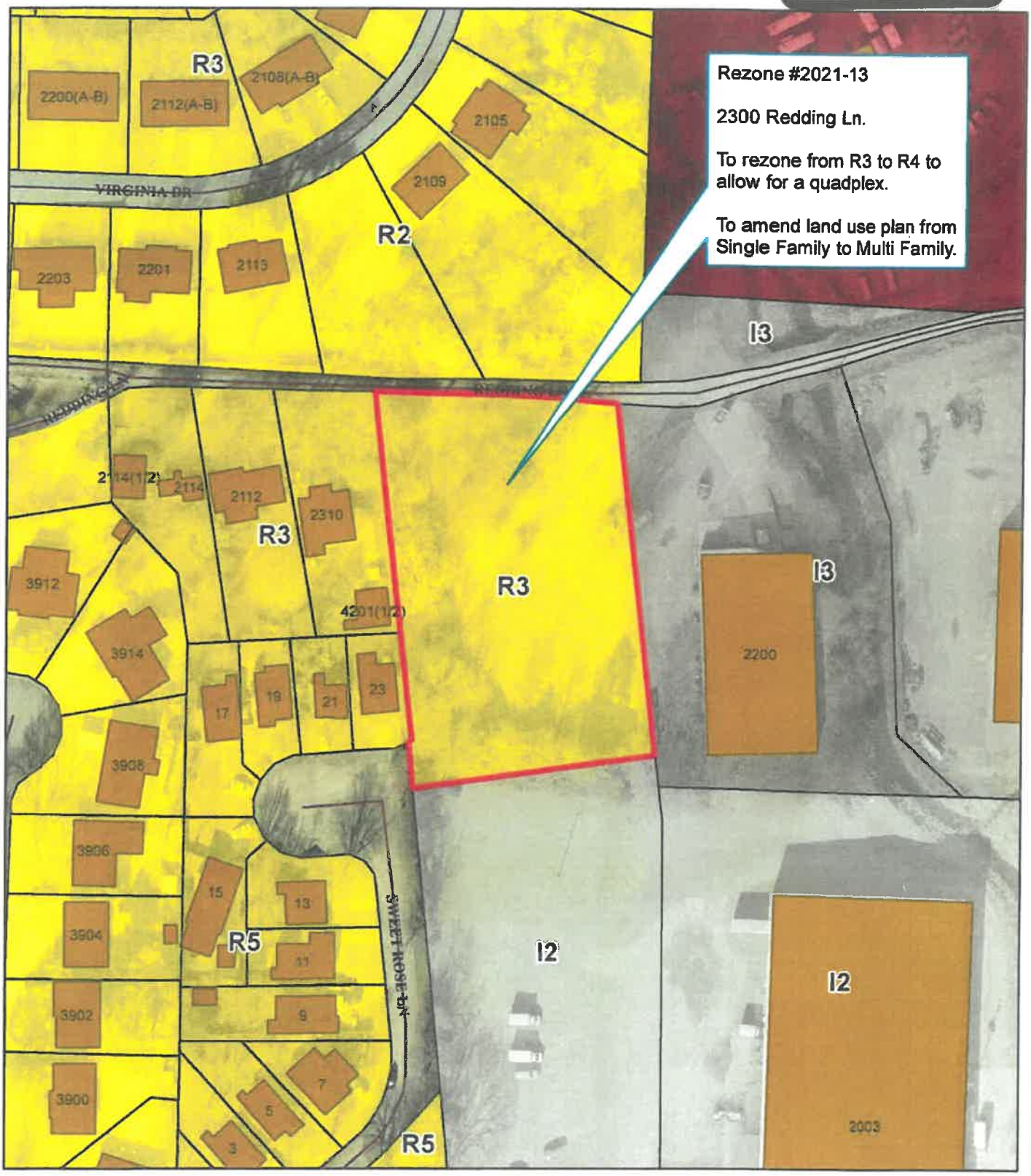
RECEIVED BY

EXHIBIT

tabbies

A

Rezone Case #2021-13



Zoning Map

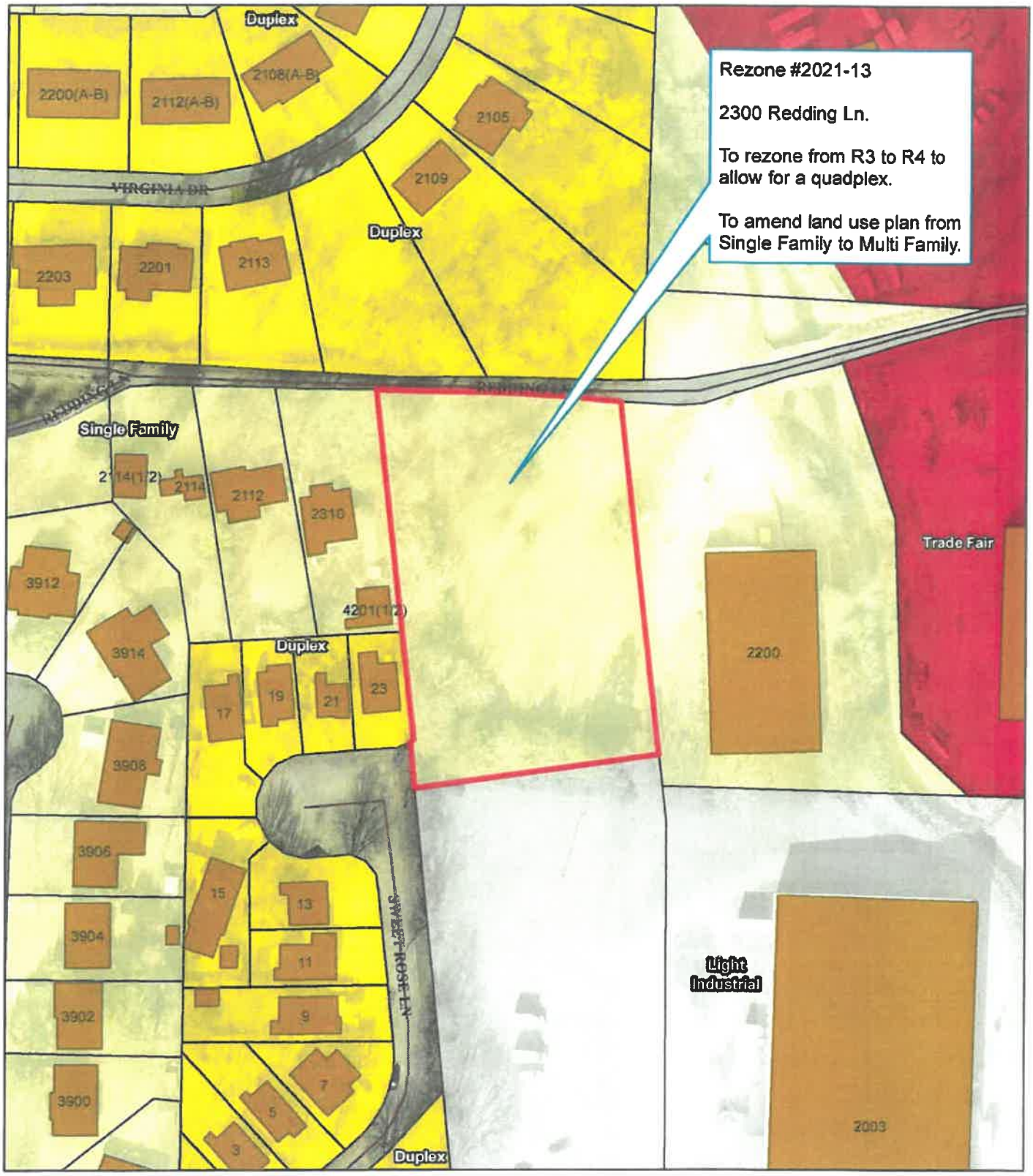
1 inch = 100 feet

0 50 100 200 Feet

Date: 8/12/2021

N W E S

Rezone Case #2021-13



Land Use Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 8/12/2021

N W E S

Rezone Case #2021-13

Ortho Map

1 inch = 50 feet

0 20 40 80 Feet

Date: 6/24/2021

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