O-22- 103

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 1315 WEST 16TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R3 TO R4 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by James Hoffman, TBC Investments, seeking a rezone of the herein described land to recognize two existing homes on a single lot at 1315 West 16th Street, 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 July 12, 2022; and

WHEREAS, a revised Land Use Plan for property herein described and being located at 1315 West 16th Street, North Little Rock, Arkansas, from Single Family to Multi Family was approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on July 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 R3 to R4 zone, said property being located at 1315 West 16th Street in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> LOT 9, BLOCK 11 OF THE LASKERS 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 Single Family to Multi 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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: ATTEST:

Linda Robinson

Council Member Linda Robinson AF Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:35 A.M. _____ P.M.

By A. Fields

DATE 11/8/22

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

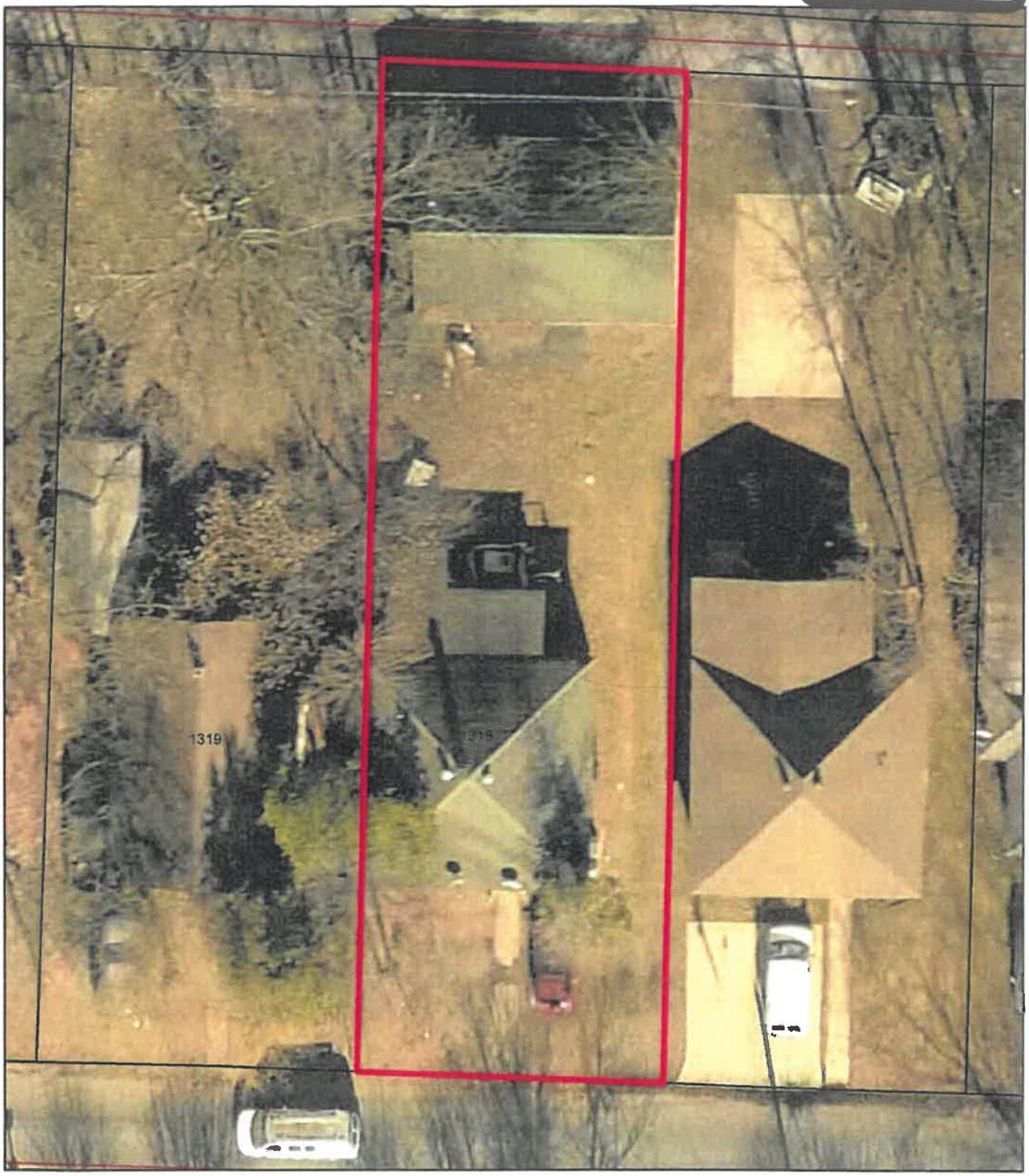
RECEIVED BY B. Taylor

EXHIBIT

tabbies

A

Rezone Case #2022-20



Ortho Map

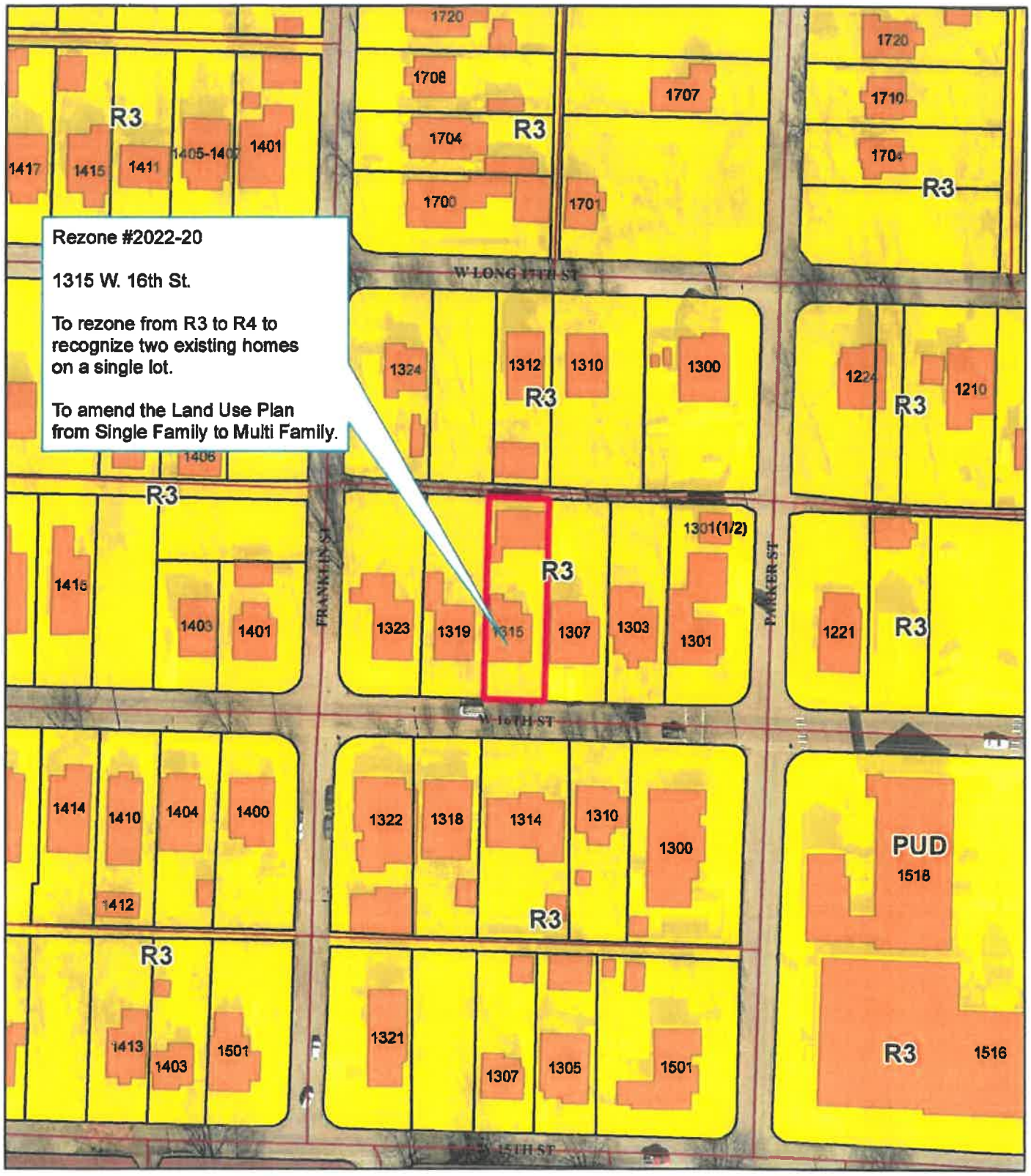
1 inch = 20 feet

0 10 20 40 Feet

Date: 6/15/2022

N W E S

Rezone Case #2022-20



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 6/15/2022

N W E S