

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 7785 NORTSHORE DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM I2 TO C3 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263, TO ALLOW A MEDICAL CLINIC; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Brian Dale of Joe White & Associates, 25 Rahling Circle A-2, Little Rock, Arkansas 72223, seeking a rezone of the herein described land to allow a medical clinic on real property located at 7785 Northshore Drive, 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 October 14, 2025 (see letter from the applicant attached hereto as Exhibit A).

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 certain real property located at 7785 Northshore Drive from I2 to C3 zoning, said property more particularly described as Lot 4RR, Block 2 of Northshore Business Park Addition to the City of North Little Rock, Pulaski County, Arkansas (see maps attached hereto as Exhibit B).

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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

16 Ron Harris
Council Member Ron Harris

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields m Bon
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>11.18</u>	A.M.	_____	P.M.
By	<u>Marte Miller PD</u>			
DATE	<u>10-21-25</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			



JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING



July 29, 2025

Ms. Donna James
City of North Little Rock
Community Planning
515 West Pershing Street
North Little Rock, AR 72214

RE: Ortho Arkansas Clinic, Lott 4RR, Block 2, Northshore Business Park
Site Plan Review

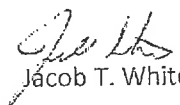
Ms. James,

Please accept this letter to serve as our application for the above referenced submittal. Attached are 8 copies of the cover letter, check list, and site plan review. This property is located at the southeast corner of the intersection between Northshore Drive and Young Road.

The property is served by Central Arkansas Water and North Little Rock Wastewater Utility. The project will include the construction of a 48,357 square foot medical clinic with associated parking and infrastructure. There will be two driveways onto Northshore Drive with one additional driveway onto Young Rd.

Please place this item on the next available Planning Commission agenda. Do not hesitate to call with any questions you may have.

