

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED NEAR ABF ROAD, NORTH OF I-40 AND WEST OF THE UNION PACIFIC MAIN RAIL LINE, IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C3 TO I2 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Charles Wise on behalf of Cromwell Architects, 1300 East 6th Street, Little Rock, Arkansas 72202, seeking a rezone of the herein described land for the future development for a large vehicle carrier company office located near ABF Road, north of I-40 and west of the Union Pacific Main Rail Line, 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 November 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 C3 to I2 zoning, said property more particularly described as:

A TRACT OF LAND LYING IN PART OF THE NORTHWEST QUARTER OF SECTION 29, AND PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 11 WEST, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A AHTD RIGHT OF WAY MARKER AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 3 OF THE SPRINGHILL DEVELOPMENT AND BEING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 40; THENCE ALONG THE EAST LINE OF SAID LOT 9, NORTH 19 DEGREES 49 MINUTES 23 SECONDS EAST 801.56 FEET TO A 1/2" IRON PIPE; THENCE SOUTH 64 DEGREES 56 MINUTES 53 SECONDS EAST 433.70 FEET TO A 1/2" IRON ROD AND THE WESTERLY RIGHT OF WAY OF THE PACIFIC UNION RAILROAD; THENCE ALONG SAID RIGHT OF WAY, SOUTH 34 DEGREES 30 MINUTES 52 SECONDS WEST 728.09 FEET TO A 1/2" IRON PIPE AND THE NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 40; THENCE ALONG SAID RIGHT OF WAY, NORTH 83 DEGREES 19 MINUTES 22 SECONDS WEST 253.89 FEET TO THE POINT OF BEGINNING, CONTAINING 5.85 ACRES, MORE OR LESS (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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 *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>10:27</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>11/21/03</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

Rezone Case #2023-28

EXHIBIT

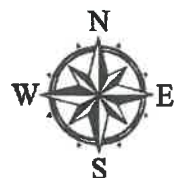
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A



