

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

**AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 1406 NORTH MAGNOLIA STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C3 TO R3 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Vicki and Craig Woods, 7221 Stonehenge Drive, Jacksonville, Arkansas 72076, seeking a rezone of the herein described land to allow for the construction of a single family home on real property located at 1406 North Magnolia 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 April 8, 2025.

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 ("Zoning Ordinance") is hereby amended by changing the classification of 1406 North Magnolia Street from C3 to R3 zoning, said property more particularly described as Lot 5, Block 3 of the Davis Addition to the City of North Little Rock, Pulaski County, Arkansas.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Debi Ross  
Council Member Debi Ross

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

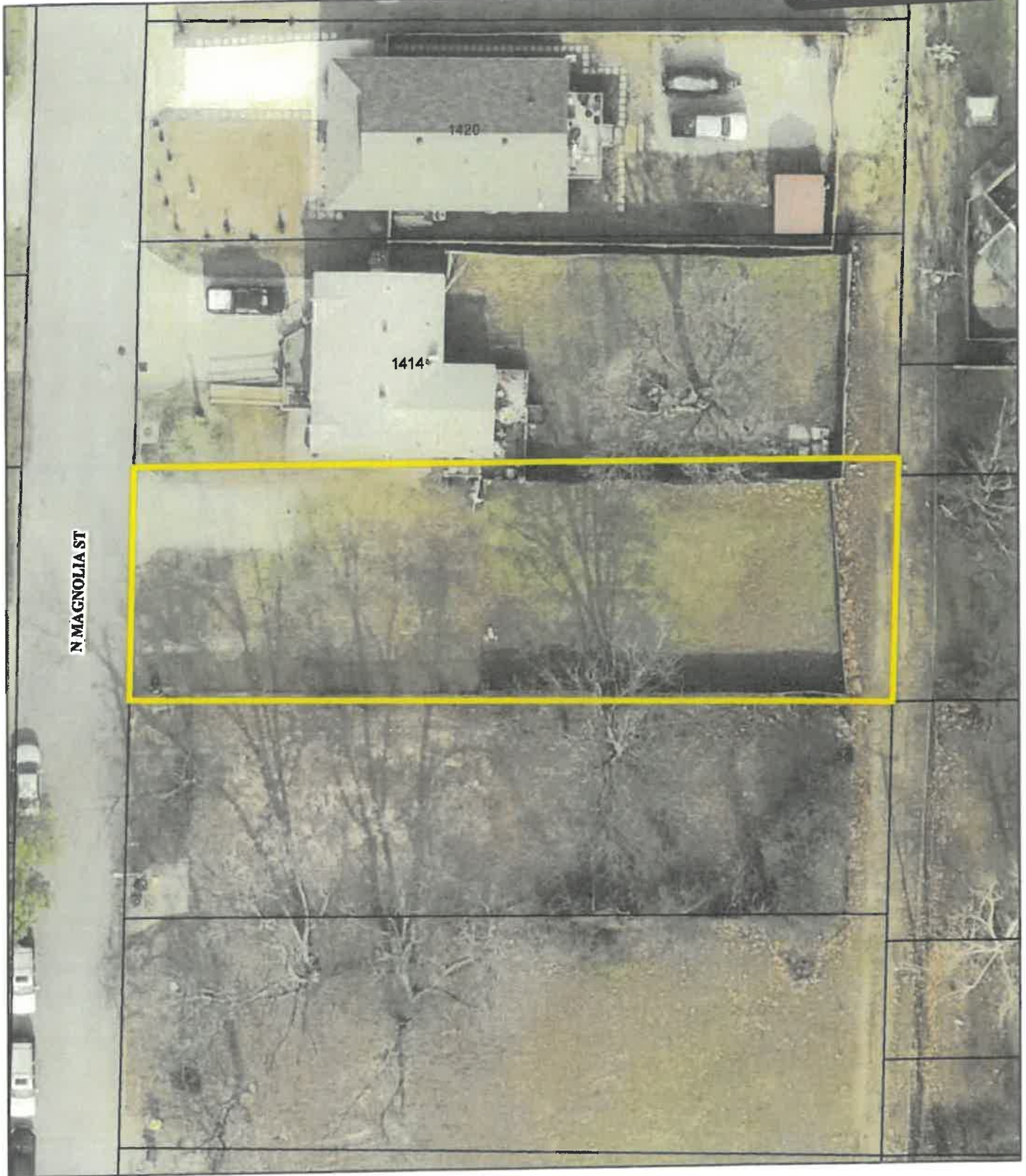
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|--------------------------------------------------------------------------------------|-------------------|------|-------|------|
| FILED                                                                                | <u>10:50</u>      | A.M. | _____ | P.M. |
| By                                                                                   | <u>A. Fields</u>  |      |       |      |
| DATE                                                                                 | <u>4.22.25</u>    |      |       |      |
| <b>Diane Whitbey, City Clerk and Collector</b><br><b>North Little Rock, Arkansas</b> |                   |      |       |      |
| RECEIVED BY                                                                          | <u>S. L. Seng</u> |      |       |      |

