O-22-31

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 1302 EAST 8TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM I2 TO I3 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 Minton Engineering, 200 North Port Drive, Cabot, Arkansas 72023, seeking a rezone of the herein described land to allow for a heavy processing plant, which application was duly considered and approved (8 affirmative votes; 1 vacant) by the North Little Rock Planning Commission at a regular meeting thereof held on April 12, 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 1302 East 8th Street, North Little Rock, Arkansas, from Light Industrial to Heavy Industrial was approved (8 affirmative votes; 1 vacant) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on April 12, 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 I2 to I3 zone, said property being located at 1302 East 8th Street in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> A TRACT OF LAND IN THE SW 1/4 NW 1/4 AND IN THE NW 1/4 SW 1/4 SEC 36, T2N, R12W, PULASKI COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS:
>
> STARTING AT A 1-1/4" PINCH TOP IRON PIPE AT THE SOUTHWEST COMER OF THE SW 1/4 NW 1/4 SEC 36; THENCE EAST FOR 29.81 FEET TO A POINT; THENCE S00"35'51"W FOR 65.33 FEET TO A 5/8" REBAR AT THE POB; THENCE N00"35'51 "E FOR 332.36 FEET TO A POINT; THENCE S89"24'09"E FOR 4.00 FEET TO A 5/8" REBAR WITH SURVEYOR'S CAP; THENCE S2'58"E FOR 19.14 FEET TO A POINT; THENCE N89"36' 48"E FOR 159.16 FEET TO A POINT; THENCE 9'56"W FOR 3.50 FEET TO A POINT; THENCE N89"36'48"E FOR 11.80 FEET TO A POINT; THENCE 9'56"E FOR 3.50 FEET TO A POINT; THENCE N89"36' 48"E FOR 122. 72 FEET TO A POINT; THENCE 9'56"W FOR 3.50 FEET TO

A POINT; THENCE N89"36' 48'E FOR 14.20 FEET TO A POINT; THENCE 9'56"W FOR 65.06 FEET TO A POINT; THENCE S89"36' 48"W FOR 3.50 FEET TO A POINT; THENCE 9'56"W FOR 11.80 FEET TO A POINT; THENCE N89"36'48"E FOR 3.50 FEET TO A POINT; THENCE 9'56"W FOR 161.70 FEET TO A POINT; THENCE S88"52'38"E FOR 353.22 FEET TO A POINT; THENCE S9'57"W FOR 553.98 FEET TO A ROD IN CONCRETE MONUMENT; THENCE N89"41'23"W FOR 663.95 FEET TO THE POB. (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 Heavy Industrial 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:

ATTEST:

Council Member Linda Robinson

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:55 A.M. _____ P.M.

