

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 7616 NORTH HILLS BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C3 TO R4 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Hayden Buckley on behalf of CJS Enterprises, 2410 Pike Avenue, North Little Rock, Arkansas 72114, seeking a rezone of the herein described land to allow the development of townhomes located at 7616 North Hills Boulevard, 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 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 7616 North Hills Boulevard in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

LOT 1, BLOCK 3000 OF THE INDIAN HILLS 3N 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Charlie Hight
Council Member Charlie Hight *by AT*

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

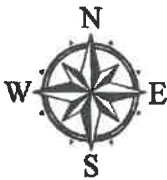
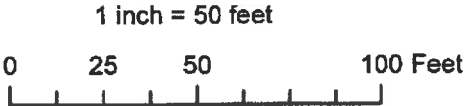
Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:30</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>12-5-23</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Ussery</u>			

Rezone Case #2023-27

EXHIBIT
A



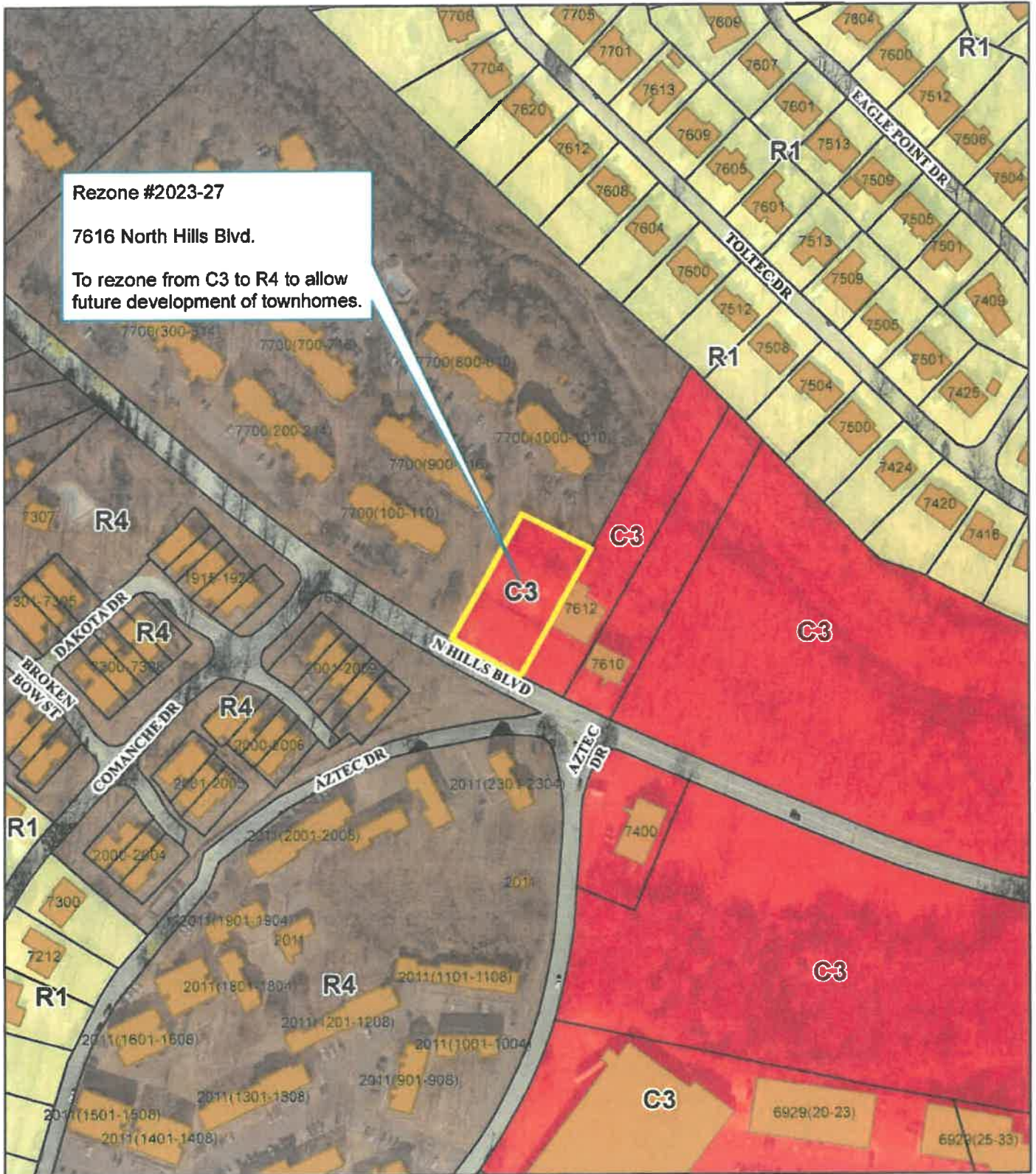
Date: 10/11/2023

Rezone Case #2023-27

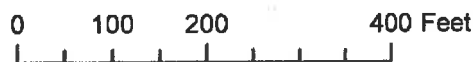
Rezone #2023-27

7616 North Hills Blvd.

To rezone from C3 to R4 to allow future development of townhomes.

