O-22- 10

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 715 NORTH OLIVE STREET AND 712 NORTH MAGNOLIA STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R4 TO C6 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by GarNat Engineering, LLC, P.O. Box 116, Benton, AR 72105, seeking a rezone of the herein described land to allow for a mixed use development, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on January 11, 2022.

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 C6 zoning, said property being located at 715 North Olive Street and 712 North Magnolia Street in the City of North Little Rock, Pulaski County, Arkansas and being more particularly described as:

Lots 3 and 10, Block 43 of the Town of Argenta Subdivision 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Council Member Linda Robinson

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:40 A.M. _____ P.M.

By M. Miller

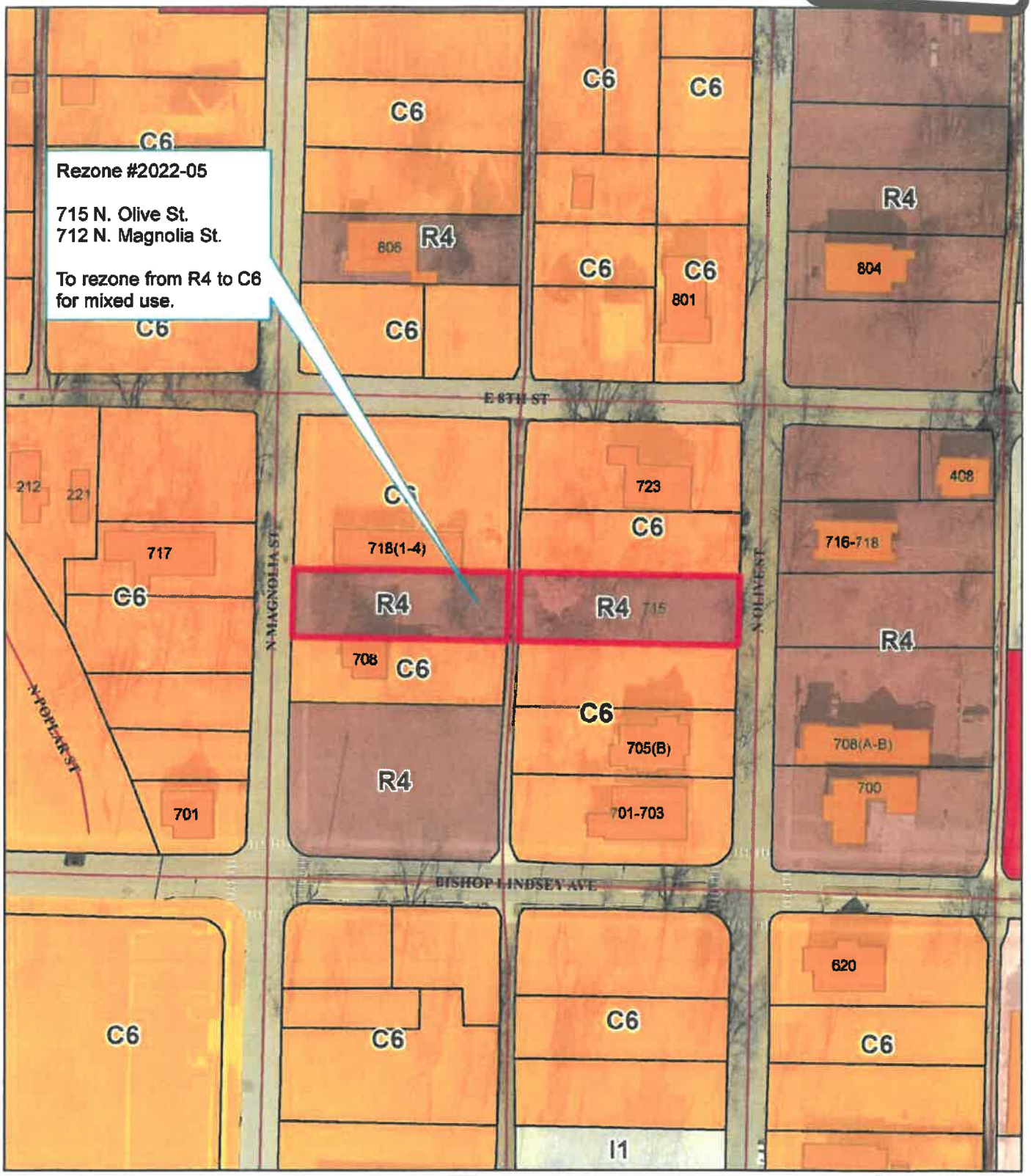
DATE 2-8-22

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

RECEIVED BY S. Illsserg

EXHIBIT A

Rezone Case #2022-05



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 12/21/2021

Rezone Case #2022-05

Ortho Map

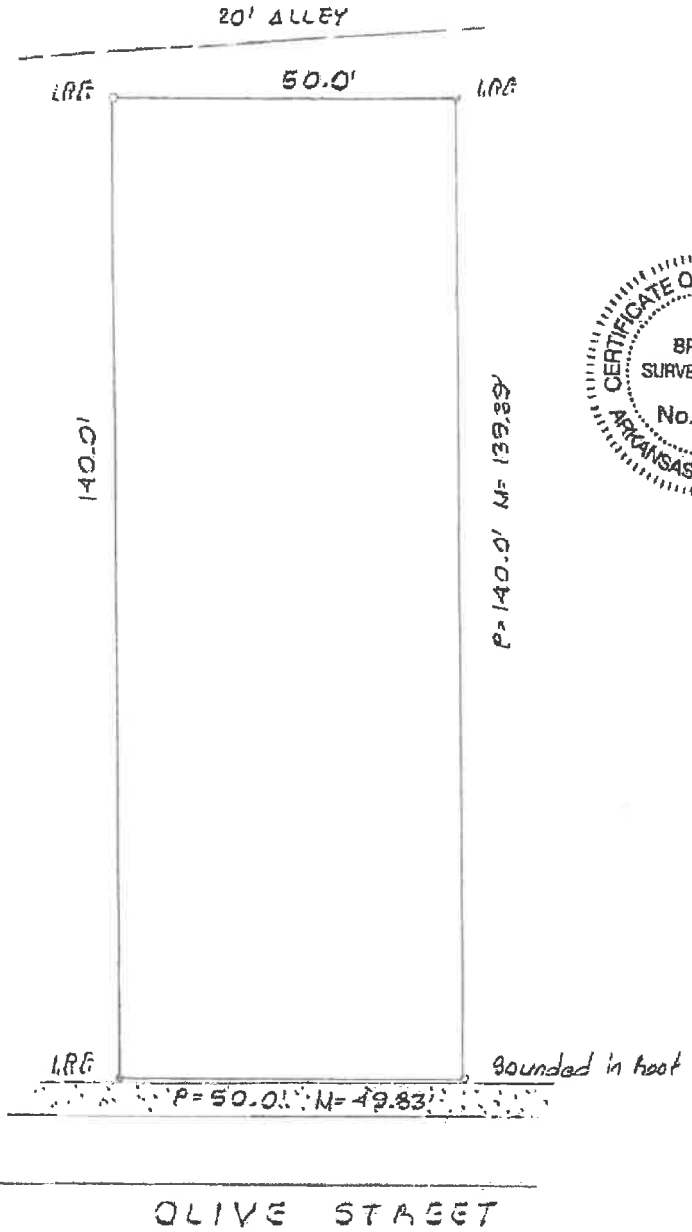
1 inch = 50 feet

0 25 50 100 Feet

N W E S

Date: 12/21/2021

BROOKS SURVEYING, INC.
20820 ARCH STREET PIKE
HENSLEY, AR 72065
(501)888-5336 / brookssurveying@att.net



