

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 5517 MACARTHUR DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C3 TO R4 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Yensi Vasquez on behalf of S & V Renovations, 5700 Dublin Avenue, North Little Rock, Arkansas 72118, seeking a rezone of the herein described land to allow a multi-family development located at 5517 MacArthur Drive, which application was duly considered and approved (7 affirmative votes; 1 against; 1 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on November 14, 2023; and

WHEREAS, a revised Land Use Plan for property herein described and being located at 5517 MacArthur Drive, North Little Rock, Arkansas, from Community Shopping to Multi Family was approved (7 affirmative votes; 1 against; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled 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 R4 zoning, said property being located at 5517 MacArthur Drive in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

ALL THAT PART OF LOT 2 OF JAMES BONA ADDITION, IN PULASKI COUNTY, ARKANSAS NOW IN THE CITY OF NORTH LITTLE ROCK, WHICH LIES SOUTH AND WEST OF THE NEW LITTLE ROCK-CONWAY HIGHWAY,(U.S. HIGHWAY #65) EXCEPT THAT PART OF LOT 2 DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 46 DEGREES 00 MINUTES EAST 125 FEET; THENCE NORTH 30 DEGREES 30 MINUTES WEST 282 FEET; THENCE SOUTH 42 DEGREES 46 MINUTES WEST 125 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF OLD U.S. HIGHWAY NO. 65, A DISTANCE OF 282 FEET, MORE OR LESS TO THE POINT OF BEGINNING. (See maps collectively attached hereto as Exhibit A)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Single Family to Multi Family as reflected on the maps attached hereto collectively as Exhibit A and incorporated by reference.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: 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 5: 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

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

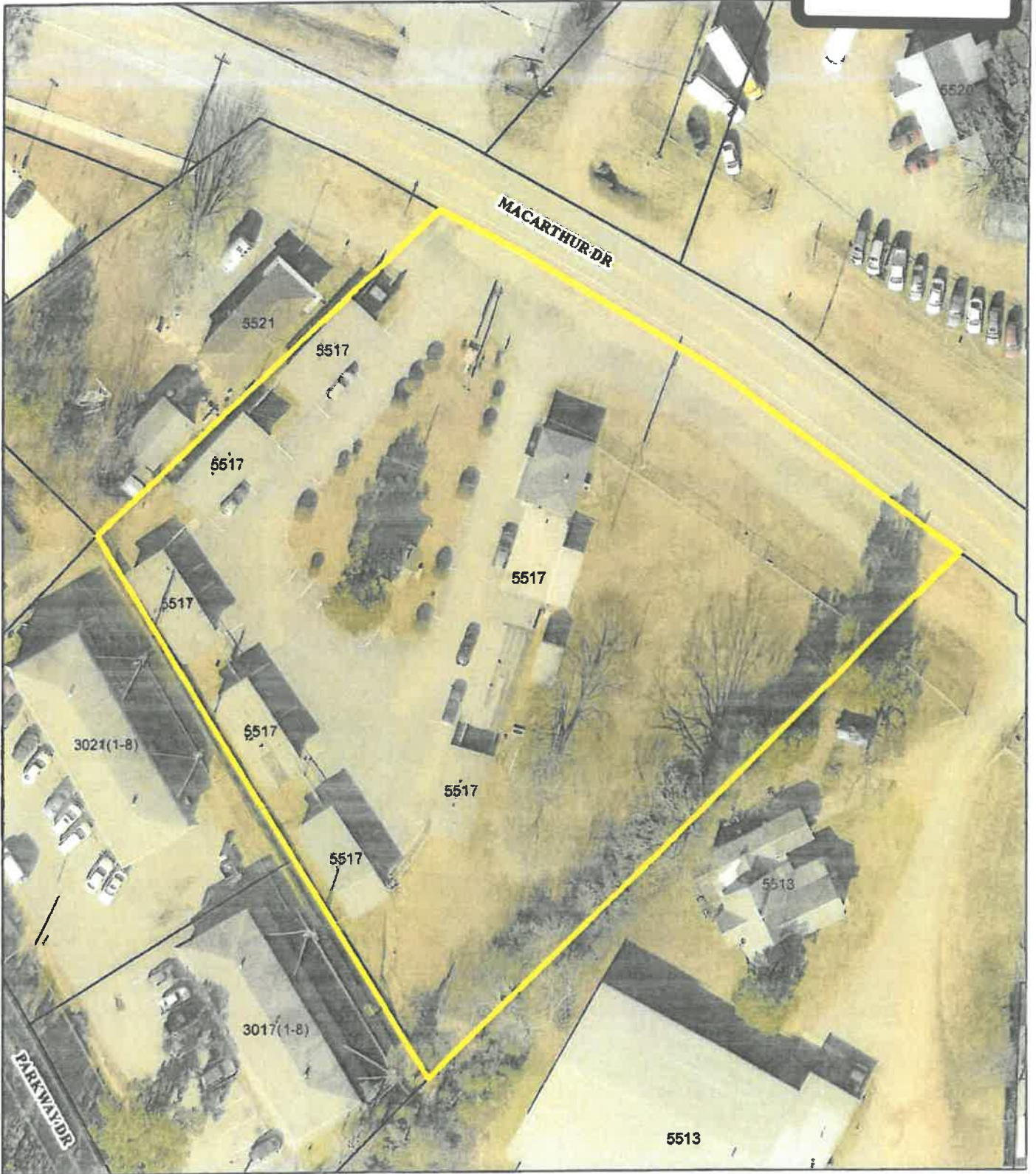
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|--|----------------------|------|-------|------|
| FILED | 10:27 | A.M. | _____ | P.M. |
| By | <u>Amy Fields CA</u> | | | |
| DATE | <u>11/21/03</u> | | | |
| Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas | | | | |
| RECEIVED BY | _____ | | | |

