

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 520 AND 524 WEST 14TH STREET 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 MidArk Houses LLC, 1522 South 2nd Street, Cabot, Arkansas 72023, seeking a rezone of the herein described land to recognize two existing duplexes on a single lot located at 520 and 524 West 14th Street, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regular meeting thereof held on January 9, 2024.

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 520 and 524 West 14th Street in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

LOTS 1R AND 2R OF NORTH ARGENTA, AS RECORDED IN PULASKI COUNTY, ARKANSAS AS SHOWN ON A PLAT OF RECORD, RECORDS OF THE CIRCUIT CLERK’S OFFICE (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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Maurice Taylor
Council Member Maurice Taylor

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>11:05</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>8/16/21</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

Rezone Case #2024-02

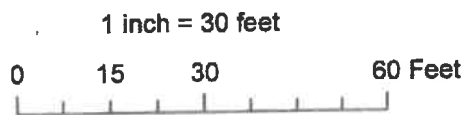
EXHIBIT

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A



Ortho Map



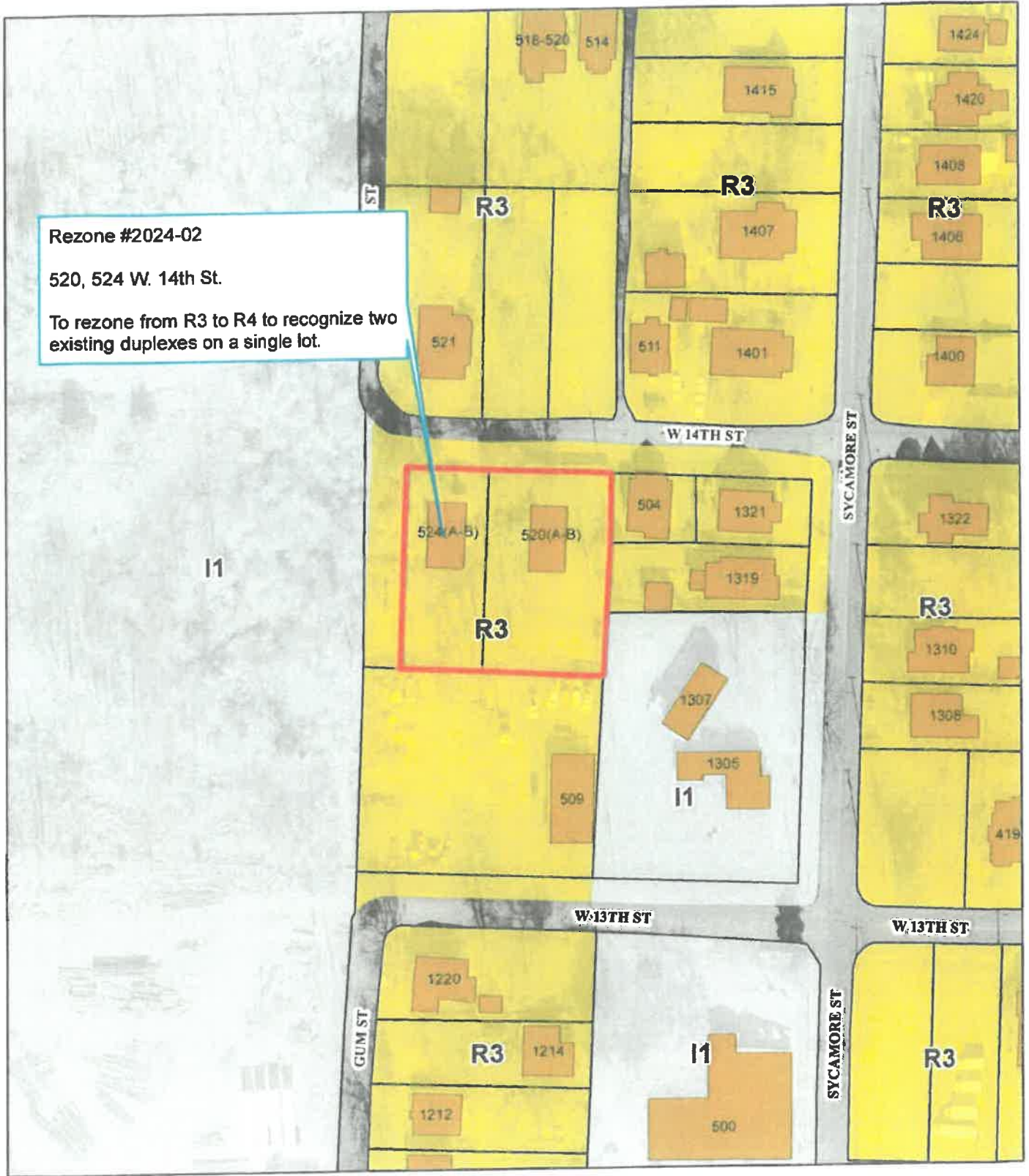
Date: 12/27/2023

Rezone Case #2024-02

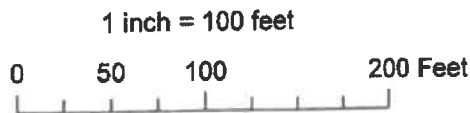
Rezone #2024-02

520, 524 W. 14th St.

To rezone from R3 to R4 to recognize two existing duplexes on a single lot.