CERTIFICATE OF AUTHORIZATION
BROOKS SURVEYING, INC.
No. 1389
ARKANSAS - SURVEYOR

LEGAL DESCRIPTION

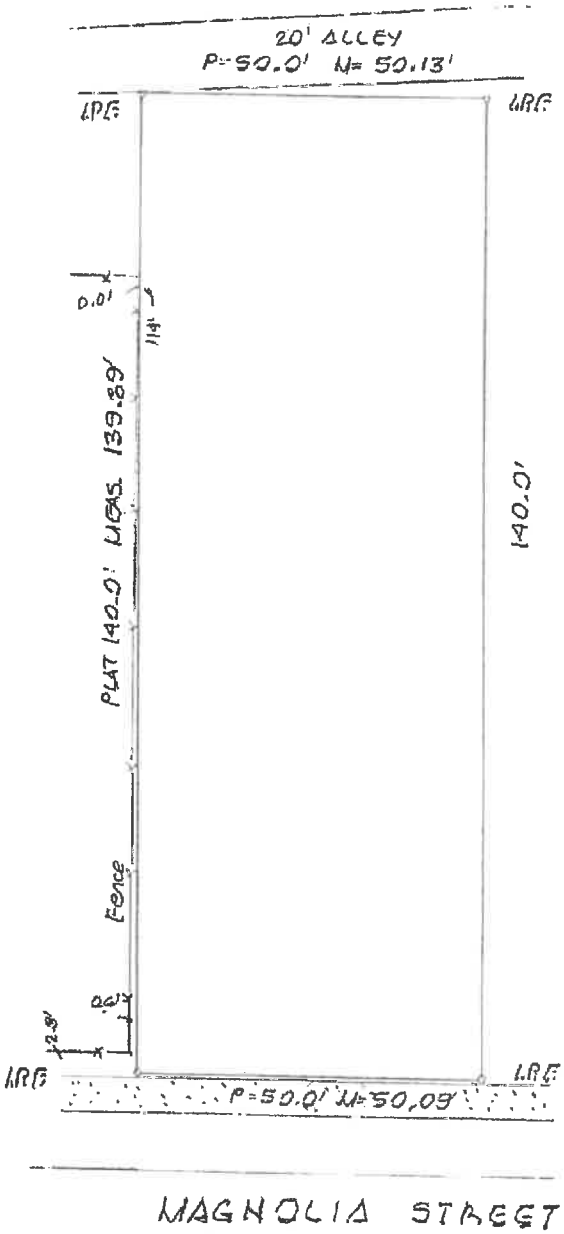
Lot 10, Block 43, TOWN OF ARGENTA, Now in the City of North Little Rock, Pulaski County, Arkansas.

Date of Survey:	September 1, 2021
Scale:	1" = 20'
Property Address:	
For Use & Benefit of:	East Argenta Land Holdings, LLC First National Title Company

REGISTERED
STATE OF ARKANSAS
NO. 1389
SIGNATURE
TIMOTHY C. COLE
PROFESSIONAL LAND SURVEYOR

This is to certify that the above described land has been surveyed. The corners are marked as shown and are in accordance with existing monuments in the area. Survey makes no statement concerning flood status of property unless otherwise stated. This survey is certified to and limited to the parties shown hereon.

BROOKS SURVEYING, INC.
20820 ARCH STREET PIKE
HENSLEY, AR 72065
(501)888-5336 / brookssurveying@att.net



CERTIFICATE OF AUTHORIZATION
BROOKS SURVEYING, INC.
No. 1389
ARKANSAS - SURVEYOR

LEGAL DESCRIPTION

Lot 3, Block 43, TOWN OF ARGENTA, Now in the City of North Little Rock, Pulaski County, Arkansas.

Date of Survey:	September 1, 2021
Scale:	1" = 20'
Property Address:	
For Use & Benefit of:	East Argenta Land Holdings, LLC First National Title Company

REGISTERED
STATE OF ARKANSAS
NO. 1399
SIGNATURE
TIMOTHY C. COLE
PROFESSIONAL LAND SURVEYOR

This is to certify that the above described land has been surveyed. The corners are marked as shown and are in accordance with existing monuments in the area. Survey makes no statement concerning flood status of property unless otherwise stated. This survey is certified to and limited to the parties shown hereon.