Sincerely,

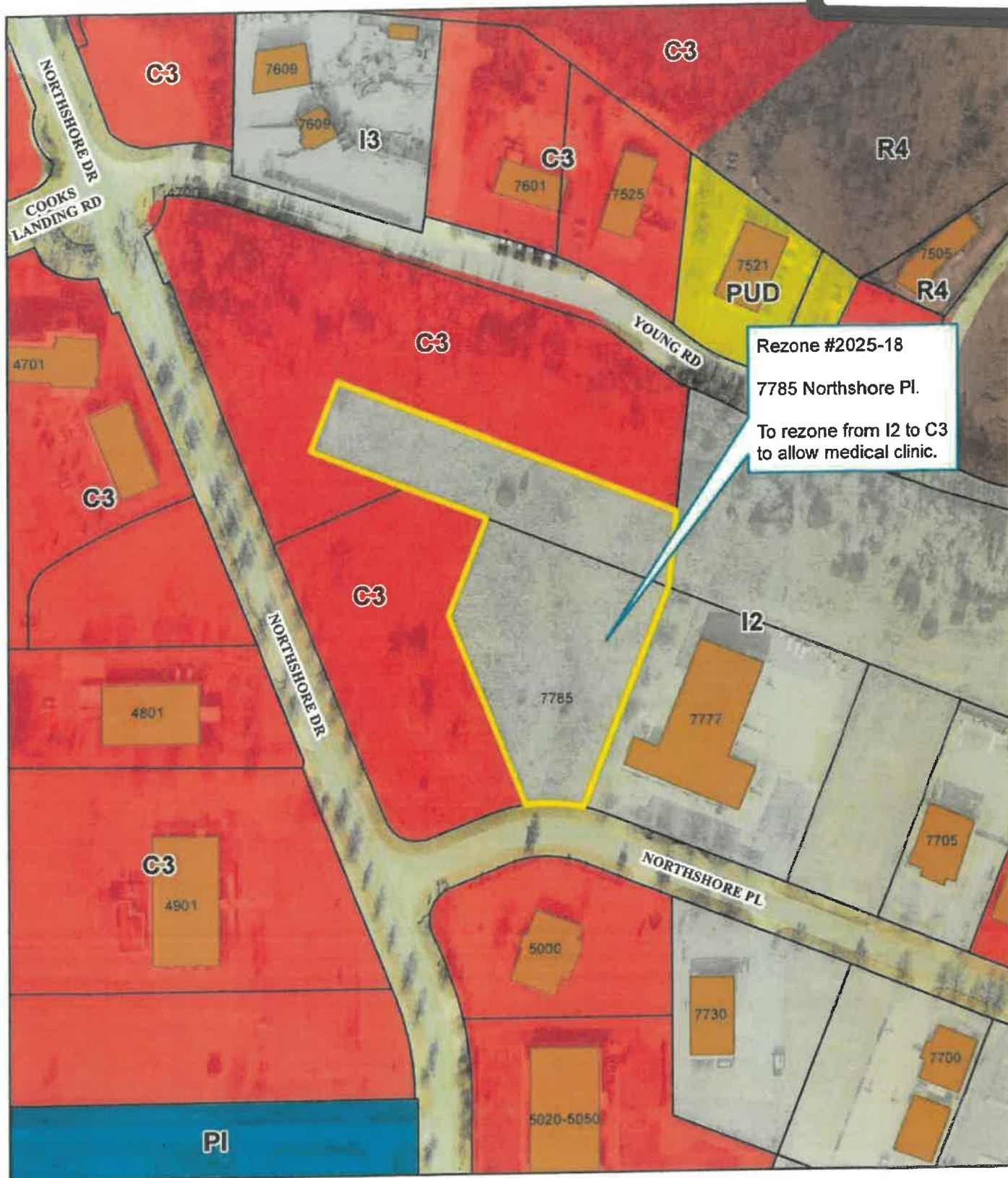

Jacob T. White, P.E.

Rezone Case #2025-18

EXHIBIT

B

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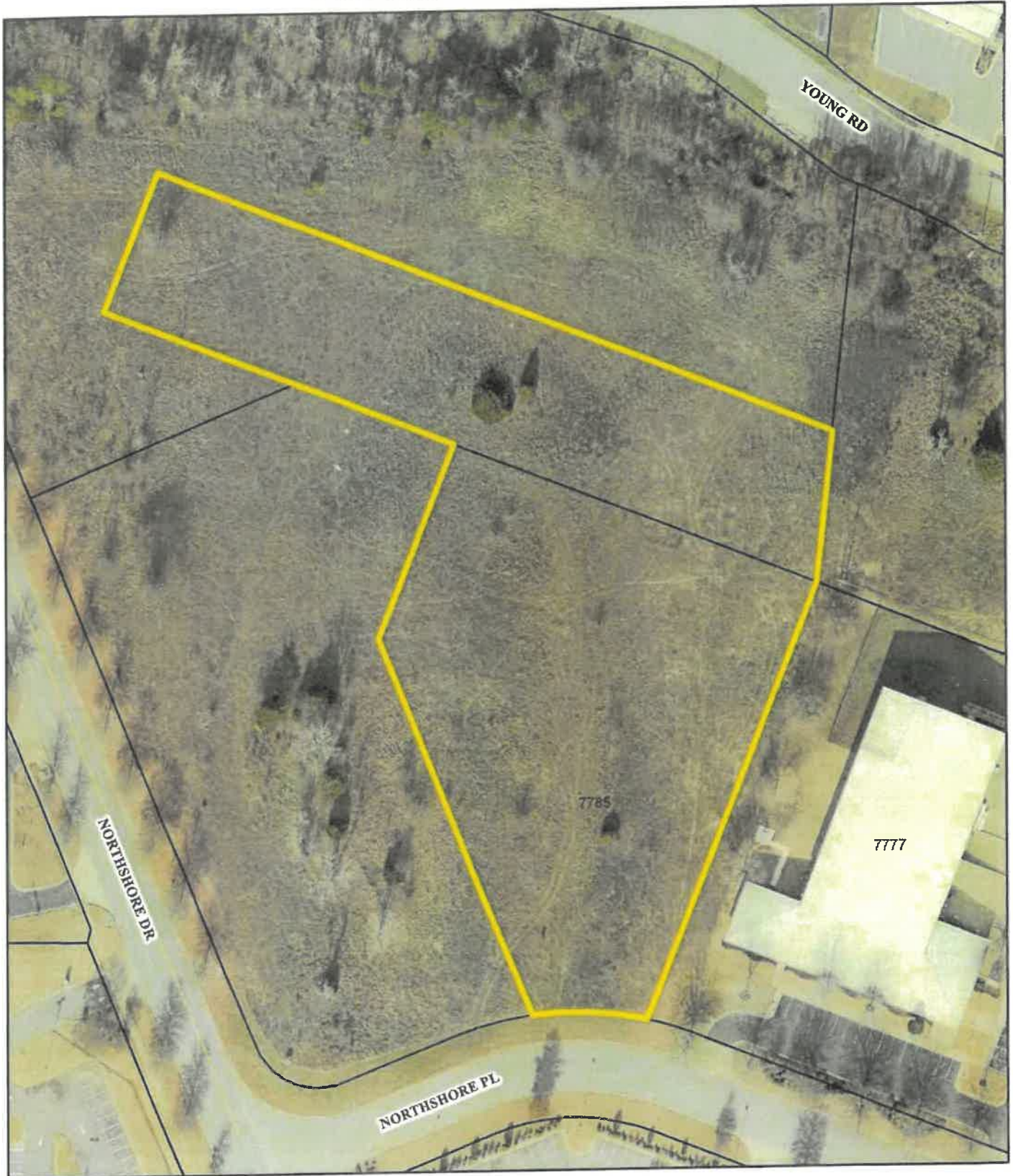
Zoning Map

1 inch = 200 feet



Date: 9/22/2025

Rezone Case #2025-18



Ortho Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 9/22/2025



James, Donna

From: Cook, David
Sent: Tuesday, October 14, 2025 8:26 AM
To: Spencer, Shawn
Cc: James, Donna
Subject: Northshore Business Park

Shawn,

Regarding the Ortho Arkansas development in Northshore Business Park, we requested a traffic study during the Site Plan Review process. As of now, we have not received the study. Once we receive the traffic study, we will then be able to make comments.



