O-25- 03

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 4104 EAST BROADWAY STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R3 TO C3 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Paul Tomblinson, 16282 Highway 31N, Ward, Arkansas 72176, seeking a rezone of the herein described land to allow for future retail development located at 4104 East Broadway Street, 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 December 10, 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 C3 zoning, said property being located in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

> LOT 10 OF WILSON'S SUBDIVISION OF BLOCK 1 OF LESSER GOLDMAN'S SUBDIVISION OF PART OF THE SE 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 11 WEST, NOW IN THE CITY OF NORTH LITTLE ROCK, AR PULASKI COUNTY, AR. (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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Council Member Linda Robinson by AF

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:45 A.M. _____ P.M.

By A. Fields

DATE 1/7/25

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

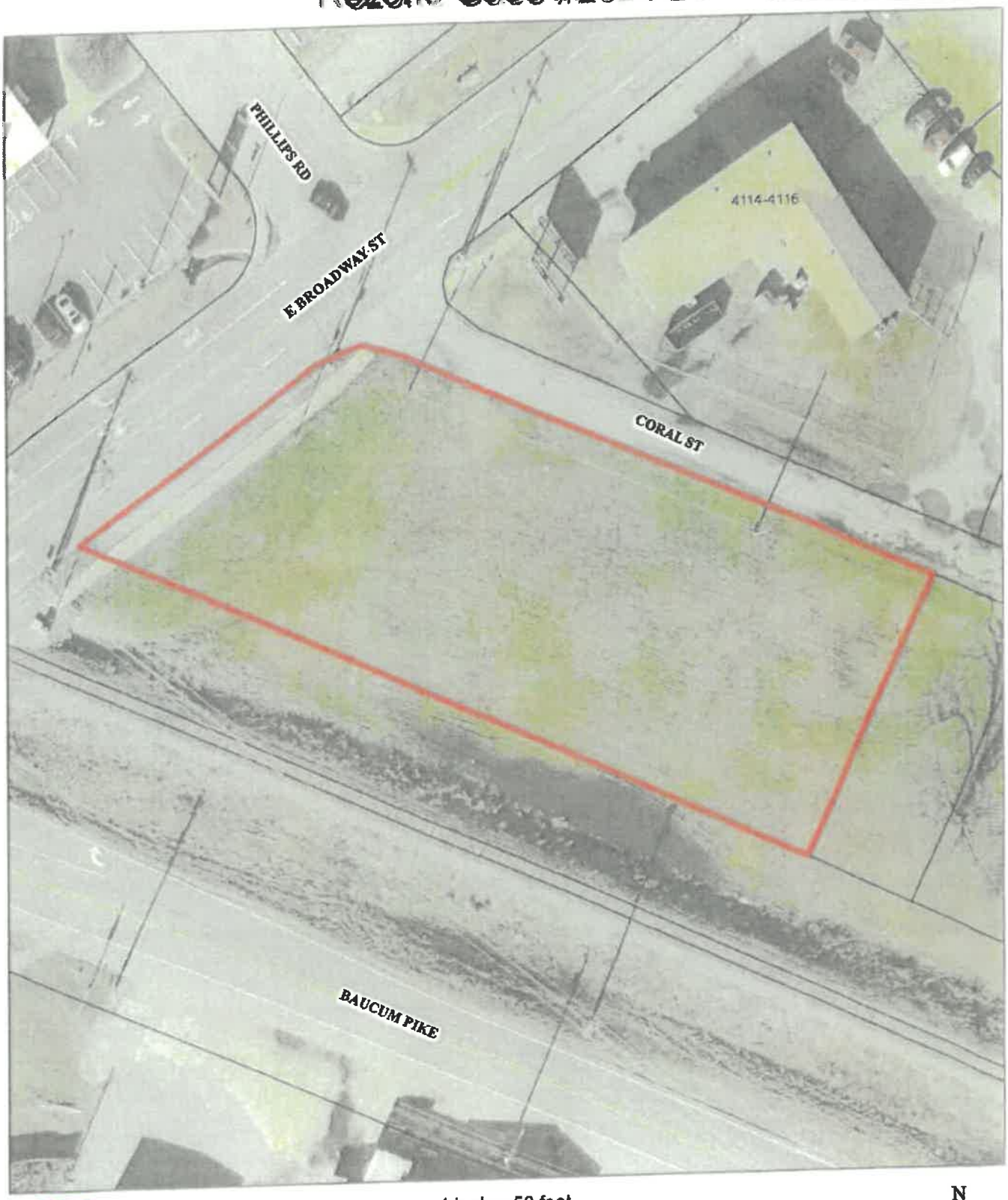
RECEIVED BY B Boyd

EXHIBIT

tabbies

A

Rezone Case #2024-24



NLR PLANNING

Ortho Map

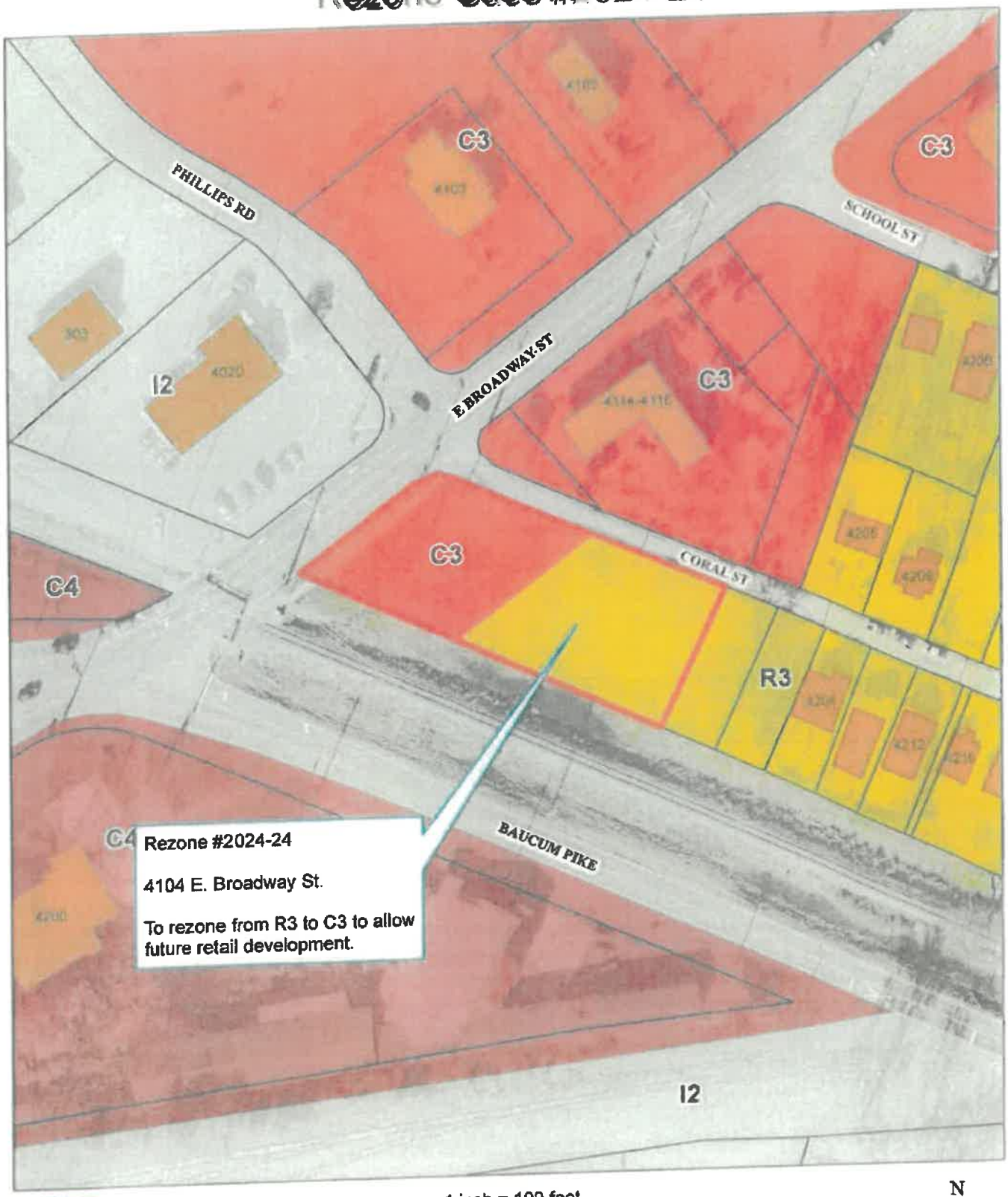
1 inch = 50 feet

0 25 50 100 Feet

N W E S

Date: 8/7/2024

Rezone Case #2024-24



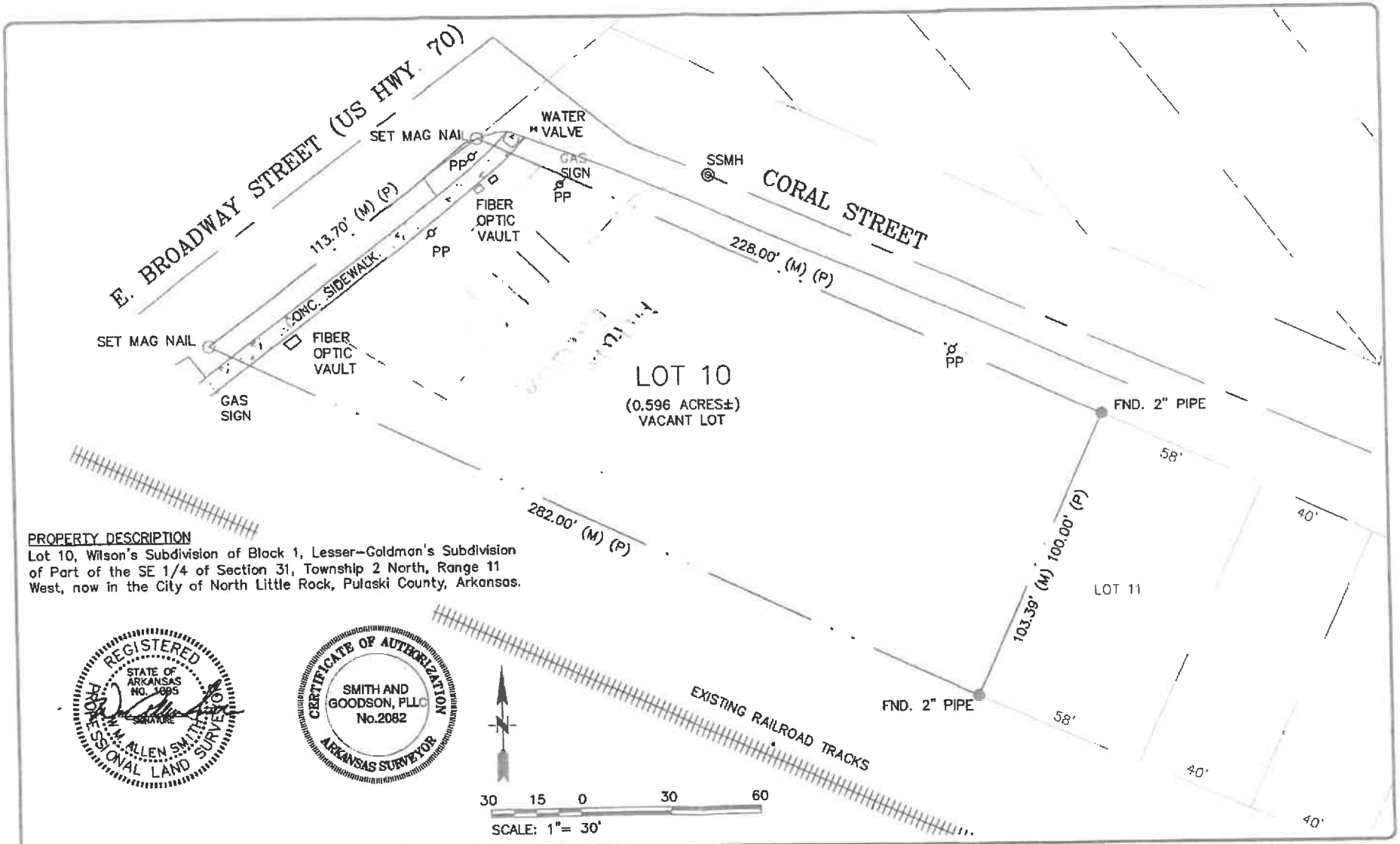
1 inch = 100 feet

0 50 100 200 Feet

N W E S

Ortho Map

Date: 8/7/2024



PROPERTY DESCRIPTION

Lot 10, Wilson's Subdivision of Block 1, Lesser-Goldman's Subdivision of Part of the SE 1/4 of Section 31, Township 2 North, Range 11 West, now in the City of North Little Rock, Pulaski County, Arkansas.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1695 — SIGNATURE — JOHN M. ALLEN SMITH

CERTIFICATE OF AUTHORIZATION — SMITH AND GOODSON, PLLC No.2082 — ARKANSAS SURVEYOR

Date	Notes	By

Designed ____
Checked VAS
Drawn MDG
Approved VAS

SMITH AND GOODSON PLLC
CIVIL ENGINEERING AND LAND SURVEYING
7509 CANTRELL ROAD, SUITE 227
LITTLE ROCK, ARKANSAS 72207
501-414-8428

LOT SURVEY

FOR THE USE AND BENEFIT OF:
Paul Tomblinson
16252 Highway 31 N
North Little Rock, Arkansas

Job: 24-042
Scale: 1"=30'
Date: 7-11-2024
Sheet: 1-1