By M. Miller

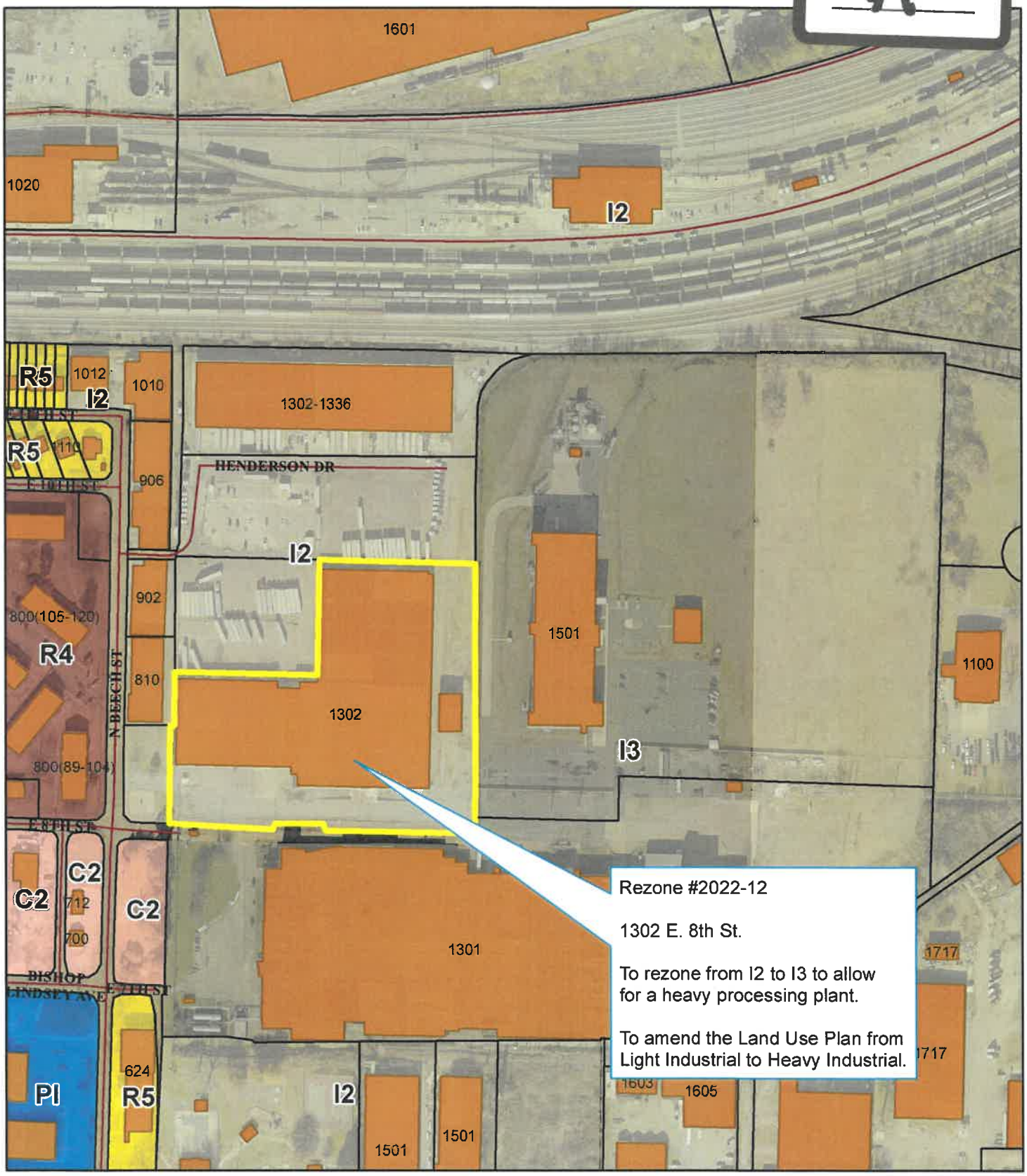
DATE 4-19-22

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

RECEIVED BY S. Yassery

Rezone Case #2022-12

EXHIBIT A



NLR Community Planning

Zoning Map

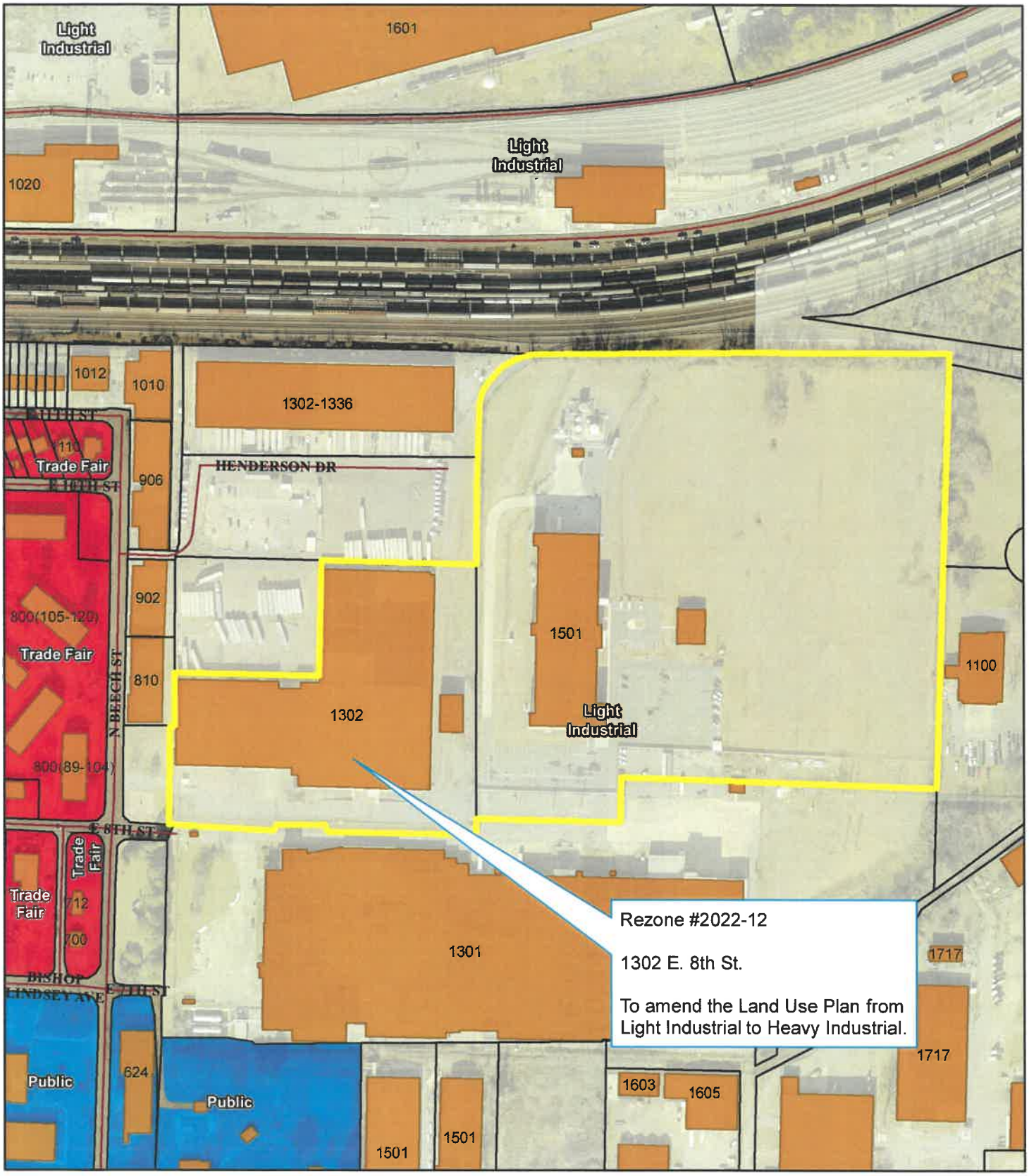
1 inch = 300 feet

0 150 300 600 Feet

N W E S

Date: 3/22/2022

Rezone Case #2022-12



Land Use Map

1 inch = 300 feet

0 150 300 600 Feet

N W E S

Date: 4/13/2022