O-22- 84

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 8004 MACARTHUR DRIVE IN THE PLANNING JURISDICTION OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C3 TO R6 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Brenda Mendoza, 12604 Marche Road, North Little Rock, Arkansas 72118, seeking a rezone of the herein described land to allow a manufactured home located at 8004 MacArthur Drive, which application was duly considered and denied (7 negative votes; 1 affirmative vote; 1 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on July 12, 2022; and

WHEREAS, the applicant seeks approval from the City Council of North Little Rock; and

WHEREAS, notice has been sent to surrounding property owners for a public hearing to be held on August 22, 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 R6 zone, said property being located at 8004 MacArthur Drive in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> PART OF LOT 3 OF THE MEADOWLANE ACRES ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS (See maps, survey and photo attached hereto collectively as Exhibit A)

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 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:

Mayor Terry C. Hartwick

Diane Whitbey, City Clerk

FOR CONSIDERATION ONLY

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:04 A.M. _____ P.M.

By Amy Fields CA

DATE 8/10/22

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

RECEIVED BY

Rezone Case #2022-19

Rezone #2022-19

8004 MacArthur Dr.

To rezone from C3 to R6 to allow a manufactured home.

EXHIBIT A

Zoning Map

1 inch = 150 feet

0 75 150 300 Feet

Date: 6/7/2022

Rezone Case #2022-19

Ortho Map

1 inch = 40 feet

0 20 40 80 Feet

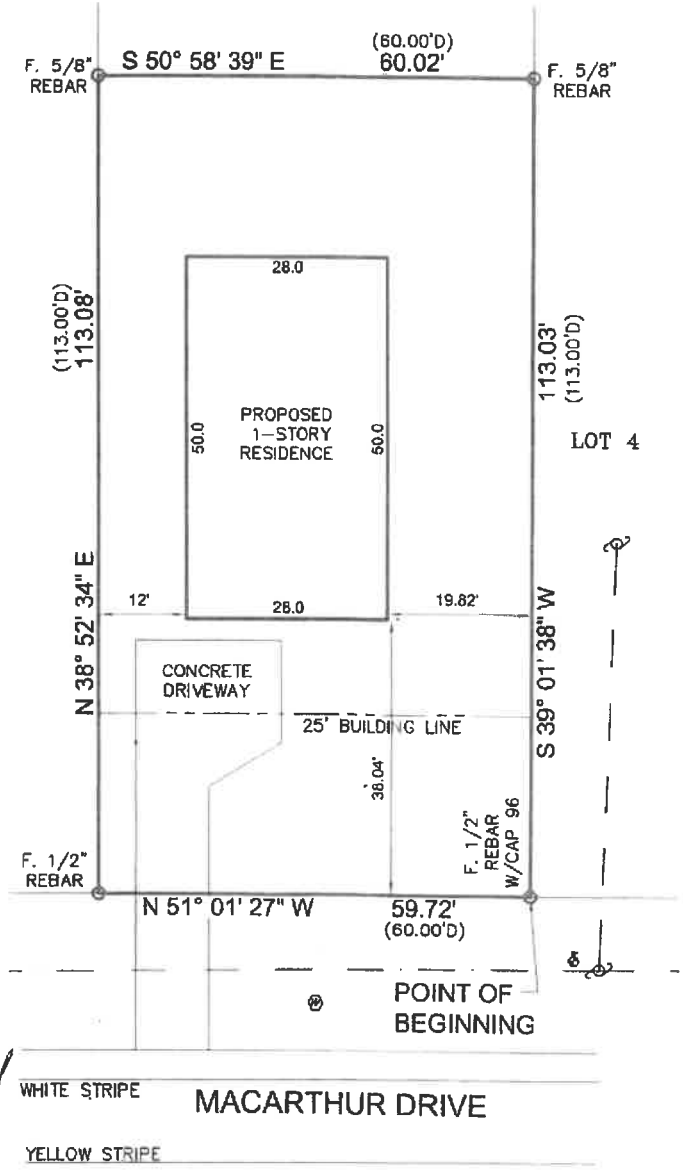
Date: 6/7/2022

N
W E
S

MEMBER NATIONAL SOCIETY PROFESSIONAL ENGINEERS

THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD
NORTH LITTLE ROCK, ARKANSAS 72116
TELE. No. 501-753-4463