Rezone Case #2023-29

EXHIBIT

tabbies

A



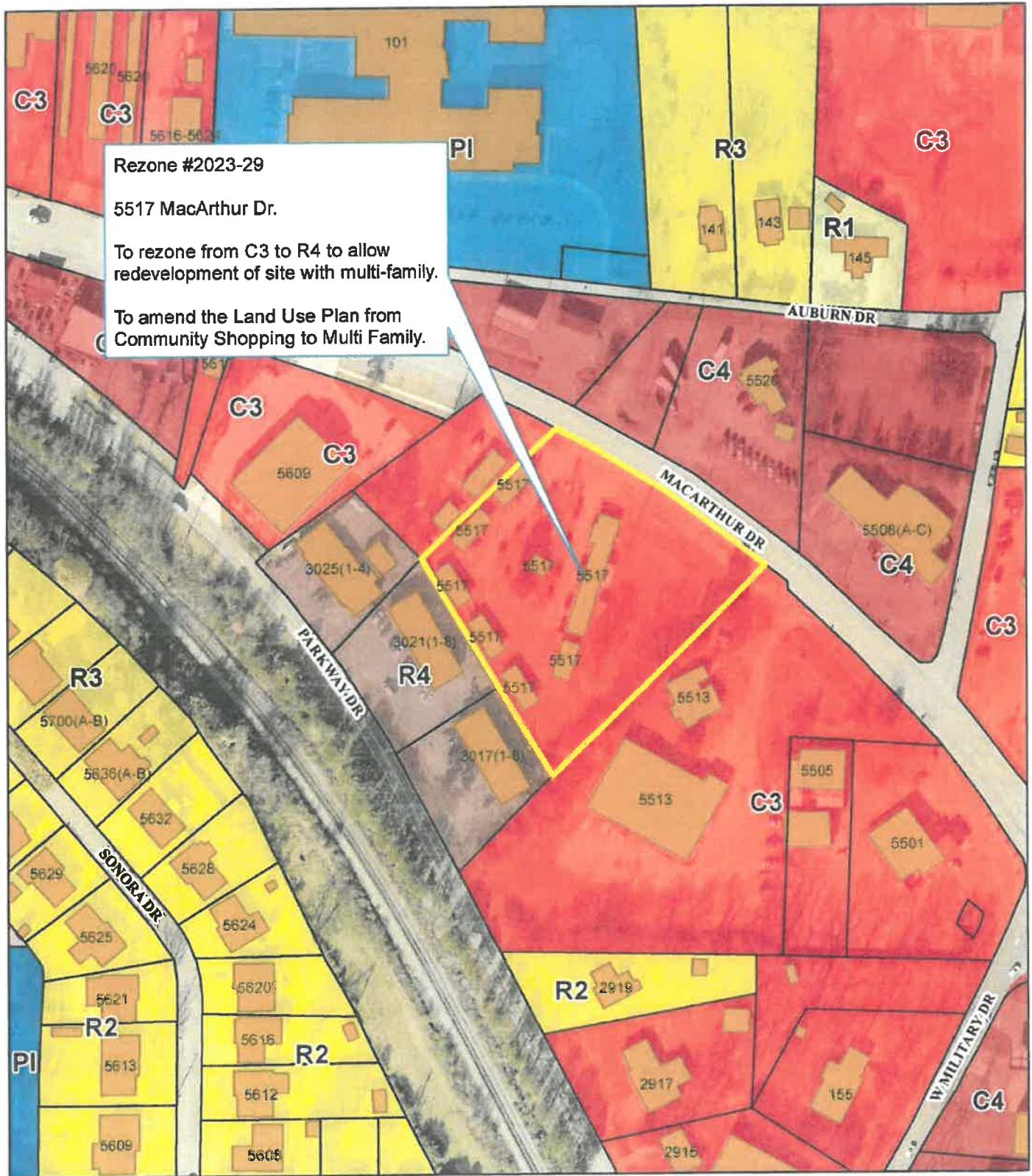
Ortho Map

1 inch = 60 feet

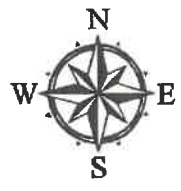
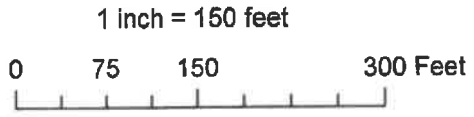


