

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 5220 NORTHSORE DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM PUBLIC INSTITUTIONAL (PI) TO C3 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Brian Dale of Joe White and Associates, 25 Rahling Circle, Suite A-2, Little Rock, Arkansas 72223, seeking a rezone of the herein described land to allow for the development of an orthopedic clinic on certain real property located at 5220 Northshore Drive, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on June 13, 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 Public Institutional (PI) to C3 zone, said property being located at 5220 Northshore Drive in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

LOTS 2A AND 2B, BLOCK 4 OF THE NORTHSORE BUSINESS PARK 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Steve Baxter

Council Member Steve Baxter

by AT

Diane Whitbey, City Clerk

Ron Harris

Council Member Ron Harris

by AT

APPROVED AS TO FORM:

Amy Beckman Fields

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

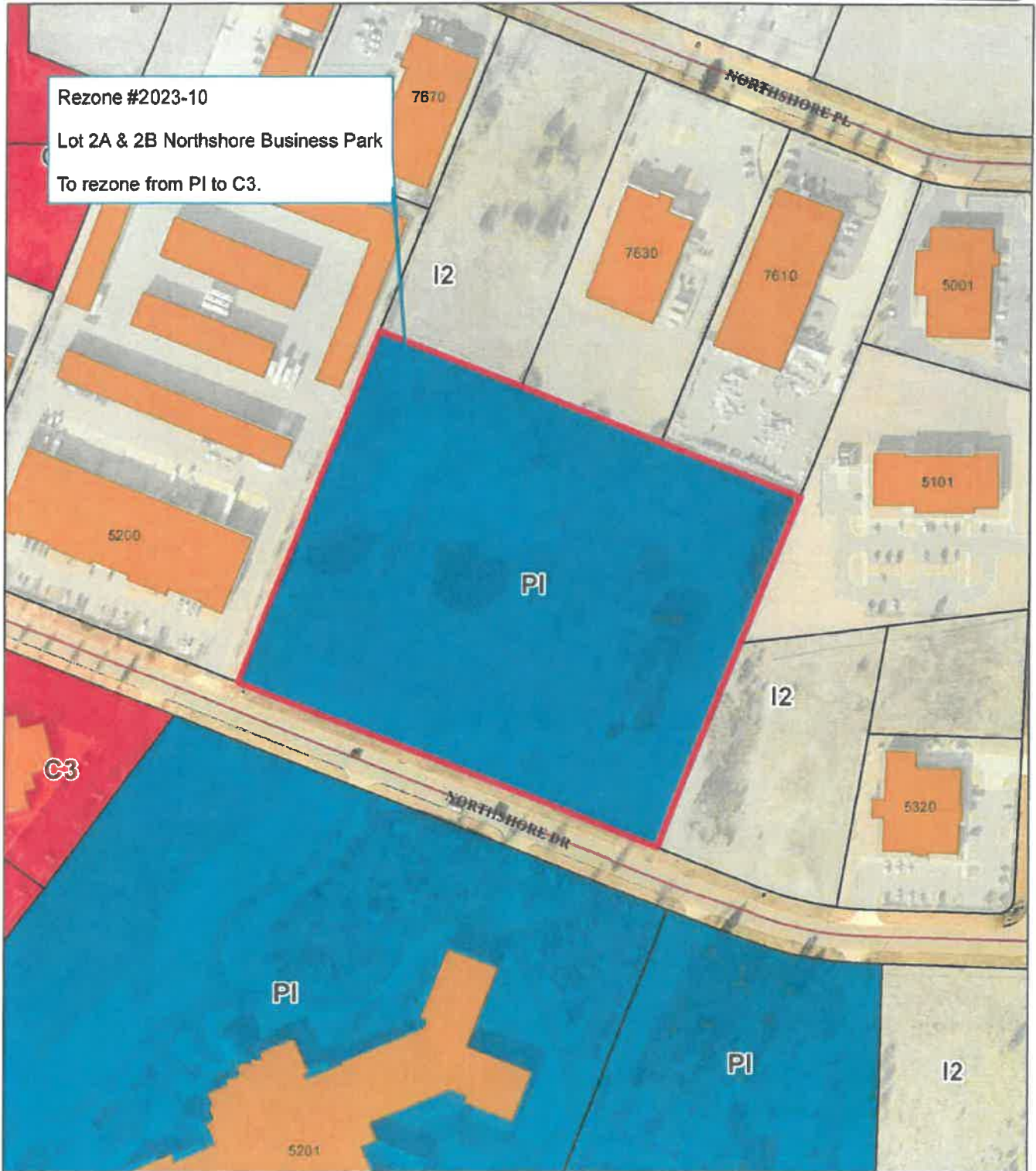
FILED	<u>10:30</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>6-20-23</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Lissery</u>			

Rezone Case #2023-10

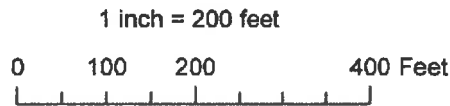
Rezone #2023-10

Lot 2A & 2B Northshore Business Park

To rezone from PI to C3.



Zoning Map

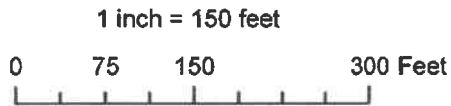


Date: 5/15/2023

Rezone Case #2023-10



Ortho Map



Date: 5/15/2023