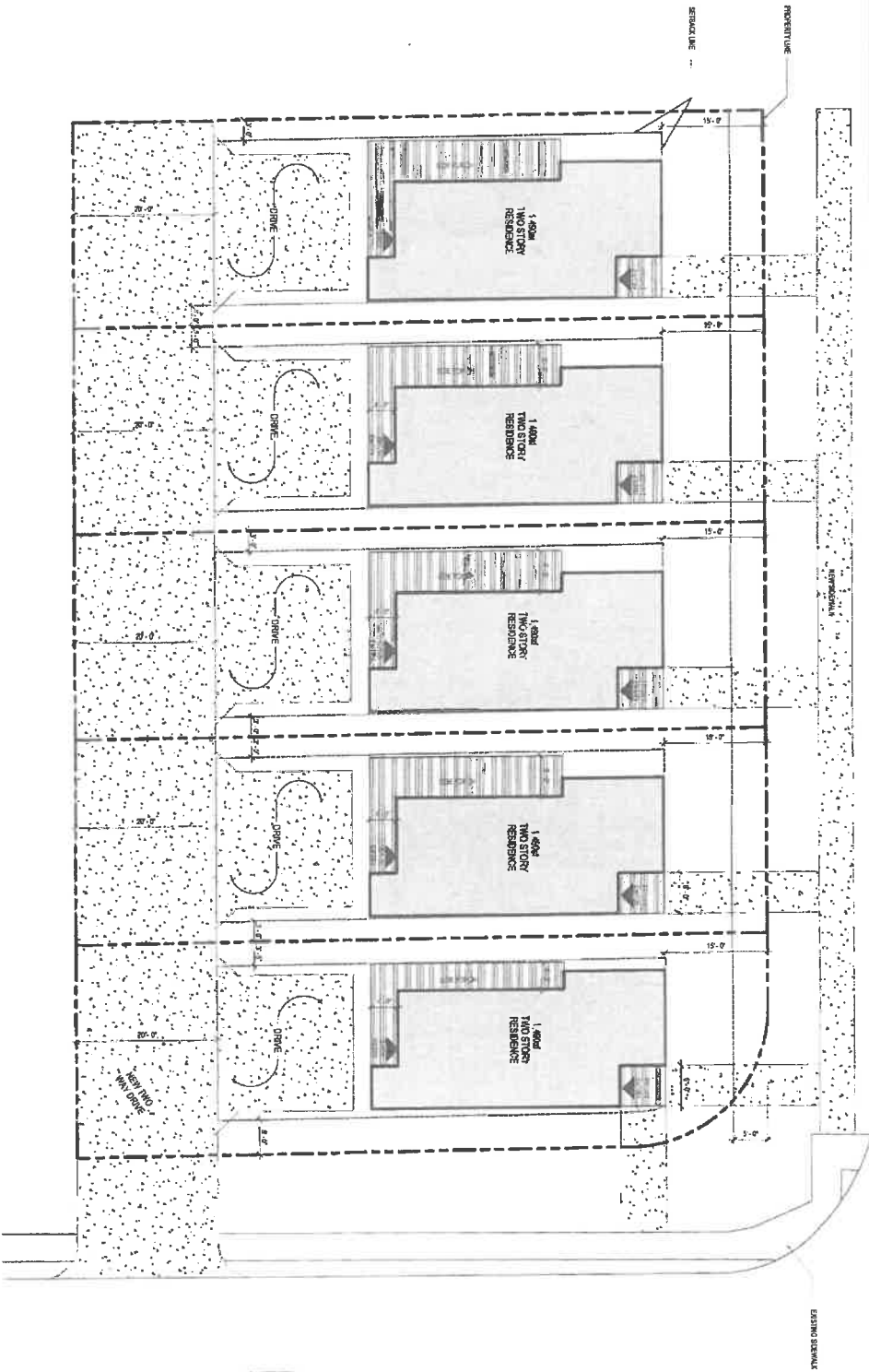


1 inch = 200 feet

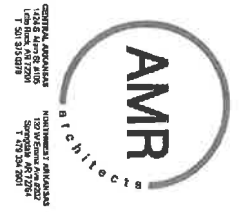


Zoning Map

Date: 10/11/2023



Site Plan - Project North
 scale: 1/8" = 1'-0"



PARK ST. HOMES

10TH AND PARK ST.

DATE: 08/12/10
 DRAWING NO: 100-1010-01
 SHEET NO: 100-1010-01-01

AMR ARCHITECTS
 REGISTERED ARCHITECTS
 COLORADO REG. NO. 100000001

SCALE: AS SHOWN
 1" = 1'-0"

100-1010-01-01

A0.10