Date: 10/23/2023

Rezone Case #2023-29

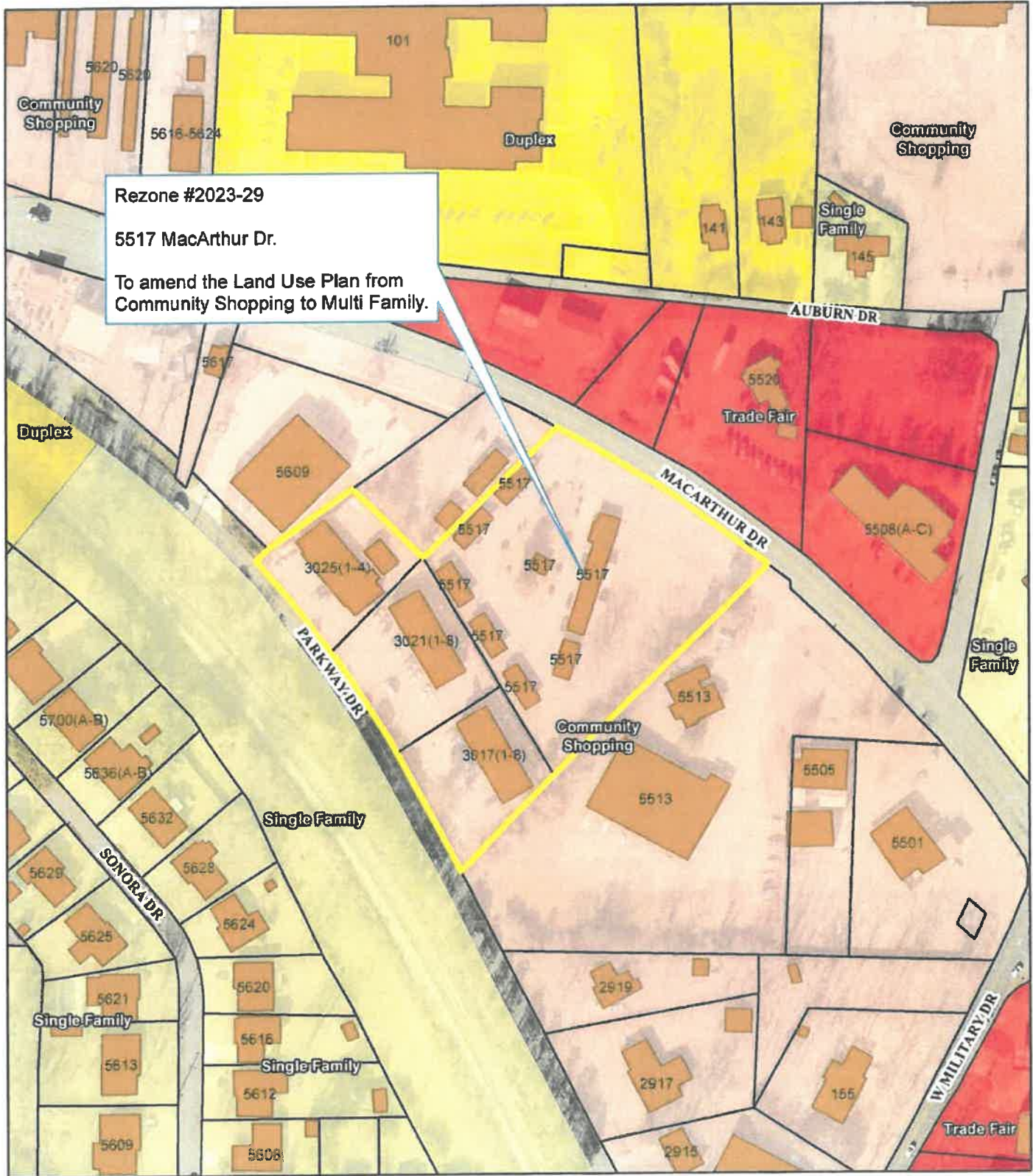


Rezone #2023-29
5517 MacArthur Dr.
To rezone from C3 to R4 to allow redevelopment of site with multi-family.
To amend the Land Use Plan from Community Shopping to Multi Family.



Date: 10/31/2023

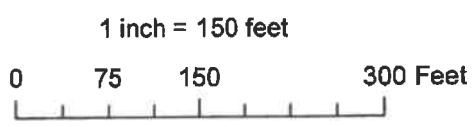
Rezone Case #2023-29



Rezone #2023-29
5517 MacArthur Dr.
To amend the Land Use Plan from
Community Shopping to Multi Family.

