

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 1723 WEST 19TH STREET AND 1906 FLORA STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R3 TO R4 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by James Hoffman, 315 Crystal Court, Little Rock, Arkansas 72205, seeking a rezone of the herein described land to recognize two existing single family homes on one lot, which application was duly considered and approved (7 affirmative votes; 1 absent; 1 abstention) by the North Little Rock Planning Commission at a regular meeting thereof held on April 11, 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 R3 to R4 zone, said property being located at 1723 West 19th Street and 1906 Flora Street in North Little Rock, Pulaski County, Arkansas and more particularly described as:

LOT 5, BLOCK 2 OF THE WALTHOUR & FLAKE ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

ATTEST:

Linda Robinson

Council Member Linda Robinson

by AF

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED <u>10:58</u> A.M. _____ P.M.
By <u>A. Fields</u>
DATE <u>5-16-23</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>S. Hsery</u>

Rezone Case #2023-04

EXHIBIT

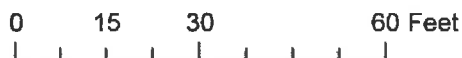
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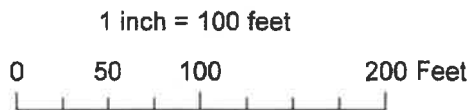
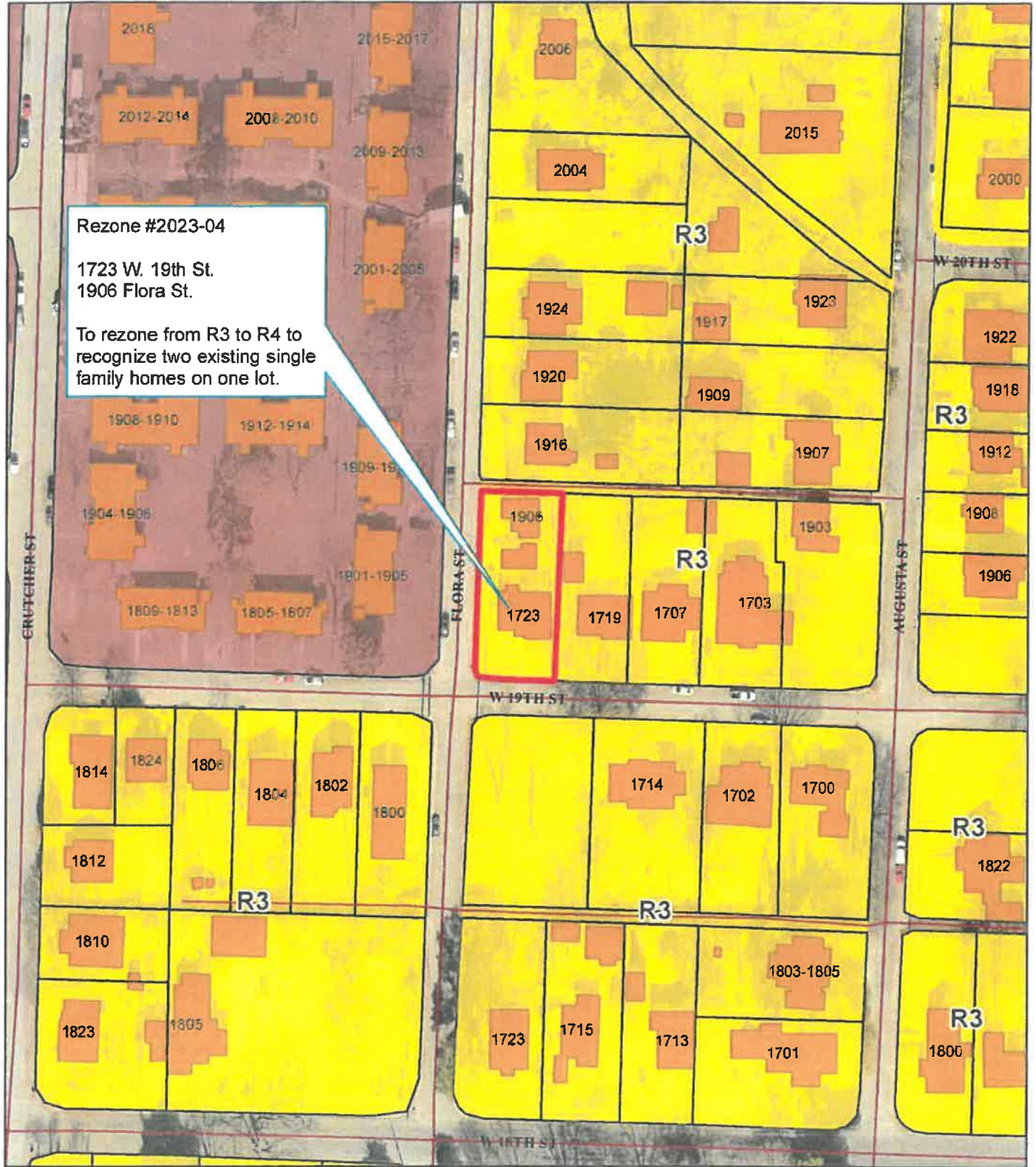
Ortho Map

