O-22-23

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 1305 NORTH OLIVE 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 Brandon Eason, 816 North Street #30, Little Rock, Arkansas 72202, seeking a rezone of the herein described land to allow for a single family house, which application was duly considered and approved (8 affirmative votes) by the North Little Rock Planning Commission at a regular meeting thereof held on March 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 1305 North Olive Street, North Little Rock, Arkansas, from Light Industrial to Single Family was approved (8 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on March 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 1305 North Olive Street in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> LOT 9, BLOCK 8 OF THE DAVID 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 Light Industrial 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Debi Ross by AF

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 11:00 A.M. _____ P.M.

By A Fields City Atty

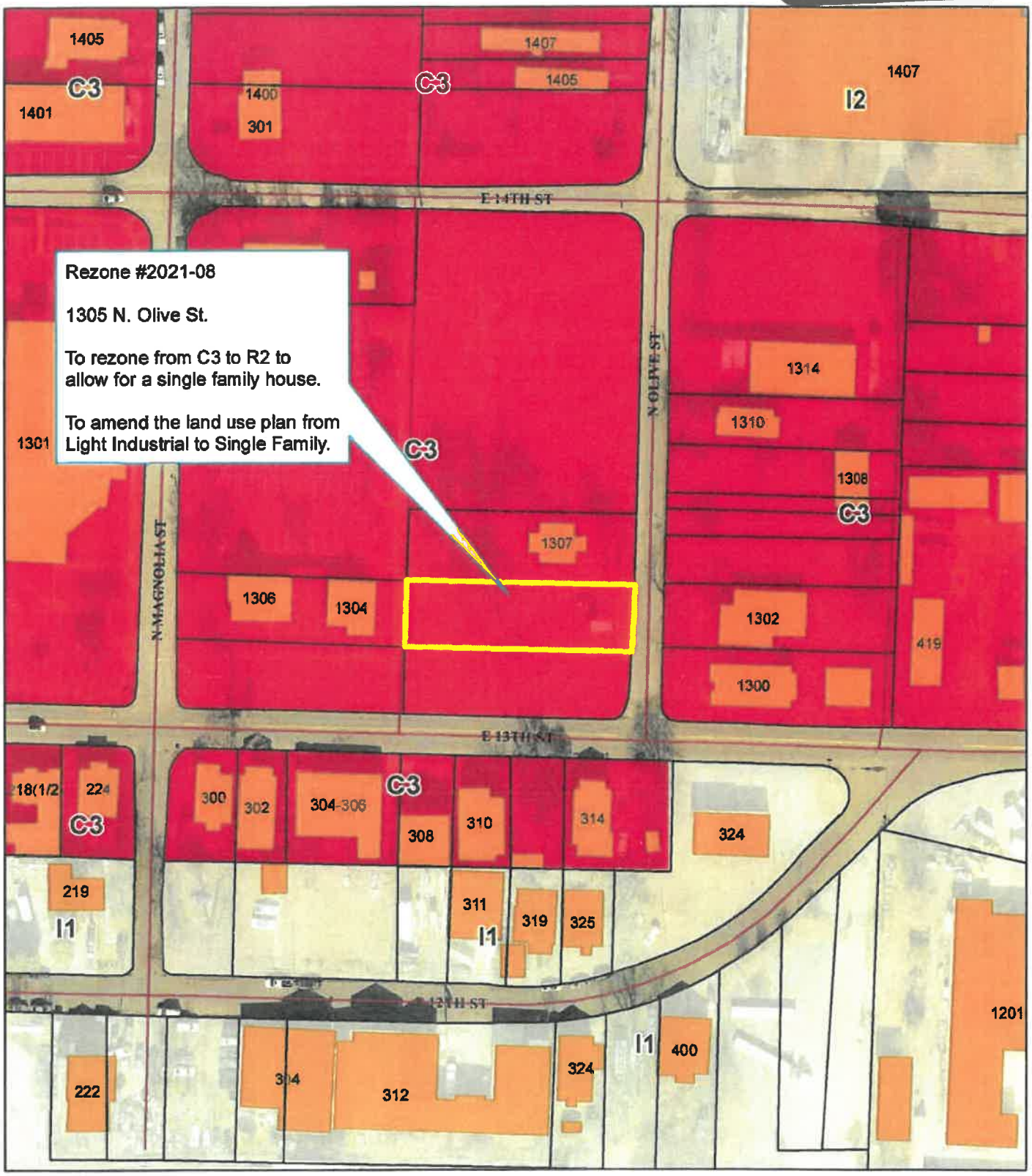
DATE 3/22/22

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

RECEIVED BY BTAYN

EXHIBIT A

Rezone Case #2022-08



Zoning Map

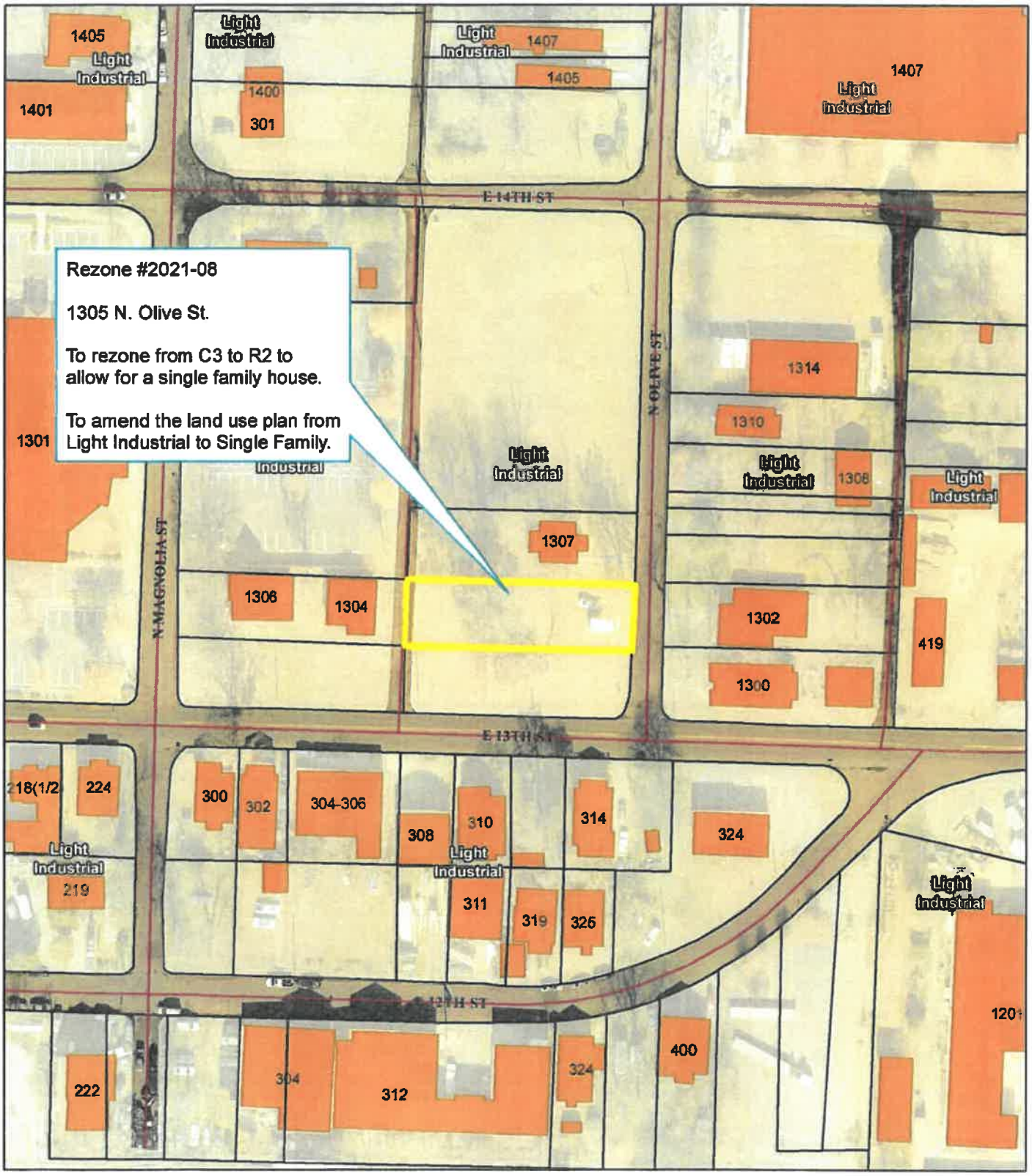
