

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 408 EAST 8TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R4 TO C6 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263, TO ALLOW THE CONSTRUCTION OF A DUPLEX; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Chase Gray, 408 East 8th Street, North Little Rock, Arkansas, seeking a rezone of the herein described land to allow the construction of a duplex on real property located at 408 East 8th Street, which application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on September 9, 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 certain real property located at 408 East 8th Street from R4 to C6 zoning, said property more particularly described the East 46 feet of Lot 1, Block 44 in the Original Town of Argenta, now an Addition to the City of North Little Rock, Pulaski County, Arkansas (see maps 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Nicole Hart

Council Member Nicole Hart b.aff

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

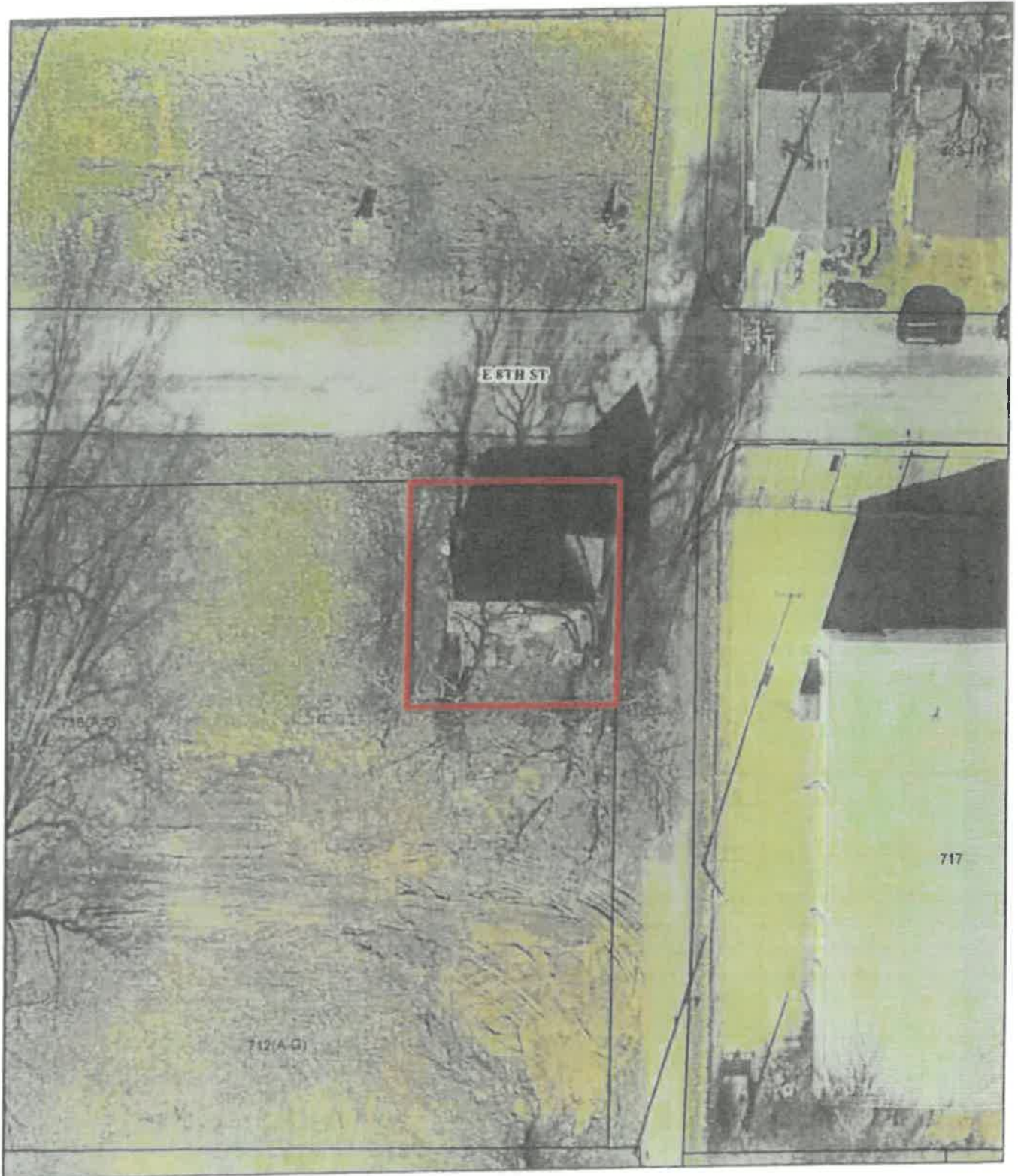
FILED	<u>11:00</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>10-7-25</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

