O-22- 59

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 7001 FAULKNER LAKE ROAD IN THE PLANNING JURISDICTION OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R2 TO PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Delano Davis, 7001 Faulkner Lake Road, North Little Rock, Arkansas 72119, seeking a rezone of the herein described land to recognize an existing manufactured home, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on June 14, 2021; and

WHEREAS, the location of the request is within the planning jurisdiction of the City of North Little Rock.

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 R2 to Planned Unit Development (PUD) zone, said property being located at 7001 Faulkner Lake Road in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 11 WEST IN PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
>
> BEGIN AT A POINT 455.7 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 34; RUN THENCE NORTH 53 DEGREES 17 MINUTES EAST 709.6 FEET; THENCE NORTH 40 DEGREES 47 MINUTES EAST 134.2 FEET; THENCE NORTH 47 DEGREES 28 MINUTES EAST 627.5 FEET TO THE NORTH LINE OF SAID SW 1/4 SW 1/4; THENCE WEST ALONG THE NORTH LINE OF SW 1/4 SW 1/4, 1110.0 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 SW 1/4; THENCE SOUTH 864.3 FEET TO THE POINT OF BEGINNING. (See maps attached hereto collectively as Exhibit A)

SECTION 2: That approval of the herein described rezoning is subject to the following conditions:

1. Manufactured home to meet the required building setbacks of the zone
2. Manufactured home to have a dedicated driveway

3. Meet the Arkansas Health Department requirements of a septic system (if applicable)
4. Meet the requirements of Pulaski County Planning.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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

Terry C. Hartwick

Mayor Terry C. Hartwick By AF

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:45 A.M. _____ P.M.

By A. Fields

DATE 7-5-22

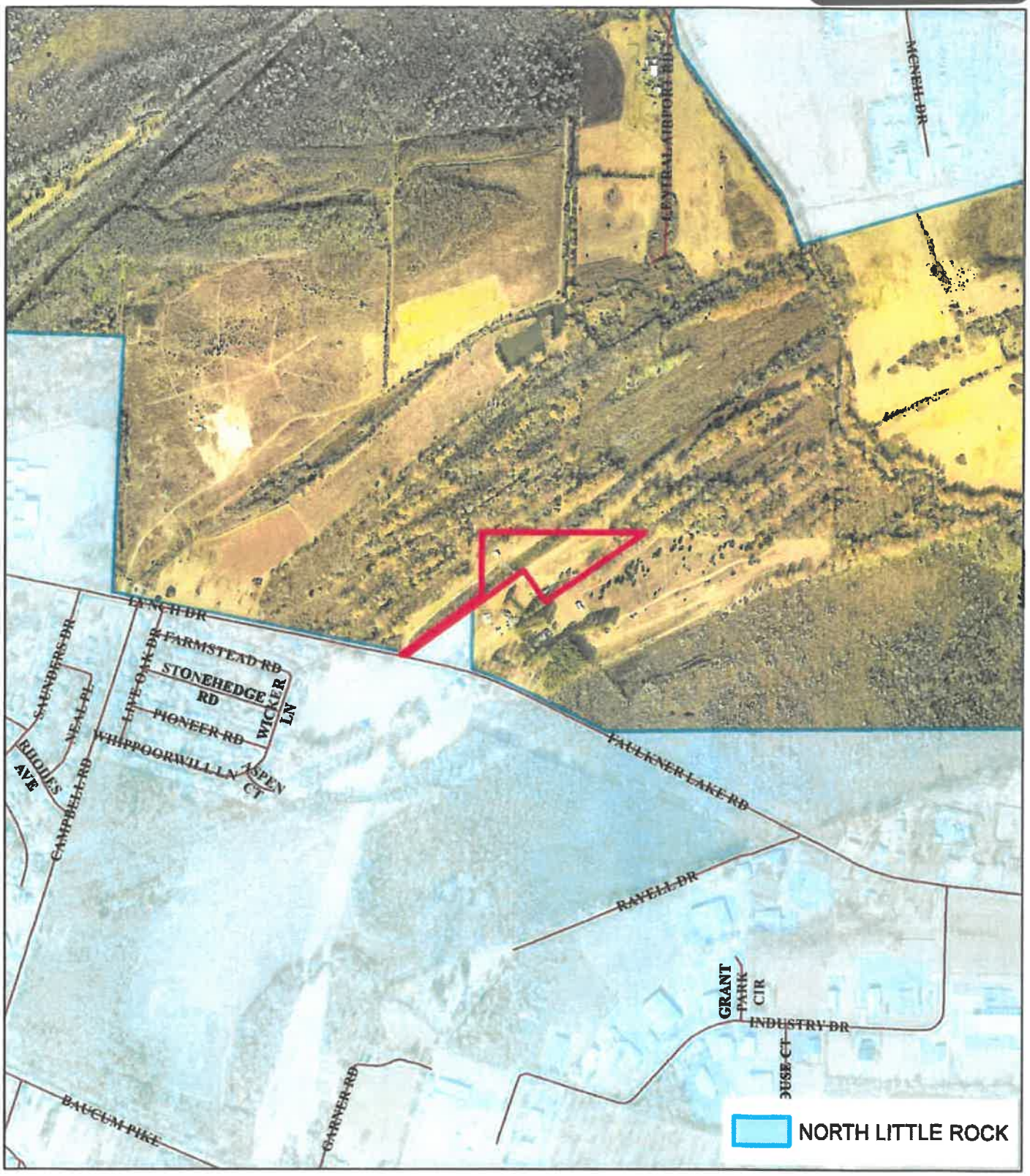
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY S. Lisserf