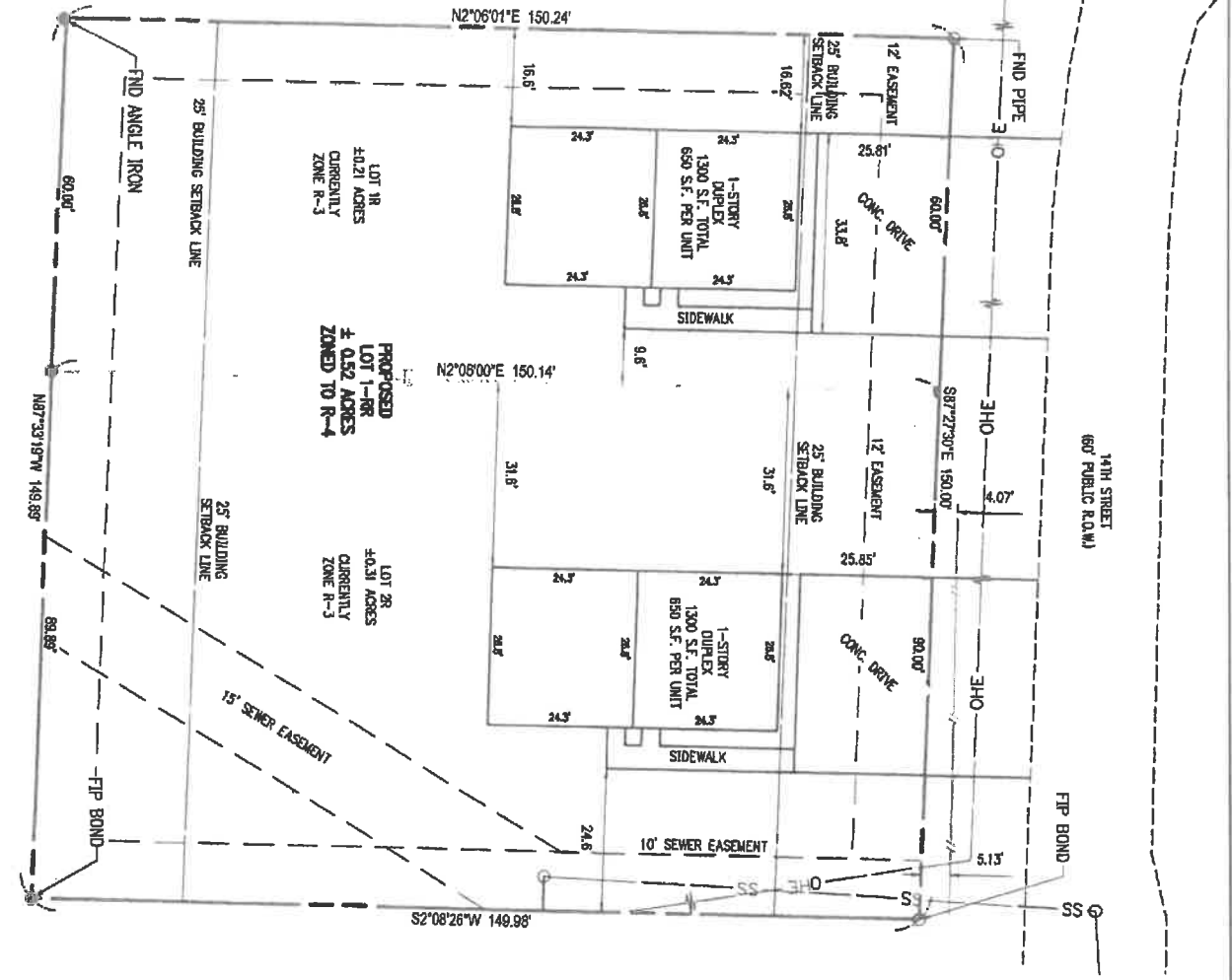


Zoning Map



Date: 12/27/2023





GRAPHIC SCALE IN FEET
20' 0 20'

BASIS OF BEARINGS
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING: GRID
DISTANCE: GROUND
SCALE FACTOR: 1.0000398754880
CONVERGENCE ANGLE: -0° 09' 31.15529827\"/>

DRAWING LEGEND

- PROPERTY LINE
 - EXISTING EASEMENTS
 - BUILDING SETBACKS
 - PROPOSED BUILDING
 - EXISTING ASPHALT
 - EXISTING CONCRETE
 - EXISTING RIGHT-OF-WAY
 - OVERHEAD ELECTRIC
 - SAWTRAY SEWER
- SET 1/2" REBAR WITH CAP, LS #1755
 - FOUND IRON PIN (AS NOTED)
 - CALCULATED POINT

LEGAL DESCRIPTION

LOTS 1R AND 2R OF NORTH ARGENTA, AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, RECORDS OF THE CIRCUIT CLERK'S OFFICE.

FLOOD ZONE NOTE

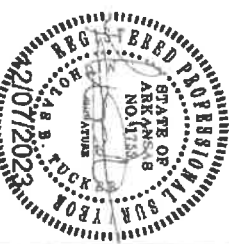
BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05119C0344G, DATED JULY 08, 2015, BASED UPON SURVEYORS INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF MIDARK HOUSES LLC:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 01/09/2023.

DATE OF PLAT OR MAP: 12/07/2023

Nicholas Tucker
NICHOLAS TUCKER, LS #1755



STATE PLAT CODE: PLATTED SUBDIVISION



REPLAT - BOUNDARY SURVEY
LOTS 1R AND 2R TO LOT 1-RR
NORTH ARGENTA
520/524 14TH STREET

PREPARED FOR:
MIDARK HOUSES LLC

NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS



P.O. Box 1021
Cabot, Arkansas 72023
phone: 501.269.7135
www.tuckersurveying.com

DELTA	DESCRIPTION	DATE
PROJECT NO.		
ISSUE DATE		
DRAWN BY		
CHECKED BY		
DATE		

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