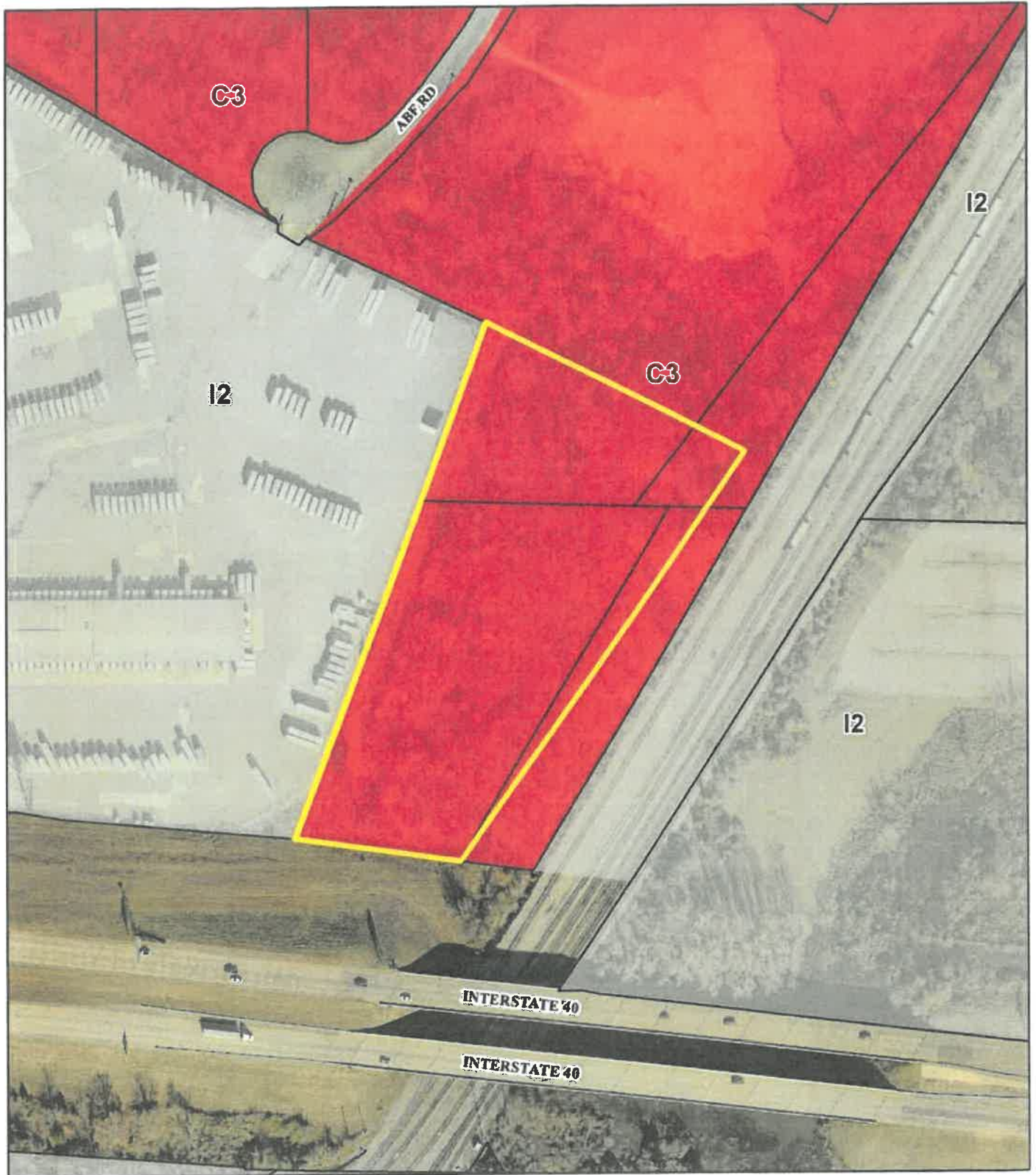
Ortho Map

1 inch = 100 feet

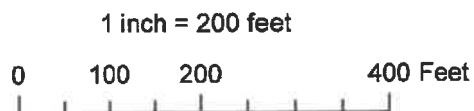


Date: 10/23/2023

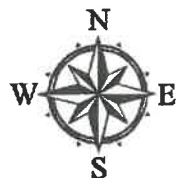
Rezone Case #2023-28

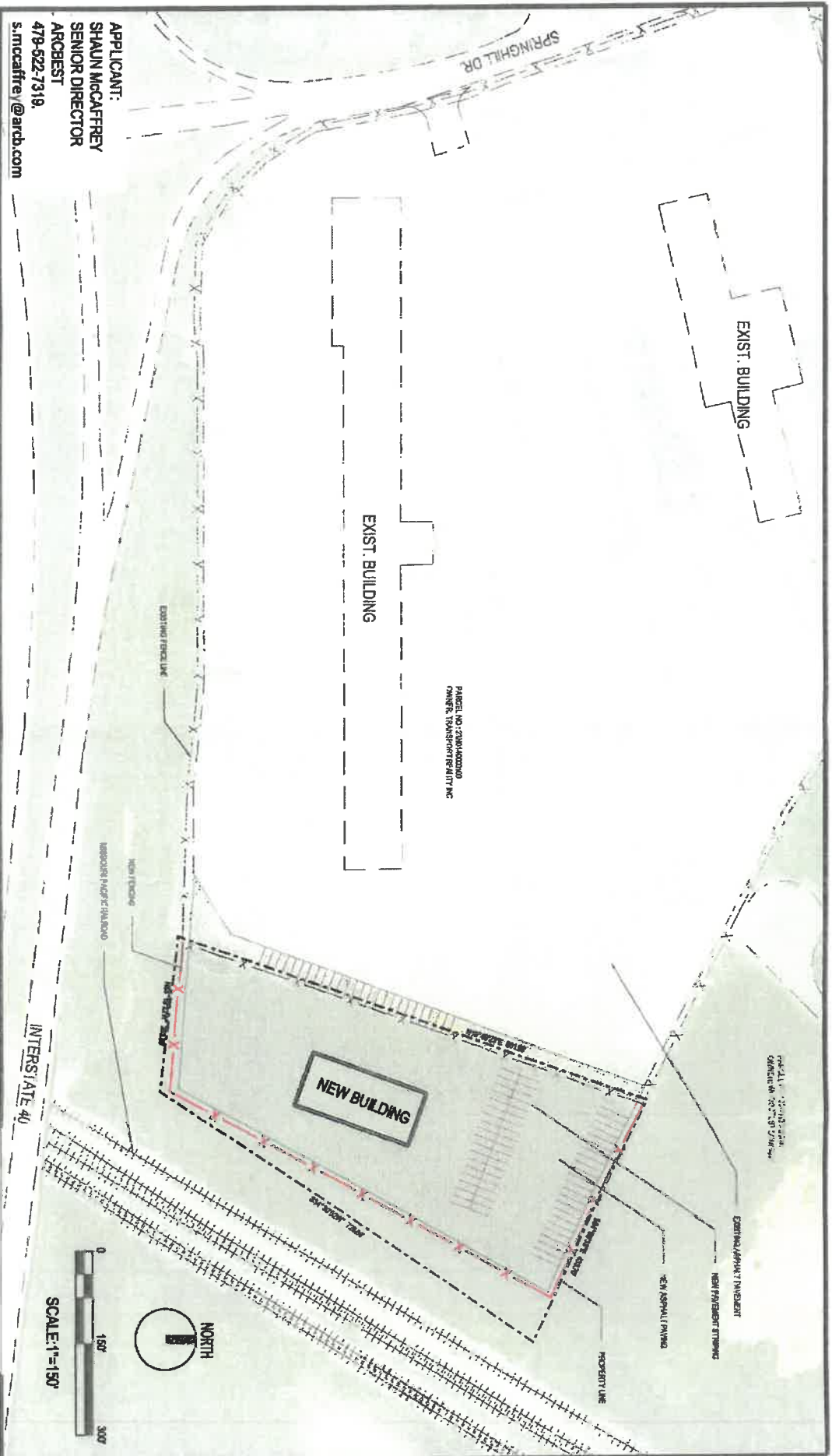


Zoning Map



Date: 10/23/2023

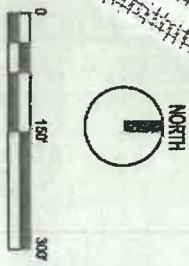




APPLICANT:
 SHAUN MCCAFFREY
 SENIOR DIRECTOR
 ARCBEST
 479-522-7319
 s.mccaffrey@arcb.com

PAPER NO. 2019A00000
 OWNER: TRANSPORT REALTY INC

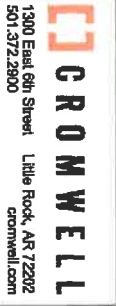
SCALE: 1"=150'
 DATE: 10-10-2023
 SHEET NO. 1 OF 1



No.	Date	Description

SITE DEVELOPMENT PLAN
ARCBEST PROPERTY REZONING
 ABF FACILITY NORTH LITTLE ROCK

Issue Date
 10-10-2023
 Project Number
 2023-217



1300 East 6th Street
 Little Rock, AR 72202
 cromwell.com

Drawing Number
C-100