

O-25- 94

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED ON HIGHWAY 161 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM I2 TO R4 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263, TO ALLOW THE CONSTRUCTION OF MULTIFAMILY HOMES; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Tony Burnett of Dalton Properties LLC, 3501 Industrial Center Drive, North Little Rock, Arkansas, 72117, seeking a rezone of the herein described land to allow the construction of multifamily homes on real property located on Highway 161, 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 Tony Burnett 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 on Highway 161 from I2 to R4 zoning, said property more particularly described as Lot 9 of the Interstate Industrial 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Debi Ross
Council Member Debi Ross *by AF*

ATTEST:

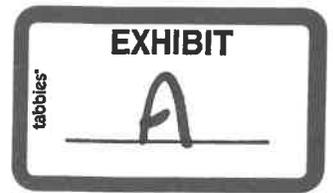
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:38</u>	A.M.	_____	P.M.
By	<u>Amy Fields</u>			
DATE	<u>11-4-25</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u><i>[Signature]</i></u>			



Dalton Development, LLC

3501 Industrial Center Drive, North Little Rock, AR 72117

501-945-0822 Office 501-920-6304 Tony Cell 501-681-5435 Dale Cell

8/26/25

Shawn Spencer
Planning Department
700 QW 29th Street, North Little Rock, AR 72114

Re: Replat, Site Plan Review & Rezoning of property located in the 3500 Block of HWY 161

Dear Mr. Spencer,

Please accept this letter to serve as our application for the above reference submittal. We wish to be placed on the next available Planning Commission meeting. We are requesting replatting, site plan review and a rezoning to be considered and reviewed by the Planning Commission simultaneously. If you have any questions please feel free to contact Dale Dague or myself at the numbers listed above.

