O-21- 86

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 2501 GRIBBLE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R4 TO I3 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 Halff Associates, Inc., 5318 John F. Kennedy Boulevard, North Little Rock, AR 72116, seeking a rezone of the herein described land to allow for a warehouse, 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 2501 Gribble Street, North Little Rock, Arkansas, from Duplex to Heavy Industrial was approved (9 affirmative) 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 R4 to I3 zone, said property being located at 2501 Gribble Street in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> LOT 2 OF THE JS 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 Duplex to Heavy Industrial 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Linda Robinson

Council Member Linda Robinson

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:45 A.M. _____ P.M.

By A. Fields

DATE 9.21.21

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

RECEIVED BY S. Ussery

EXHIBIT

tabbies

A

Rezone Case #2021-14

Zoning Map

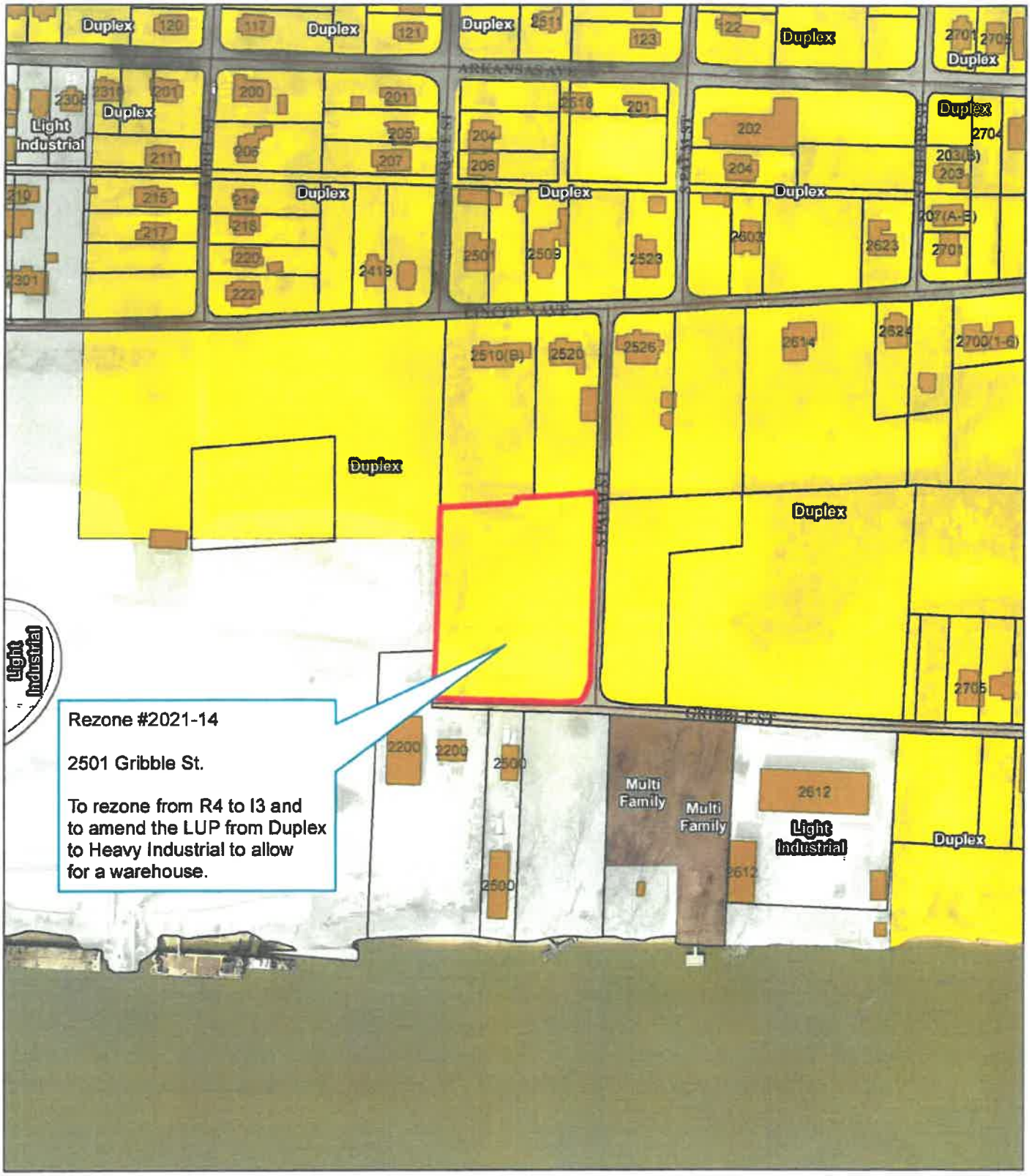
1 inch = 200 feet

0 100 200 400 Feet

Date: 7/7/2021

N W E S

Rezone Case #2021-14



Land Use Map

1 inch = 200 feet

0 100 200 400 Feet

N W E S

Date: 7/7/2021

Rezone Case #2021-14

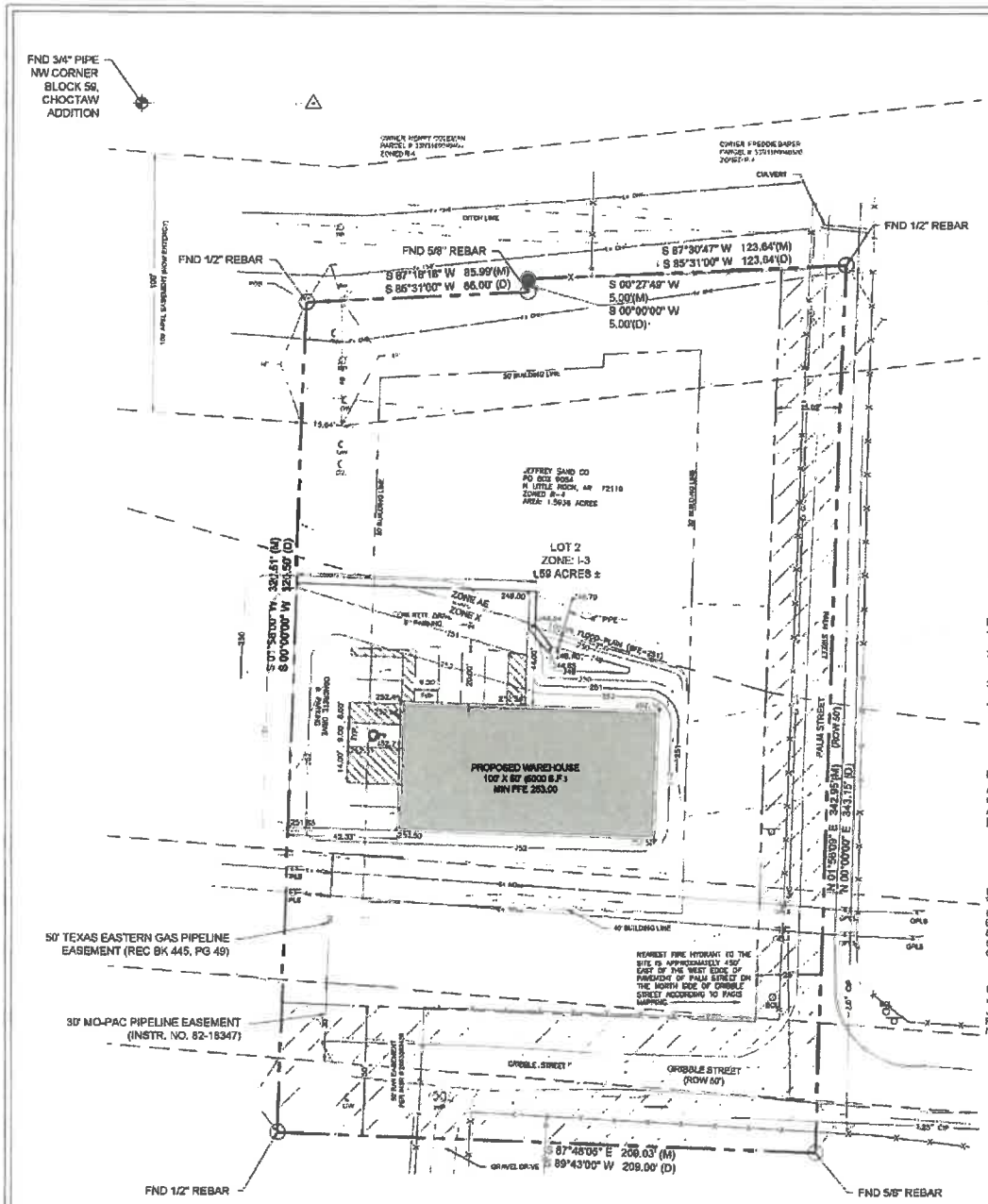
Ortho Map

1 inch = 50 feet

0 20 40 80 Feet

Date: 7/7/2021

N
W E
S



PLAT OF LOT 2 JS ADDITION

TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, AR.
FORMERLY KNOWN AS:

LEGAL DESCRIPTION: (INSTRUMENT # 2003-8340)

PART OF BLOCK 59, CHOCTAW ADDITION TO LITTLE ROCK, NOW IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AND BEING SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 1, RECORDS OF PULASKI COUNTY, ARKANSAS, DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 59; THENCE NORTH 85 DEGREES 31 MINUTES EAST ALONG THE NORTH LINE OF SAID BLOCK 59 A DISTANCE OF 41.12 FEET; THENCE SOUTH PARALLEL TO AND 41 FEET FROM THE WEST LINE OF SAID BLOCK 59 A DISTANCE 250 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH PARALLEL TO AND 41 FEET FROM SAID WEST LINE A DISTANCE OF 320.5 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES EAST A DISTANCE OF 209 FEET; THENCE NORTH A DISTANCE OF 343.15 FEET; THENCE SOUTH 85 DEGREES 31 MINUTES WEST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 59 A DISTANCE OF 123.84 FEET; THENCE SOUTH A DISTANCE OF 5 FEET; THENCE SOUTH 85 DEGREES 31 MINUTES WEST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 59 A DISTANCE OF 86 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENT FOR GRIBBLE AVENUE OVER THE SOUTH 50 FEET THEREOF (SAID DESCRIBED PROPERTY BEING LOCATED WHOLLY WITHIN THE NE 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 12 WEST, PULASKI COUNTY, ARKANSAS.

REFERENCE DOCUMENTS:
1. WARRANTY DEED, INSTRUMENT # 2003083420. FILED ON 08/19/2002 WITH THE PULASKI COUNTY CIRCUIT CLERK.
2. FINAL PLAT OF CHOCTAW ADDITION TO LITTLE ROCK, AR., (NOW IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, AR.) DATED 12/05/1903.
3. REPLAT OF LOT 1, JS ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, AR. DATED 01/24/1995.
4. BOUNDARY SURVEY PERFORMED BY M. MARLAR, PART OF BLOCK 59 CHOCTAW ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, AR. DATED 11/15/2004.

FLOOD STATEMENT

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.: 05119C0303G, DATED: JULY 6, 2015, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE AE & X AND DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN.

CERTIFICATION:
THE SUBJECT PLAT AND SURVEY WHICH WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS AS SET FORTH FOR PROPERTY BOUNDARY SURVEYS AND PLATS AS PUBLISHED BY THE ARKANSAS GEOLOGICAL COMMISSION, LAND SURVEY DIVISION.

OWNER/DEVELOPER:
KEN BOLTON
JEFFREY SAND COMPANY
PO BOX 9064
NORTH LITTLE ROCK, ARKANSAS 72142

GRAPHIC SCALE
0 15 30 60
1"=30'

N

BASIS OF BEARING
GRID NORTH
NAD83 AR NORTH ZONE (0301)
CONVERGENCE ANGLE: -00°08'21.2"
LATITUDE: N34°49'00.88327" LONGITUDE: W92°14'21.3650"
PULASKI COUNTY, ARKANSAS
COMBINED SCALE FACTOR: 1.0000331547
COORDINATES SHOWN ARE GRID

LEGEND
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/ CAP (PS-#1470)
- POWER POLE
- LIGHT POLE
- GUY WIRE
- NATURAL GAS PIPELINE SIGN
- SIGN
- WATER METER
- BOLLARD
- OVERHEAD ELECTRIC LINE
- NATURAL GAS LINE
- CHAIN LINK FENCE
- RIGHT OF WAY DEDICATION THIS PLAT

HALFF
909 JOHN F. KENNEDY BLVD
NORTH LITTLE ROCK, AR 72116
TEL (501) 664-1787
TEXAS SURVEYING PROGRAM/FIRM

CERTIFICATE OF AUTHORIZATION
HALFF ASSOCIATES INC.
#1470
ARKANSAS-ENGINEER

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1970
SURVEYOR
ADAM K. DEASON

Revision No.	Date	Description

PROPERTY ADDRESS:

423 S. PALM ST.
NORTH LITTLE ARKANSAS

LOT 2, JS ADDITION

Project No.:	042891.001
Issued:	6/28/2021
Drawn By:	MER
Checked By:	AKD
Sheet Title	

SITE PLAN
REVIEW