O-22- 15

**ORDINANCE NO. _____**

**AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 1516 NORTH POPLAR STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C3 TO R2 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 Staci Medlock, 2411 McCain Boulevard, North Little Rock, Arkansas 72116, seeking a rezone of the herein described land to allow for a single family house, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regular meeting thereof held on February 8, 2022; 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 1516 North Poplar Street, North Little Rock, Arkansas, from Duplex to Single Family was approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on February 8, 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 C3 to R2 zone, said property being located at 1516 North Poplar Street in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> LOT 3, BLOCK 35 OF THE NORTH ARGENTA 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 Single 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

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 10:05 A.M. _____ P.M.

By Amy Fields

DATE 2-22-22

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

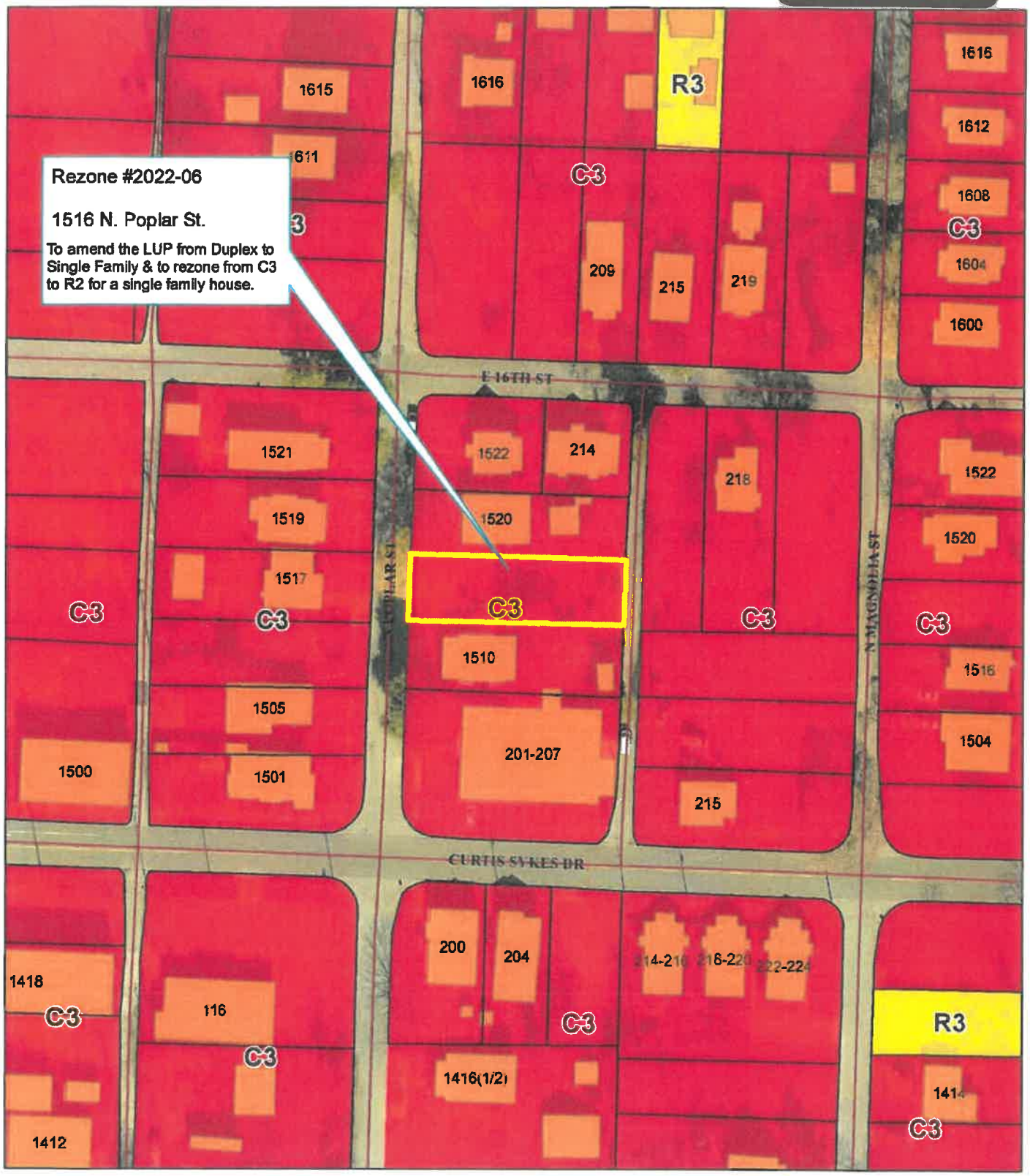
RECEIVED BY

EXHIBIT

tabbies

A

# Rezone Case #2022-06




Zoning Map

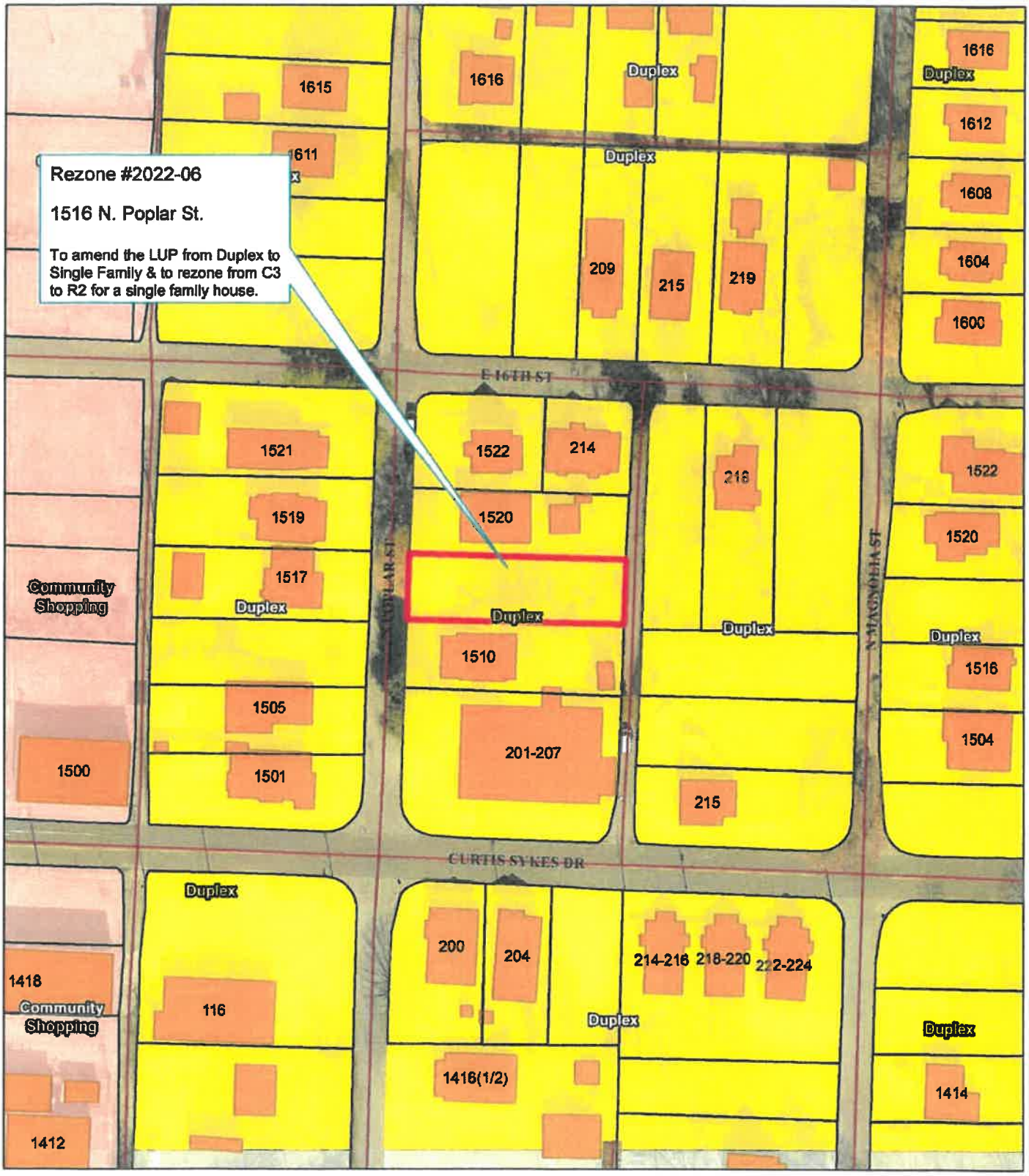
1 inch = 100 feet

0 50 100 200 Feet

Date: 1/20/2022

N W E S

# Rezone Case #2022-06




Land Use Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 1/20/2022

N W E S

