O-22-9

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 9427, WHICH REZONED CERTAIN PROPERTY LOCATED IN COUNTRY CLUB OF ARKANSAS PHASE XXV-C IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R1 TO R0 AND C3 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, on January 24, 2022, the City Council adopted Ordinance No. 9427, which rezoned certain property located in Country Club of Arkansas Phase XXV-C to allow for a zero lot line residential subdivision and a commercial business; and

WHEREAS, application was duly made Holloway Engineering 200 Casey Drive, Maumelle, AR 72113, seeking a rezone of the herein described land to allow for a zero lot line residential subdivision and a commercial business, 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; and

WHEREAS, due to oversight, a section amending the North Little Rock Land Use Plan for the subject property from Multi-Family to Single Family and Commercial Shopping was omitted; and

WHEREAS, it is in the best interests of the City and its citizens to amend Ordinance No. 9427 to include the omitted section.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Ordinance No. 9427 is hereby amended as follows:

Editor's note: Changes are in bold; deletions are denoted in "red" by ~~strikethrough~~ and additions in "blue" by underline.

SECTION 3: That the Land Use Plan for the subject property described in Section 1 and 2 above is hereby amended from Multi-Family to Single Family and Commercial Shopping as reflected on the maps attached hereto collectively as Exhibit A and incorporated by reference.

SECTION ~~3~~ 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION ~~4~~ 5: 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~~ 6: It is hereby found and determined that the rezoning of the above-described land **and amendment of the Land Use Plan** 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.

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 amendment 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:

ATTEST:

Council Member Ron Harris

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

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 B Hyl