1 inch = 100 feet

0 50 100 200 Feet

Date: 2/25/2022

N W E S

Rezone Case #2022-08



Land Use Map

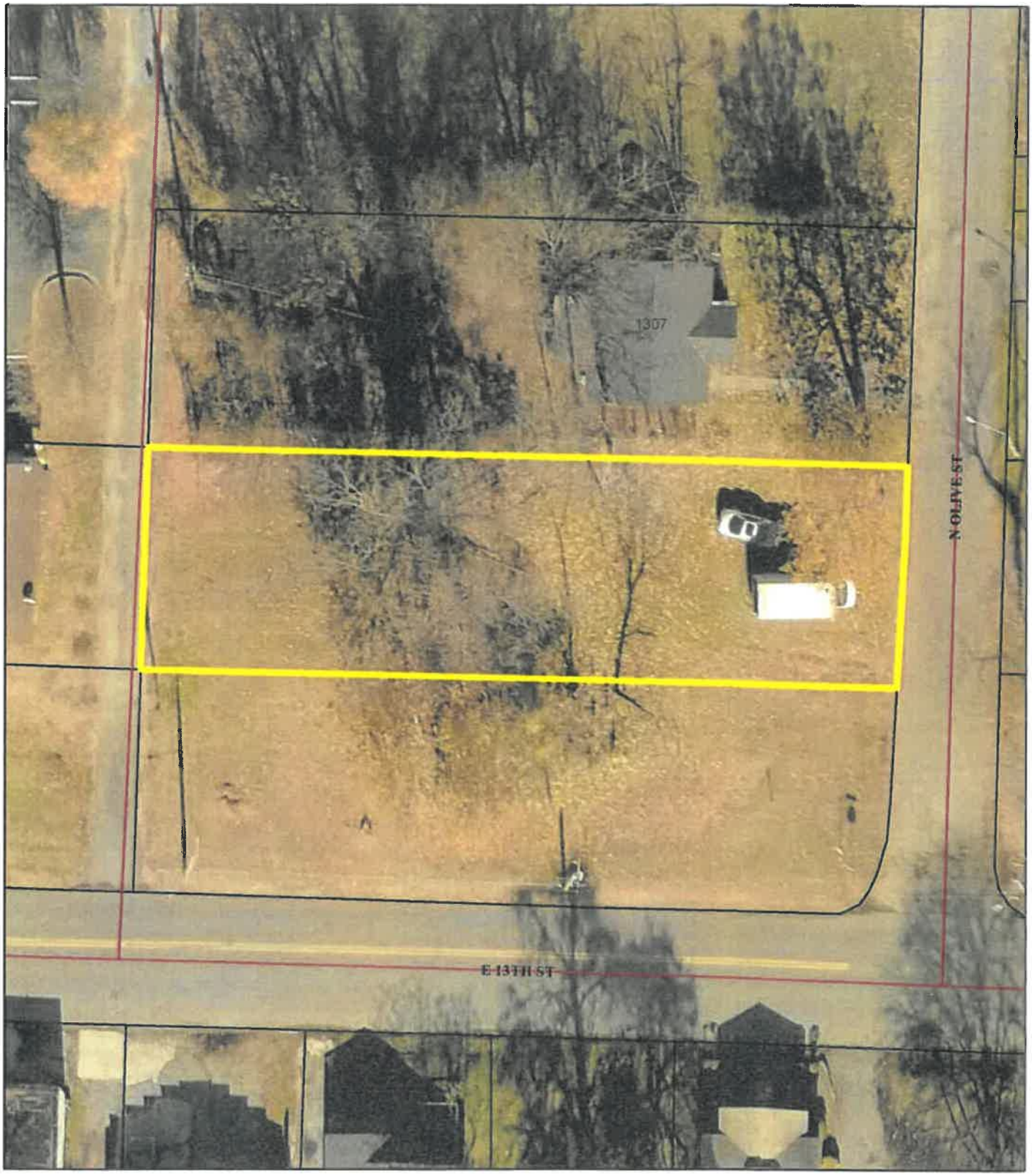
1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 2/25/2022

Rezone Case #2022-08



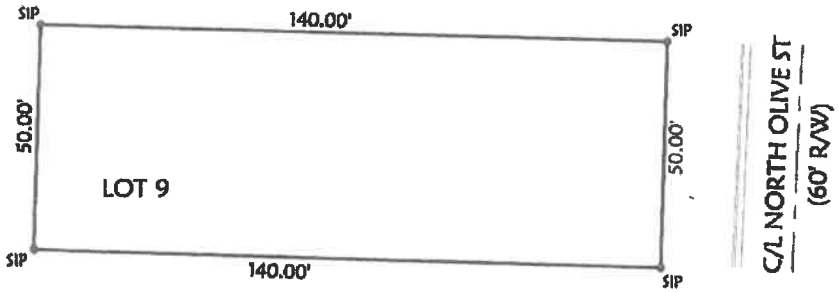
Ortho Map

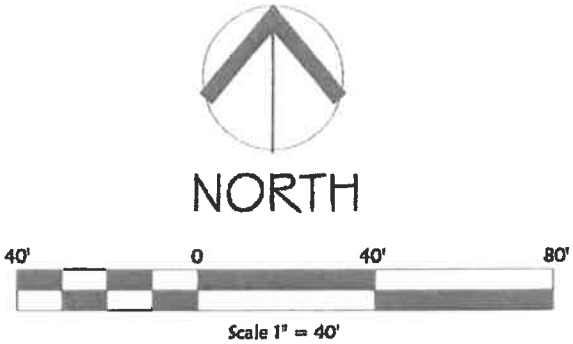
1 inch = 30 feet

0 15 30 60 Feet

Date: 2/25/2022

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
1305 North Olive Street
North Little Rock, AR 72114

LOT SURVEY
DAVIS ADDITION
BLOCK 8, LOT 9
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

Scale:	1" = 40'
Date:	September 8, 2021
Job No.:	9140
Drawn By:	RAS