

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED ON THE CORNER OF WEST 4TH STREET AND ORANGE STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R5 TO C6 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Thomas Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, seeking a rezone of the herein described land to allow residential development and a parking lot located on the corner of West 4th Street and Orange 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 February 13, 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 R5 to C6 zoning, said property being located on the corner of West 4th Street and Orange Street in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

LOTS 2R-5R OF CLENDENNIN’S 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Maurice Taylor
Council Member Maurice Taylor

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>11:00</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>3-19-21</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

Rezone Case #2024-04

EXHIBIT

Tables

A



Ortho Map

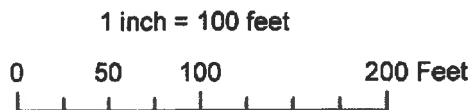
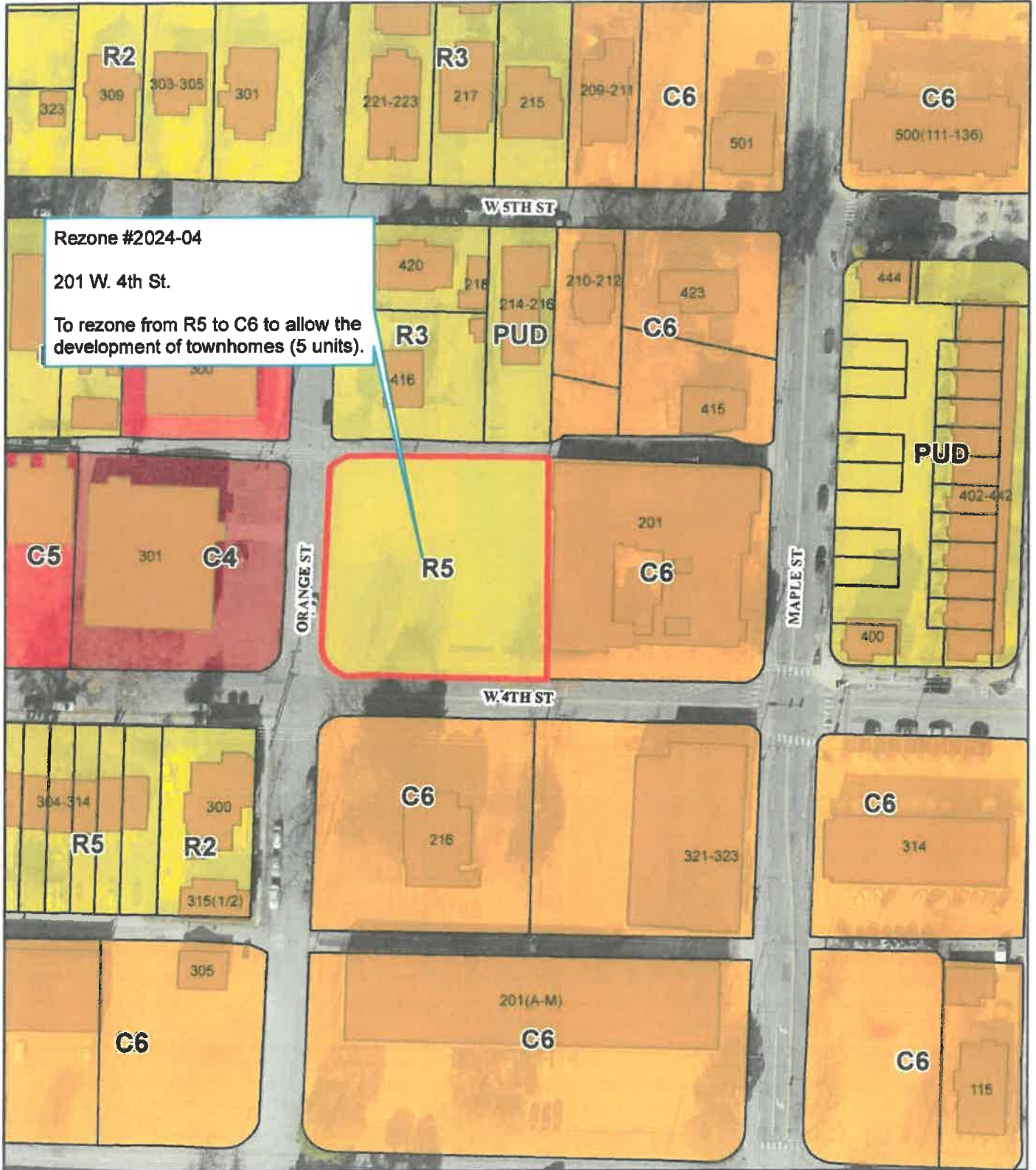
1 inch = 50 feet

0 25 50 100 Feet



Date: 1/8/2024

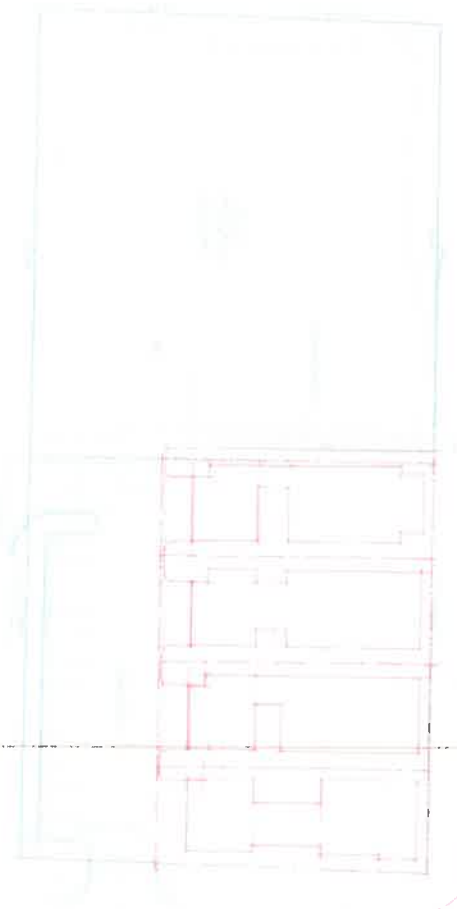
Rezone Case #2024-04



Date: 1/8/2024



THIS SITE



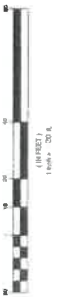
SITE PLAN REVIEW NOTES

1. ALL DIMENSIONS ARE PER THE CENTER OF FINISHED LOT & FOUR (4) INCHES FROM THE LOT LINE.
2. BASIS OF MEASUREMENTS ARE STATE PLANS: NORTH ZONE (AR 001)
3. THIS PROPERTY IS NOT COVERED BY FEMA MAP 15045 (FLOOD PLAIN) AS OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 03014 03014 03014 DATED JULY 8, 2010.
4. THIS PROPERTY IS ZONED RS & C/A. AS REQUESTED.
5. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION.

CONTRACTOR

TOTAL 23 SPACES
 DYNNER & DEVELOPER
 REGAL BEARABLE HOLDINGS LLC
 10000 UNIVERSITY BLVD. # 10000 UNIVERSITY BLVD.
 NORTH LITTLE ROCK, AR 72114-5333

GRAPHIC SCALE



THOMAS ENGINEERING COMPANY
 3800 UNIVERSITY BLVD. # LITTLE ROCK, AR 72116
 TEL: 501-763-4465 FAX: 501-763-4884

SITE PLAN REVIEW
 LOTS 1R, 2R, 3R,
 4R & 5R, BLOCK 2
 CLENNENNIS ADDITION
 NORTH LITTLE ROCK, ARKANSAS

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1" = 20'

C1