# Rezone Case #2022-06

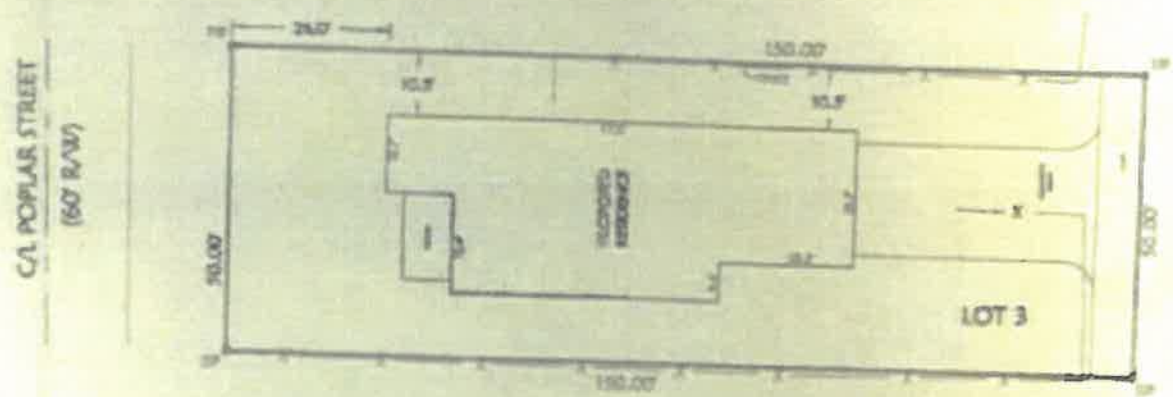
Ortho Map

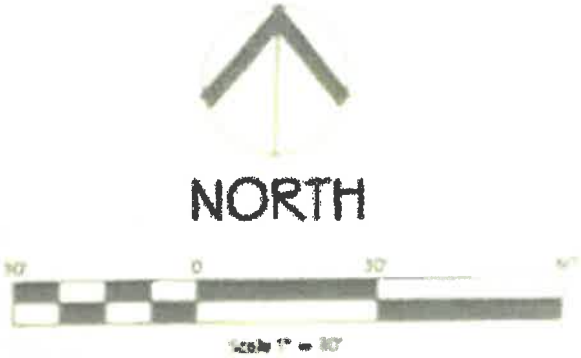
1 inch = 30 feet

0 15 30 60 Feet

Date: 1/20/2022

N W E S




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

REGISTERED
STATE OF ARKANSAS
NO. 1616
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. 1616

Revised: December 14, 2021

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) 982-0538 Fax (501) 982-0539
E-mail: bond@bondcon.com
E-mail: aaron@bondcon.com

Prepared For:
Baker Construction
1516 Poplar Street
N. Little Rock, AR 72114

# PRELIMINARY PLOT PLAN
## NORTH ARGENTA
## BLOCK 35, LOT 3
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

| | |
|---|---|
| Scale: | 1" = 30' |
| Date: | December 13, 2021 |
| Job No.: | 9367 |
| Drawn By: | RAS |