O-23- 17

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 4200 EAST WASHINGTON AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM I2 TO C4 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Thomas Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72114, seeking a rezone of the herein described land to allow construction of a health clinic located at 4200 East Washington Avenue, which application was duly considered and approved (7 affirmative votes; 1 absent; 1 abstained) by the North Little Rock Planning Commission at a regular meeting thereof held on February 14, 2023.

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 C4 zone, said property being located at 4200 Washington Avenue in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> PT SEC 31 MPDA COM SW COR SEC 31 E3945' AL SLN SEC 31 TO PT WHICH IS PRESENTLY CLN ST LOUIS SW R/R N70°44'E280.8' WHICH PT IS ON NLY R/W LN R/R & IS 50' AT RIGHT ANGLE FROM CLN TH NELY AL NLY R/W LN 788.6 TO PT ON SLY R/W LN HWY 130 (NOW U S HWY 165) N67°30'W326.35' TO POB S26°13'W113.4' N75°04'W114.73' N31°50'E130' S67°30'E100' TO POB & PT SE BEG AT INTERSECTION OF BAUCUM PIKE WITH THE N LINE OF ST L SW RY R/W, TH NW ALONG S SIDE OF PIKE 646 FT TO S SIDE OF ANDERSON MILLS PIKE TH SW ALONG SAID S SIDE OF PIKE 58 FT, TH SE AT RIGHT ANGLE TO SAID PIKE 158 FT, TH SW PARALLEL TO AND- ERSON MILLS PIKE 263.5 FT, TH S 10° E 30 FT TO N LINE OF ST L SW RY R/W E ALG R/W TO BEG LESS & EXC COM SW COR SEC 31 E3945' AL SLN SEC 31 TO PT WHICH IS PRESENTLY CLN ST LOUIS SW R/R N70°E280.8' WHICH PT IS ON NLN R/W LN R/R & IS 50' AT RIGHT ANGEL FROM CLN TH NELY AL NLY R/W LN 788.6' TO PT ON SLY R/W LN HWY 130 (NOW US HWY 165) N67°W326.35' TO POB S26°W113.4' N75°W114.73' N31°E130' S67°E100' TO POB (See maps collectively attached hereto 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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

SPONSOR:

Linda Robinson

Council Member Linda Robinson by AT

ATTEST:

Diane Whitbey, City Clerk

Maurice Taylor

Council Member Maurice Taylor by AT

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

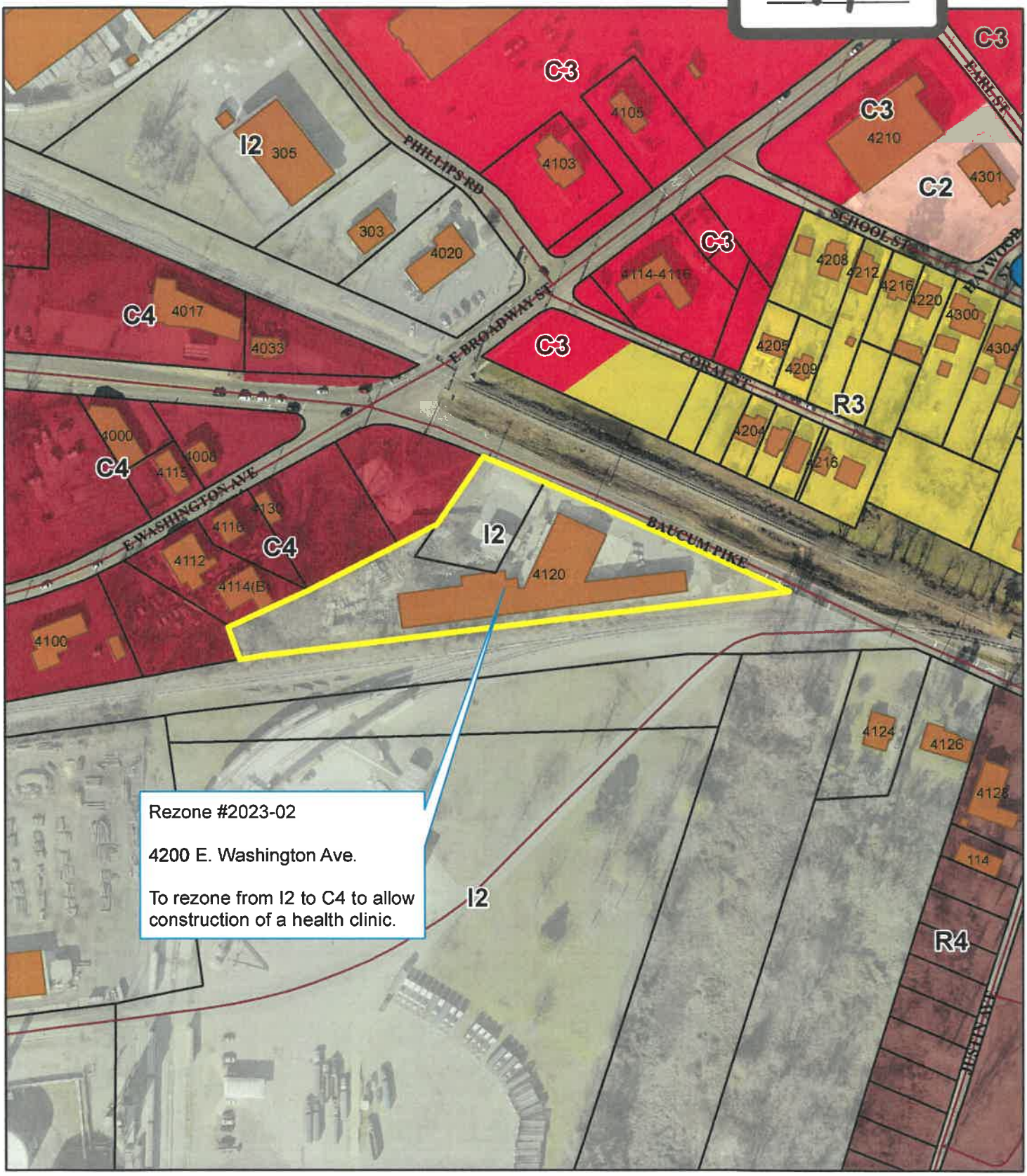
DATE 2/21/23

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

RECEIVED BY BTaylor

Rezone Case #2023-02

EXHIBIT A



Zoning Map

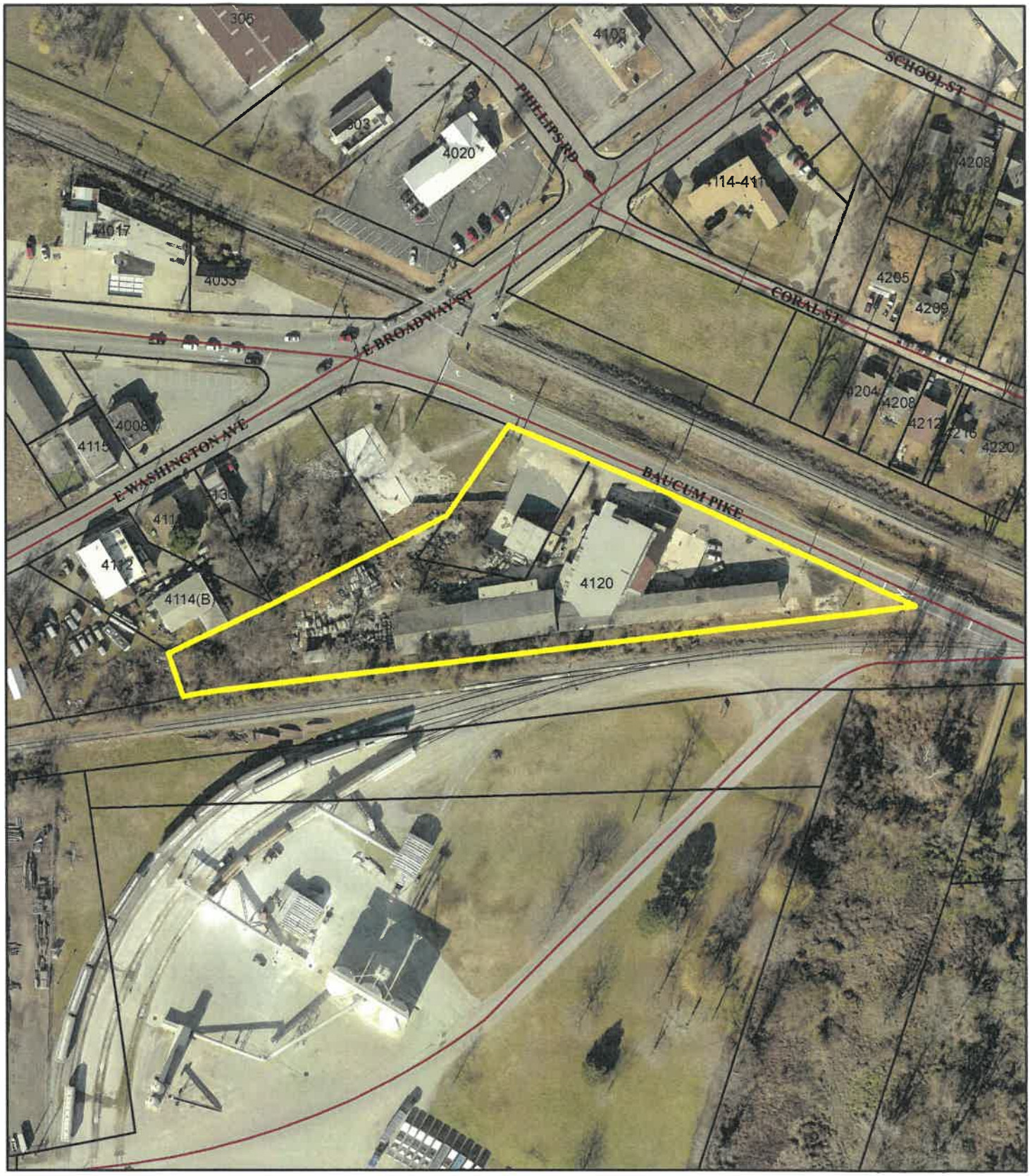
1 inch = 200 feet

0 100 200 400 Feet

Date: 1/24/2023

N W E S

Rezone Case #2023-02



Ortho Map

1 inch = 150 feet

0 75 150 300 Feet

N W E S

Date: 1/24/2023