EXHIBIT

tabbles

A

Rezone Case #2025-17



Ortho Map

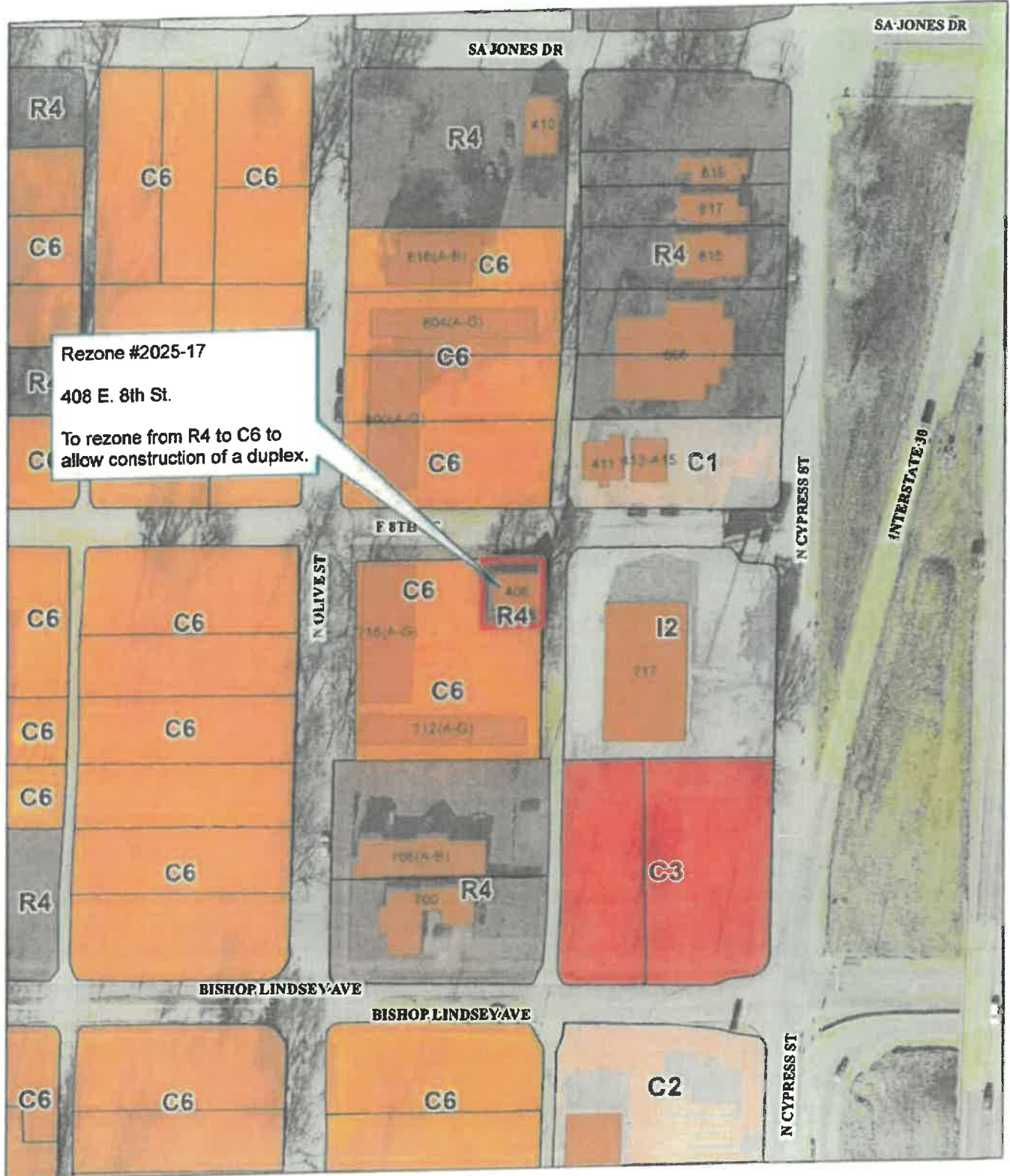
1 inch = 30 feet

0 15 30 60 Feet

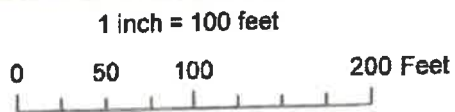


Date: 7/21/2025

Rezone Case #2025-17

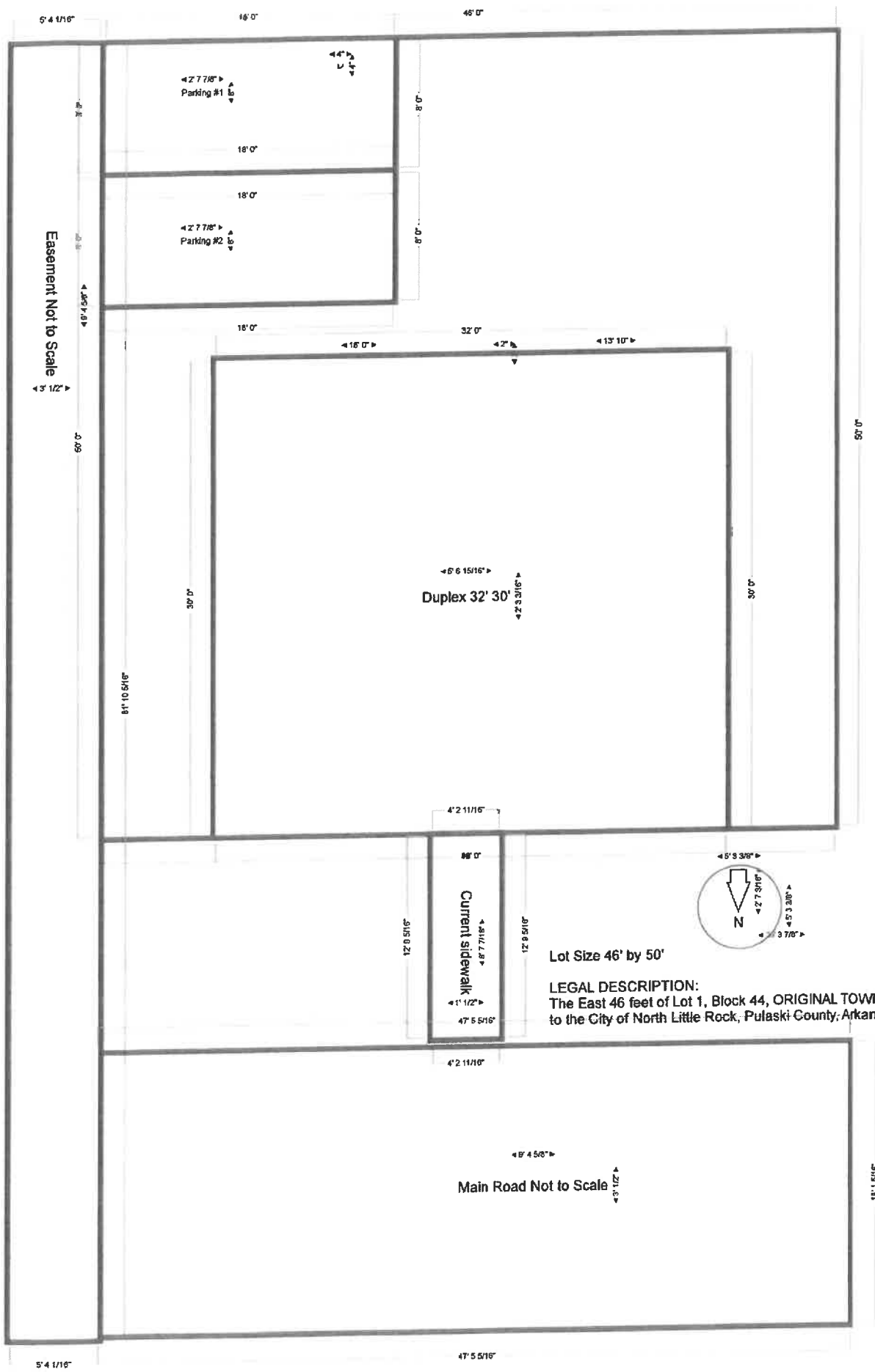


Zoning Map



Date: 7/21/2025





Easement Not to Scale

Duplex 32' 30''

Current sidewalk

Lot Size 46' by 50'

LEGAL DESCRIPTION:
The East 46 feet of Lot 1, Block 44, ORIGINAL TOWN OF ARGENTA, now
to the City of North Little Rock, Pulaski County, Arkansas.

Main Road Not to Scale

Modern Duplex House Plan with 950 Square Foot Units with Roommate-
Style Upstairs Layout

Dimension: 32' Width by 30' depth

Max Ridge Height: 27'6"

Unit Size: 950 Sq. Ft. for a total of 1900 Sq. Ft.

