

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT WEST 13TH STREET AND WILLOW STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R3 TO I2 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Eric Warford of Heritage Engineering, 3247 Fairplay Road, Lonsdale, Arkansas 72087, seeking a rezone of the herein described land to allow for the construction of a new building and parking at the northeast corner of West 13th Street and Willow Street, 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 July 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 I2 zoning, said property being located in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

LOTS 7 & 8, BLOCK 43 OF THE NORTH ARGENTA ADDITION TO THE CITY OF NORTH LITTLE ROCK, 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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



# Rezone Case #2024-14

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**EXHIBIT**  
A



WILLOW ST

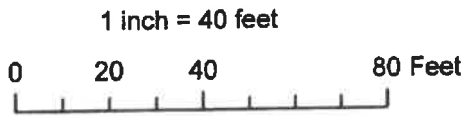
W 13TH ST

324

320

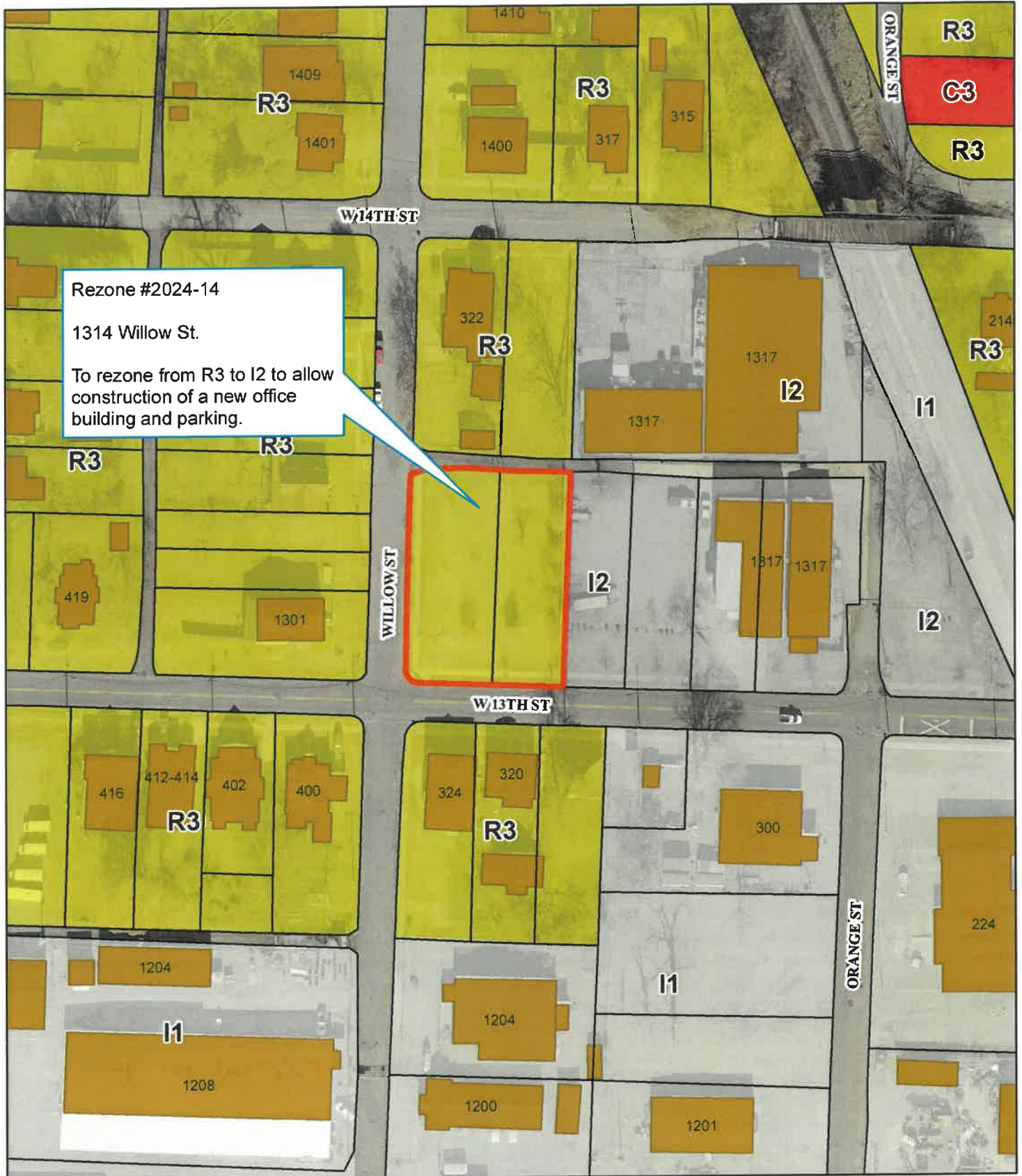


**Ortho Map**



Date: 6/27/2024

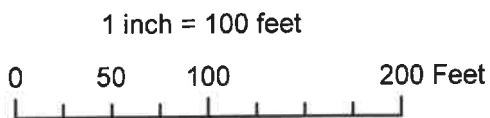
# Rezone Case #2024-14



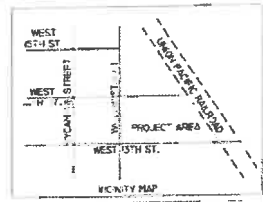
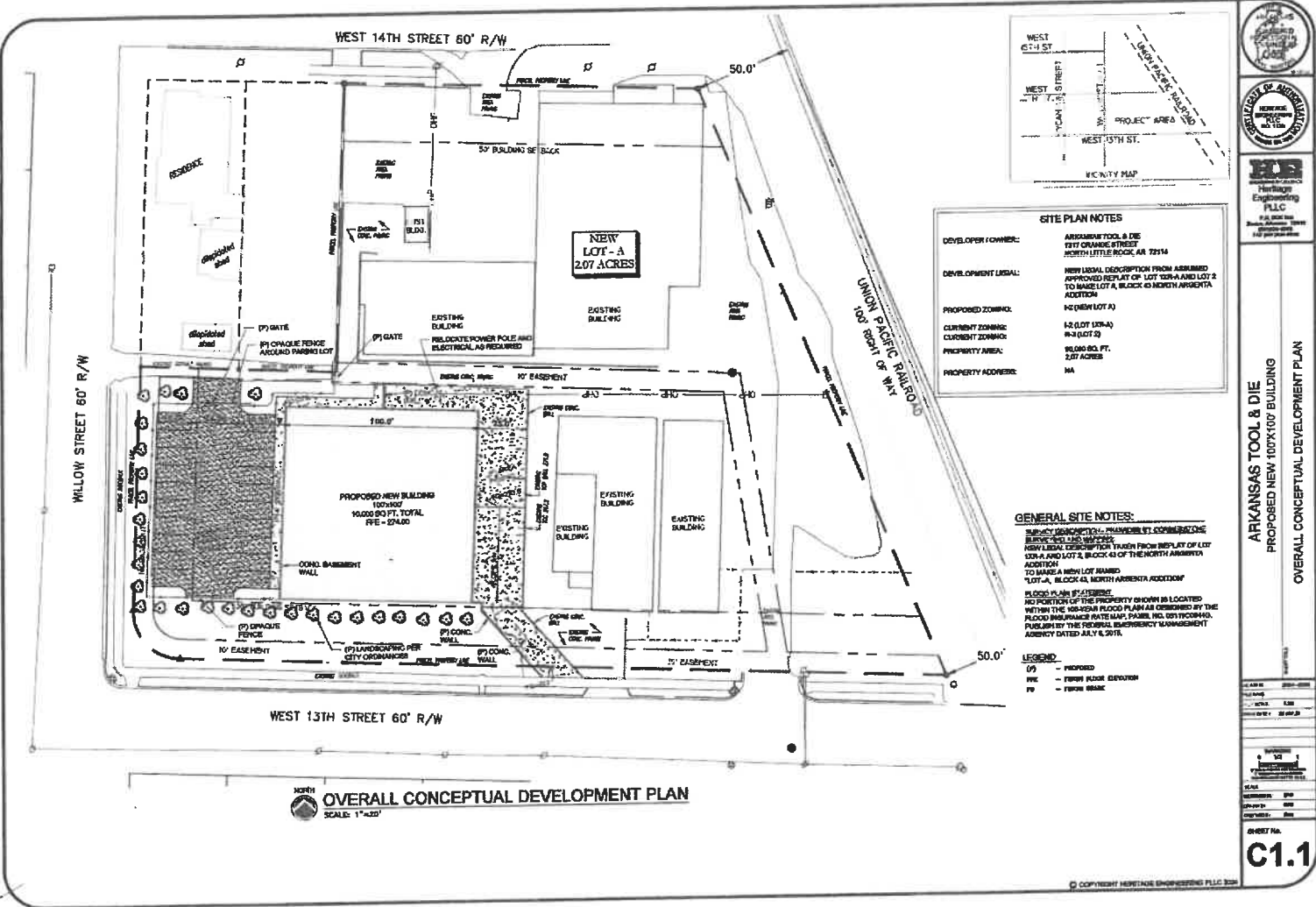
Rezone #2024-14  
1314 Willow St.  