EXHIBIT

A

Rezone Case #2022-17



Ortho Map

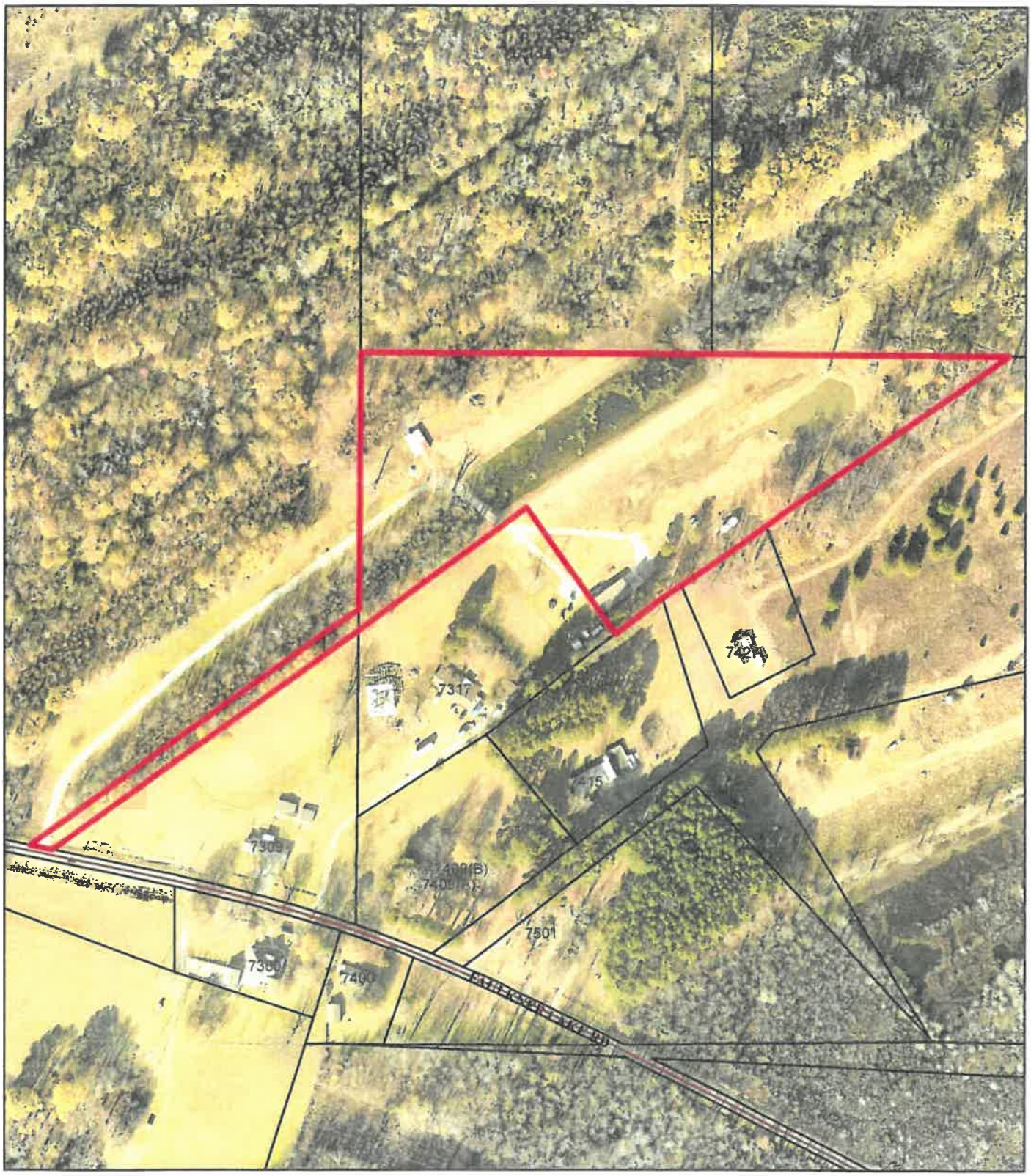
1 inch = 1,000 feet

0 487.5 975 1,950 Feet

N W E S

Date: 6/30/2022

Rezone Case #2022-17



Ortho Map