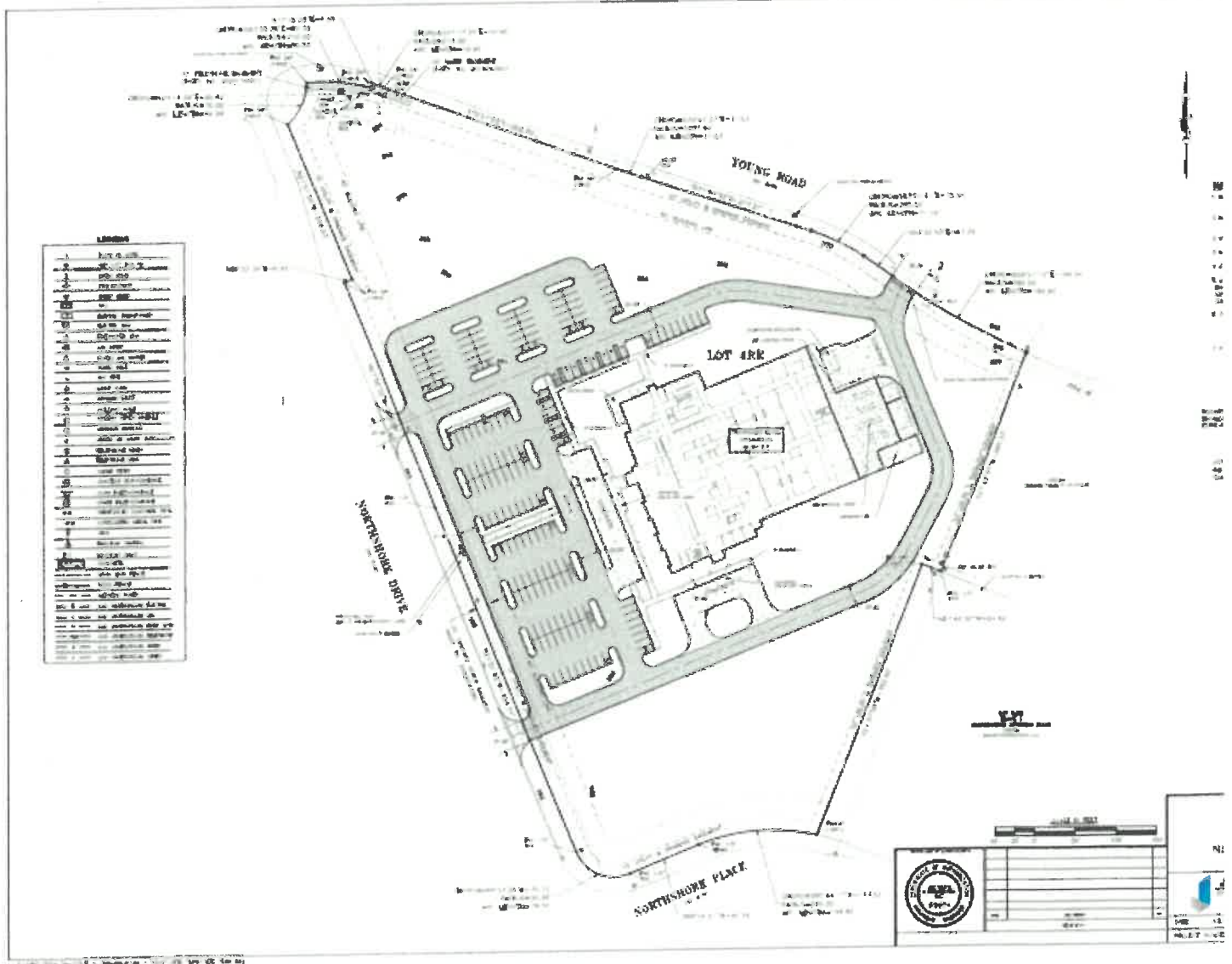
David Cook, P.E.
Chief City Engineer
700 West 29th Street
North Little Rock, AR 72114
Office: 501-371-8339
Cell: 501-351-8936
DCook@nlr.ar.gov

James, Donna

From: Almon, Brent
Sent: Monday, October 13, 2025 10:48 AM
To: Spencer, Shawn; James, Donna
Cc: Tucker, Gerald; Fire Marshal's Office
Subject: 7785 Northshore Drive, Ortho Arkansas

Mr. Spencer,

I am ok with a building permit being issued for the proposed Ortho Arkansas medical clinic addressed 7785 Northshore Drive based on the site plan presented for review showing an entrance off of Young Road into the facility.



Chief Warren B. Almon
Fire Marshal
North Little Rock Fire Marshal's Office
Office: (501) 812-5940