To rezone from R3 to I2 to allow construction of a new office building and parking.



Zoning Map



Date: 7/15/2024



**SITE PLAN NOTES**

DEVELOPER / OWNER: ARKANSAS TOOL & DIE  
1217 CRANE STREET  
NORTH LITTLE ROCK, AR 72114

DEVELOPMENT LEGAL: NEW LEGAL DESCRIPTION FROM ASSUMED APPROVED RE-PLAT OF LOT 1029-A AND LOT 2 TO MAKE LOT A, BLOCK 43 NORTH ARBENTIA ADDITION

PROPOSED ZONING: IC (INDEN LOT A)

CURRENT ZONING: S2 (LOT 1029-A) R-1 (LOT 2)

PROPERTY AREA: 90,000 SQ. FT. 2.07 ACRES

PROPERTY ADDRESS: NA

**GENERAL SITE NOTES:**

PROPERTY BOUNDARIES: PROVIDED BY COMMERCE BANK SURVEY AND MAPS.

NEW LEGAL DESCRIPTION TAKEN FROM RE-PLAT OF LOT 1029-A AND LOT 2, BLOCK 43 OF THE NORTH ARBENTIA ADDITION TO MAKE A NEW LOT AMBID "LOT A", BLOCK 43, NORTH ARBENTIA ADDITION.

BLOCK PLAN #15578887

NO PORTION OF THE PROPERTY SHOWN IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 071700000A PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED JULY 8, 2015.

**LEGEND:**

(P) - PROPOSED

(E) - EXISTING

(F) - FIRM FLOOR ELEVATION

(H) - FIRM HIGH

**OVERALL CONCEPTUAL DEVELOPMENT PLAN**  
SCALE: 1"=40'

**ARKANSAS TOOL & DIE**  
PROPOSED NEW 100'X100' BUILDING  
OVERALL CONCEPTUAL DEVELOPMENT PLAN

DATE: 08/27/15  
SCALE: 1"=40'  
SHEET No. **C1.1**

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