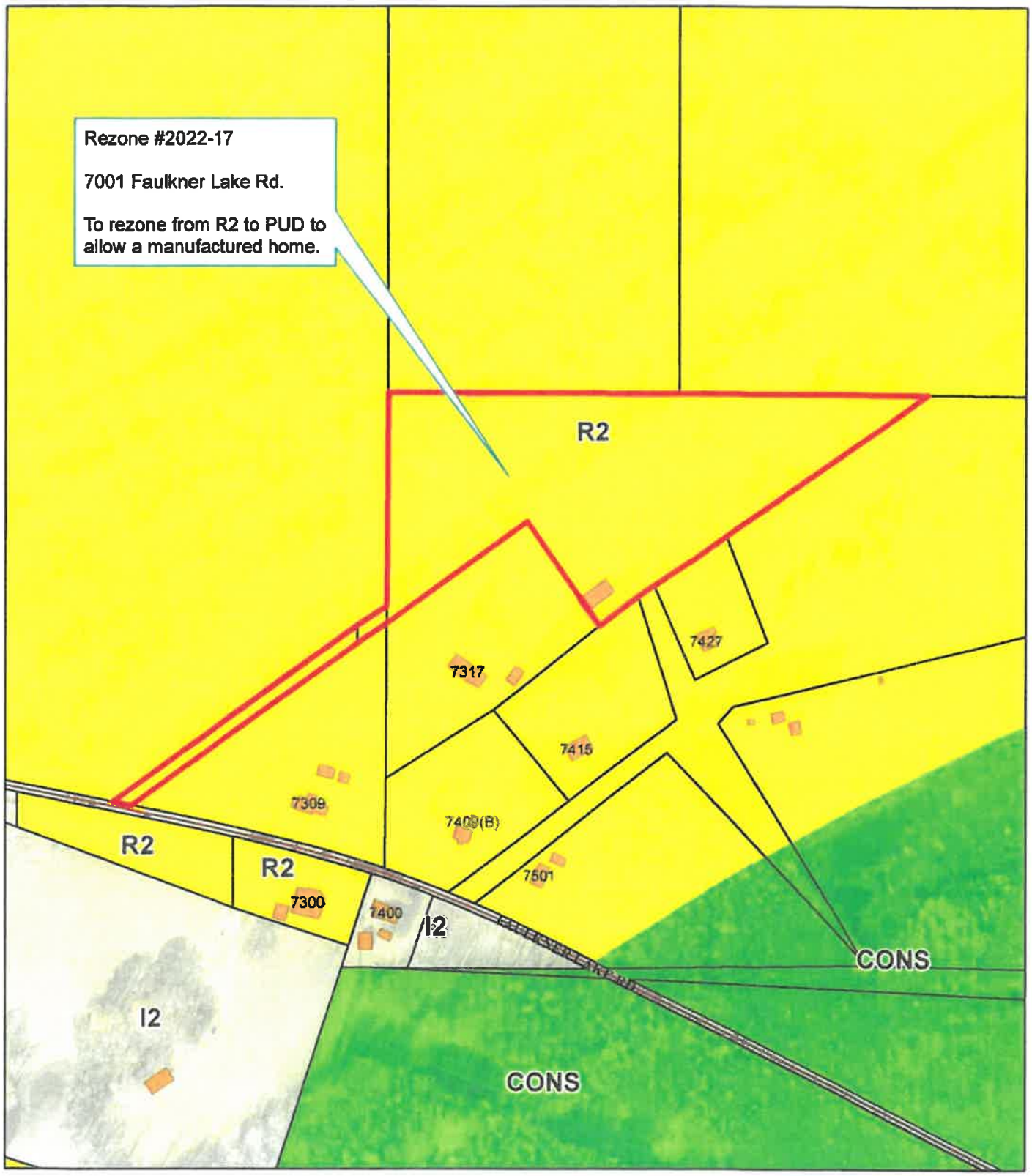
1 inch = 250 feet

0 125 250 500 Feet

Date: 5/10/2022

N
W E
S

Rezone Case #2022-17



Zoning Map

1 inch = 300 feet

0 150 300 600 Feet

Date: 5/10/2022

N W E S