CIVIL ENGINEERS-LAND SURVEYORS
LAND PLANNING & DEVELOPMENT
RESIDENTIAL-COMMERCIAL-INDUSTRIAL



NOTES:
1. DIMENSIONS SHOWN ON HOUSE ARE TO OUTSIDE FACE OF STUD WALLS.
2. USE FOUNDATION PLAN FOR HOUSE STAKEOUT. DO NOT USE THIS DRAWING.
3. ALL EASEMENTS ARE FOR SEWER UTILITIES & DRAINAGE UNLESS OTHERWISE NOTED.
4. ALL PROPERTY CORNERS MARKED WITH IRON PIPE AND CAP
5. DEED (D)

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1215
SIGNATURE
JOHN R. POWNALL

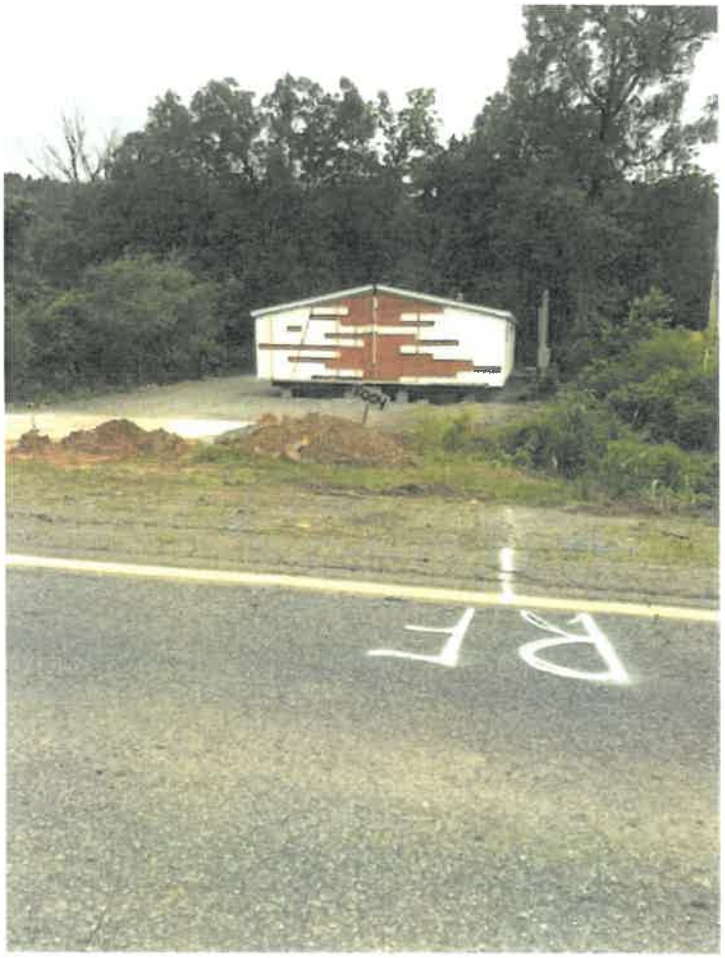
SURVEY OF
PART OF LOT 3, MEADOWLANE ACRES
City of North Little Rock, Pulaski County, Arkansas

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF LOT 3 MEADOWLANE ACRES, BEGINNING AT COMMON CORNER OF LOTS 3 & 4 MEADOWLANE ACRES, THENCE ALONG THE RIGHT OF WAY OF HIGHWAY 365 N 51°01'27" W FOR 59.72 FEET; THENCE N 38°52'34" E FOR 113.08 FEET; THENCE S 50°58'39" E FOR 60.02 FEET TO THE COMMON LINE BETWEEN LOTS 3 & 4; THENCE ALONG THE COMMON LINE BETWEEN LOTS 3 &4 S 39°01'38" W FOR 113.03 FEET TO THE POINT OF BEGINNING.

This is to certify that the above described land has been surveyed. The corners are marked as shown and are in accordance with existing monuments in the vicinity. This certification is for and limited to the parties shown hereon.

This lot is not shown in the 100 year flood plain as per F.I.R.M. No. 050182 0330 G dated JULY 6, 2015.

DATE: 4/7/2022

SCALE: 1" = 20'

FOR USE & BENEFIT OF: DANNA SILVA