1 inch = 30 feet



Date: 2/22/2023

Rezone Case #2023-04

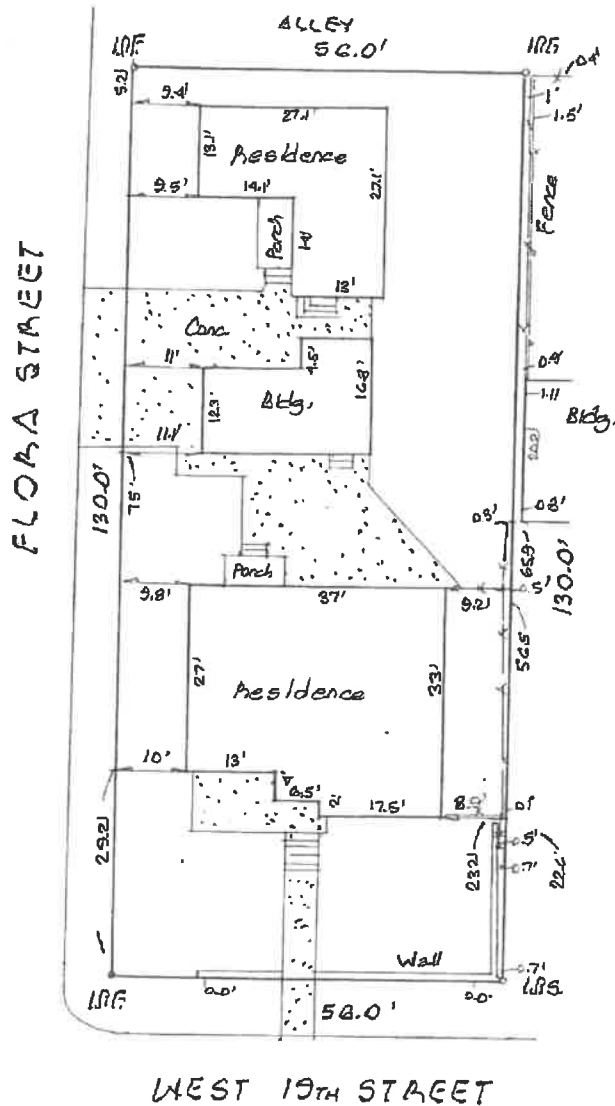


Date: 2/22/2023





BROOKS SURVEYING, INC.
 20820 Arch Street Pike
 Hensley, AR 72065
 501-888-5336/brookssurveying@att.net



LEGAL DESCRIPTION

Lot 5, Block 2, WALTHOUR & FLAKE ADDITION to the City of North Little Rock,
 Pulaski County, Arkansas.

Date of Survey: January 11, 2023
 Scale: 1" = 20'
 Property Address: 1723 W 19th and 1906 Flora
 For Use & Benefit of: TCB Investments, LLC



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 area. Survey makes no statement concerning flood status of property unless otherwise stated. THIS SURVEY IS CERTIFIED TO AND LIMITED TO THE PARTIES SHOWN HEREON.