O-21- 93

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 1420 NORTH MAGNOLIA STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C3 TO R3 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Brandon Eason, P.O. Box 15654, Little Rock, Arkansas 72231, seeking a rezone of the herein described land to allow for a single family home, which application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on October 12, 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 C3 to R3 zoning, said property being located at 1420 North Magnolia Street in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

Lot 3, Block 3 of the Davis Addition to the City of North Little Rock, Pulaski County, Arkansas (see maps attached hereto 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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

SPONSOR:

Debi Ross

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 10:35 A.M. _____ P.M.

By City Atty Amy Fields

DATE 10-19-21

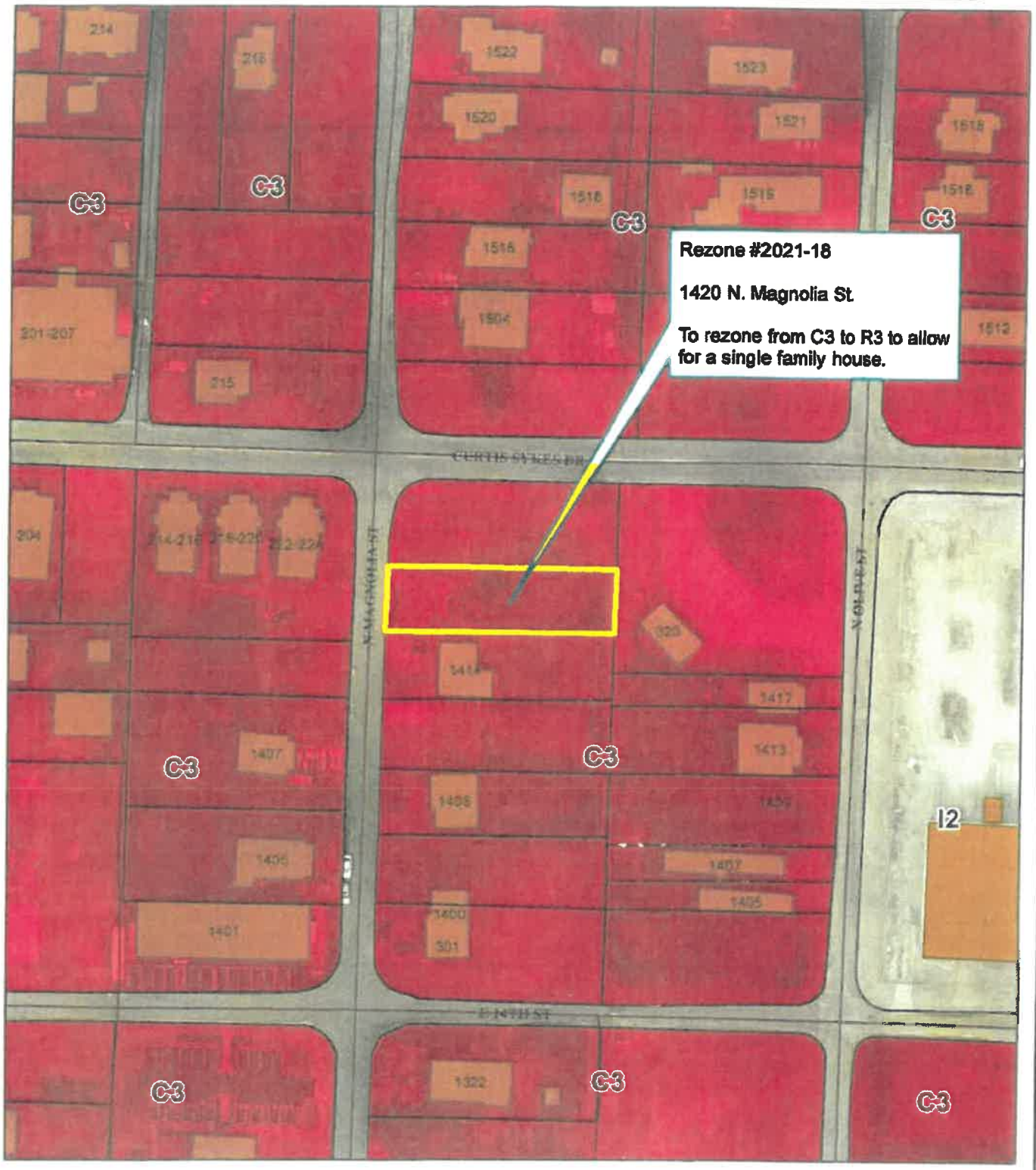
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY K. Thomas

EXHIBIT

A

Rezone Case #2021-18



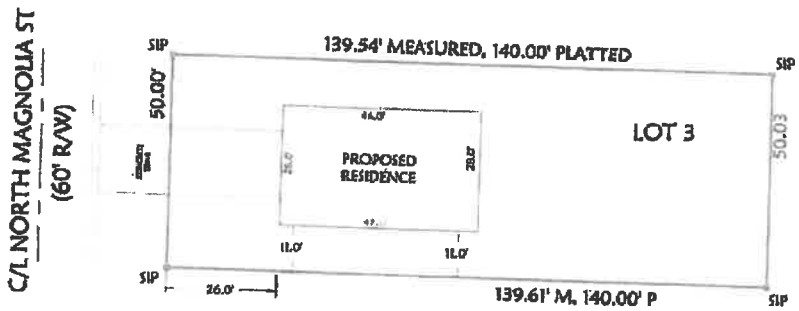
Zoning Map

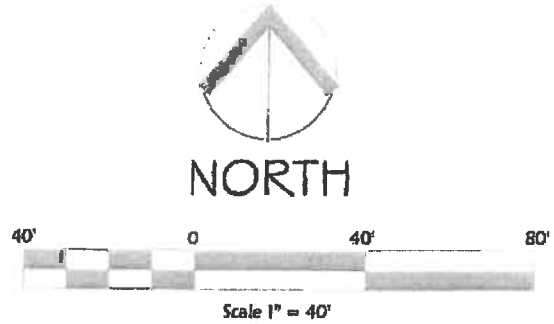
1 inch = 100 feet

0 50 100 200 Feet

Date: 9/24/2021

N W E S





CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1619
SIGNATURE
AARON K. ROBINSON
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF SURVEYING ACCURACY:

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ALL CORNERS ARE SHOWN IN ACCORDANCE WITH THE EXISTING MONUMENTS OF THE AREA. IMPROVEMENTS ARE AS SHOWN.

AARON K. ROBINSON
REGISTERED LAND SURVEYOR
ARKANSAS LICENSE NO. 1619

FLOOD STATEMENT:
FIRM FLOOD INSURANCE RATE MAP PANEL 050182 0344 G (EFFECTIVE DATE: JULY 6, 2015) INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1530 E-mail: tbond@bondce.com
E-mail: arobinson@bondce.com

Prepared For:
Racove Construction LLC
1420 North Magnolia Street
North Little Rock, AR 72114

PRELIMINARY PLOT PLAN
DAVIS ADDITION
BLOCK 3, LOT 3
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Scale: 1" = 40'
Date: September 8, 2021
Job No.: 9139
Drawn By: RAS

Rezone Case #2021-18

Ortho Map

1 inch = 30 feet

0 15 30 60 Feet

Date: 9/24/2021

N W E S