

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 4601 PIKE AVENUE 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 Harwell LLC, 4760 Brandywine Cove, Sherwood, Arkansas 72120, seeking a rezone of the herein described land to recognize two existing single family structures on a single lot located at 4601 Pike Avenue, which application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on October 10, 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 zoning, said property being located at 4601 Pike Avenue in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

PT NE NW BEG 438'S & 20' W OF NE COR NE NW N86' W300' S86' E300' TO BEG 22 2N 12W IN 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Debi Ross  
Council Member Debi Ross *BAF*

\_\_\_\_\_  
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>10:45</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>11-7-23</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<u>S. Ussey</u>			

# Rezone Case #2023-21

EXHIBIT

tabbles

A



1 inch = 50 feet

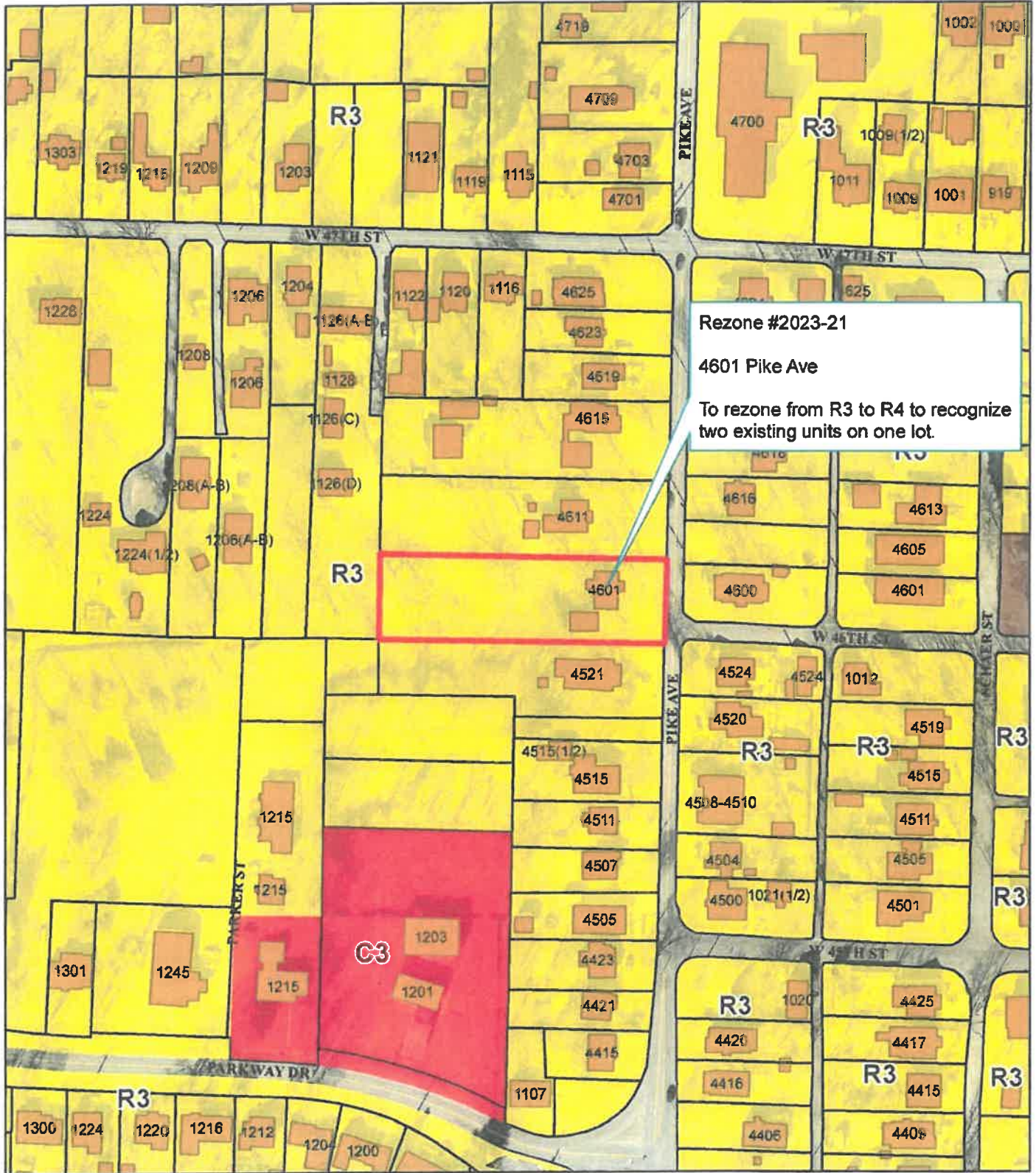


Ortho Map

Date: 8/21/2023



# Rezone Case #2023-21



1 inch = 150 feet

0 75 150 300 Feet



Zoning Map

Date: 8/21/2023