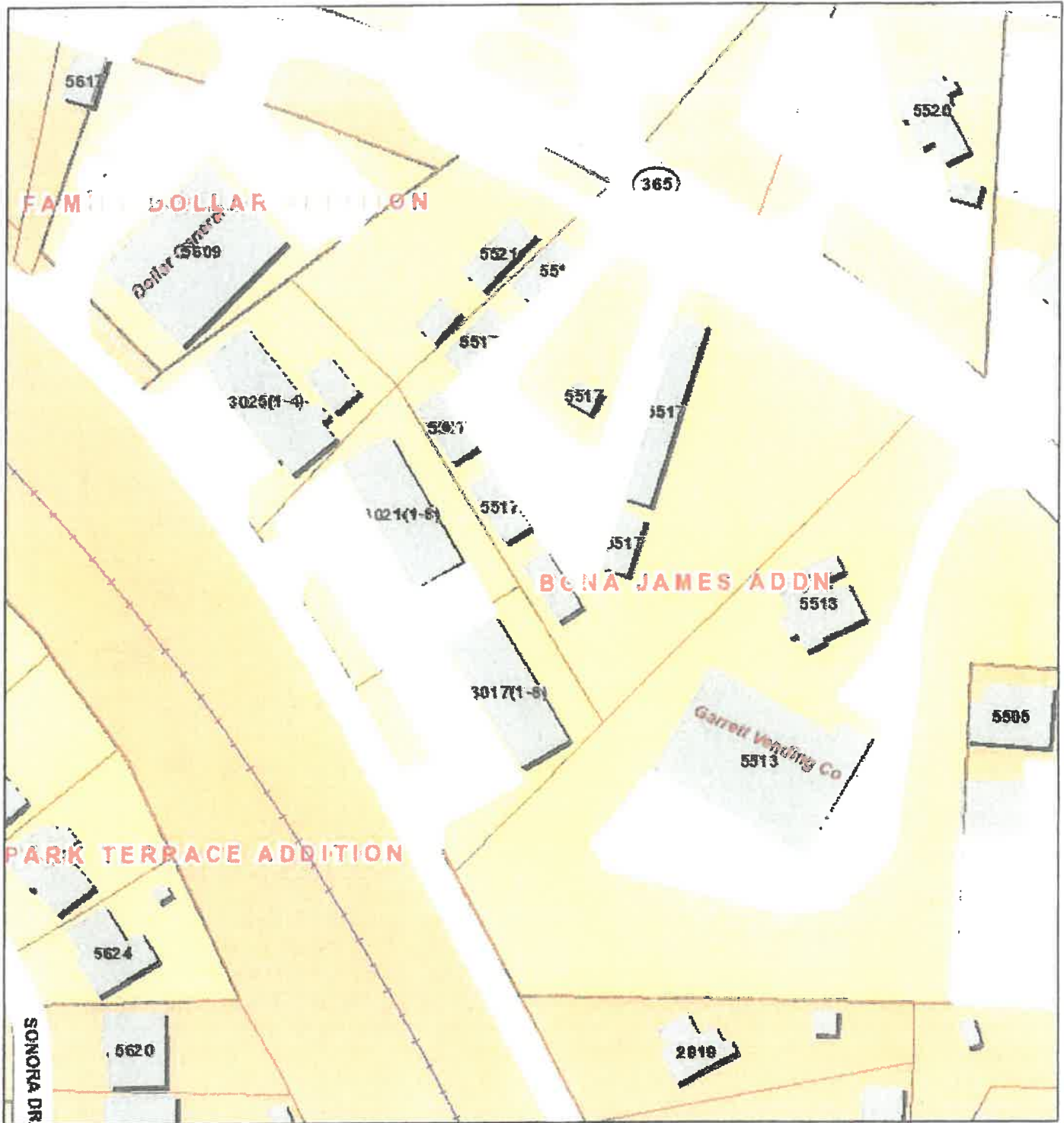


Land Use Map



Date: 10/30/2023

PROPOSED LONG TERM TENANTS



September 18, 2023

1:1,200

- | | | |
|----------------------|----------------------|--------------------------|
| Parcels | Stream Edge | Road or Parking Edge |
| Airport | Lake Maumelle | Trail |
| Military Reservation | Arkansas River | River Trail Mile Markers |
| Park | Stream Centerline | Minor Roads |
| Athletic Field | Lock Gate | Local Street |
| Swamp or Marsh | Dam or Weir | Private Road |
| Lakes and Ponds | Road or Parking Area | Other |