# Rezone Case #2025-08

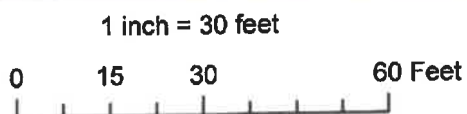
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EXHIBIT

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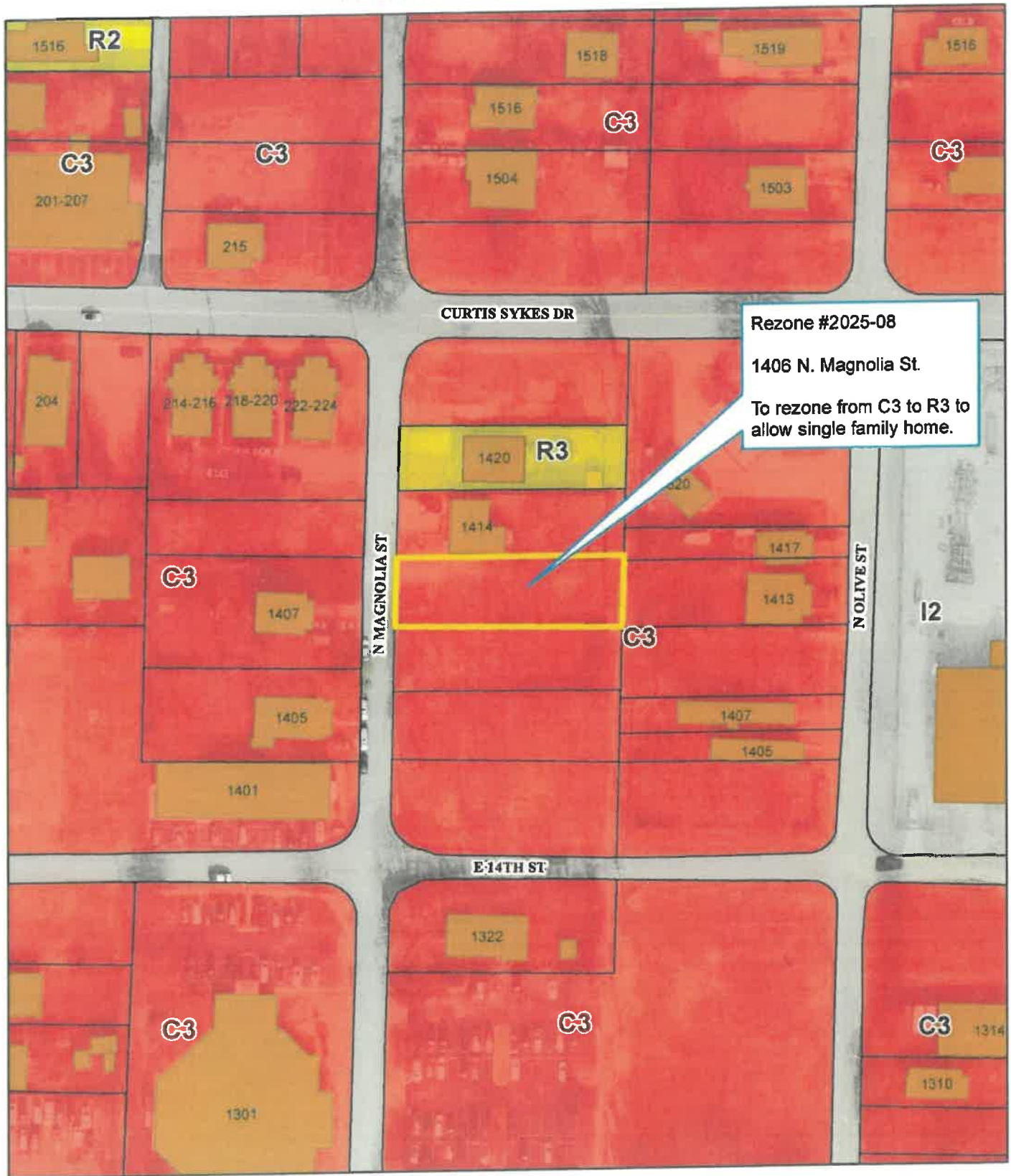


Ortho Map

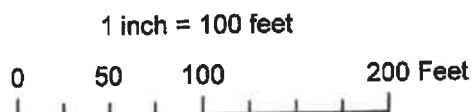


Date: 3/20/2025

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Zoning Map



Date: 3/20/2025



This is to certify that the above described land has been surveyed. The corners are marked as shown and are in accordance with existing monuments in the area. Survey makes no statement concerning flood status of property unless otherwise stated. **THIS SURVEY IS CERTIFIED TO AND LIMITED TO THE PARTIES SHOWN HEREON.**