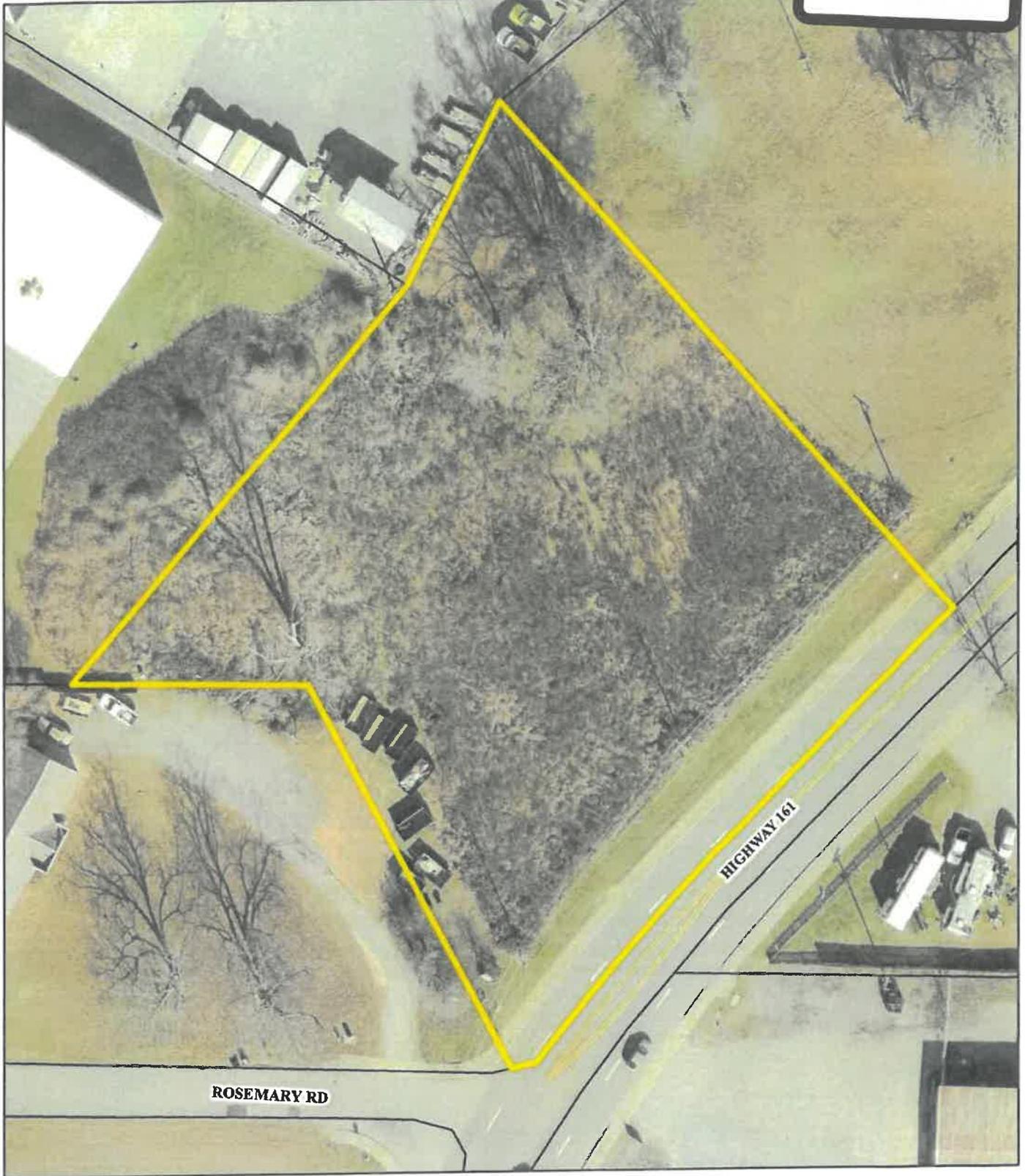
Sincerely,

Tony Burnett

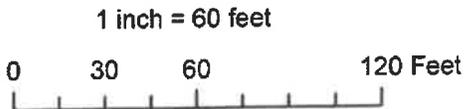
Tony Burnett

Rezone Case #2025-21

EXHIBIT
B

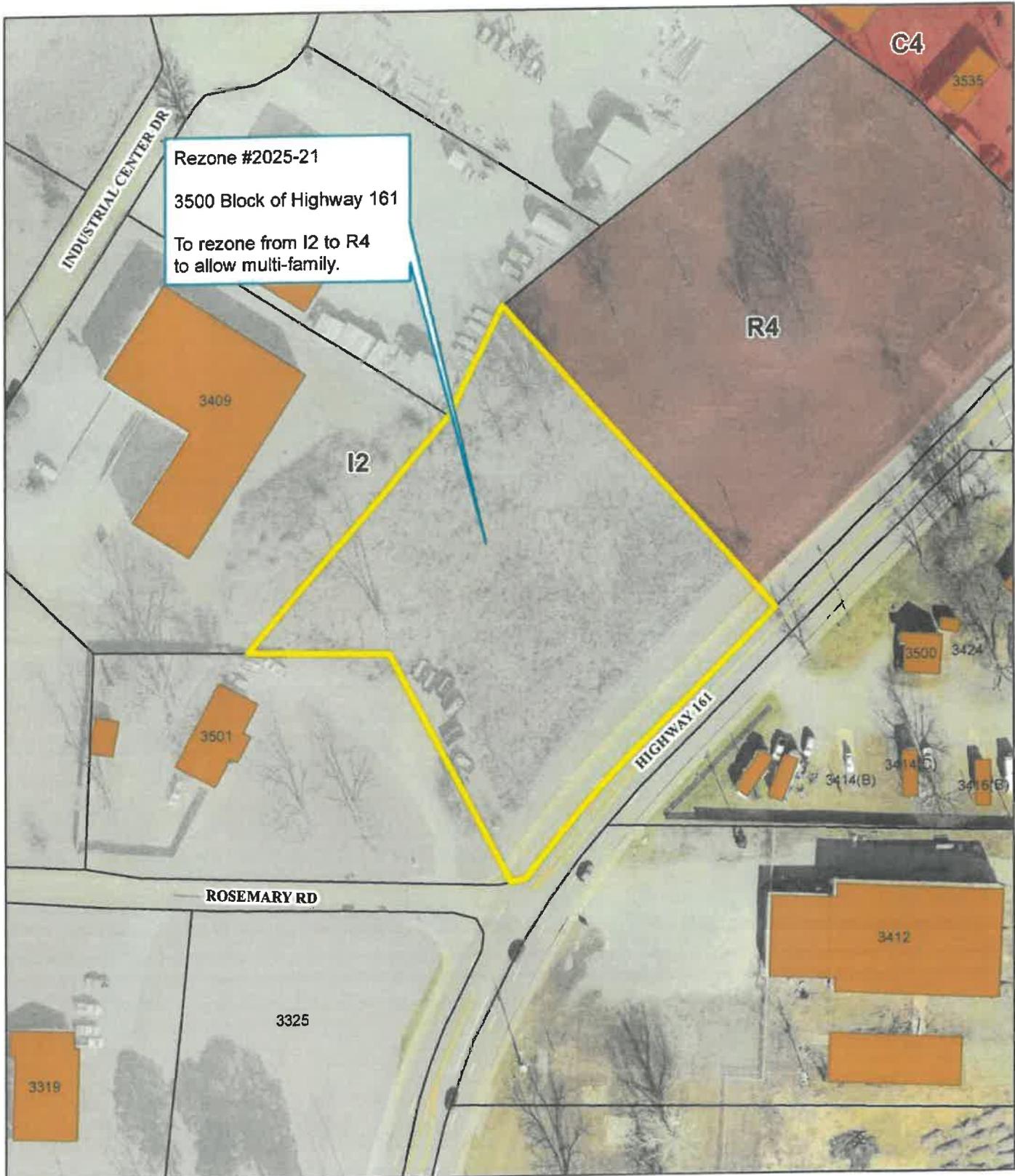


Ortho Map



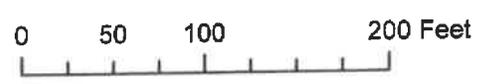
Date: 9/22/2025

Rezone Case #2025-21

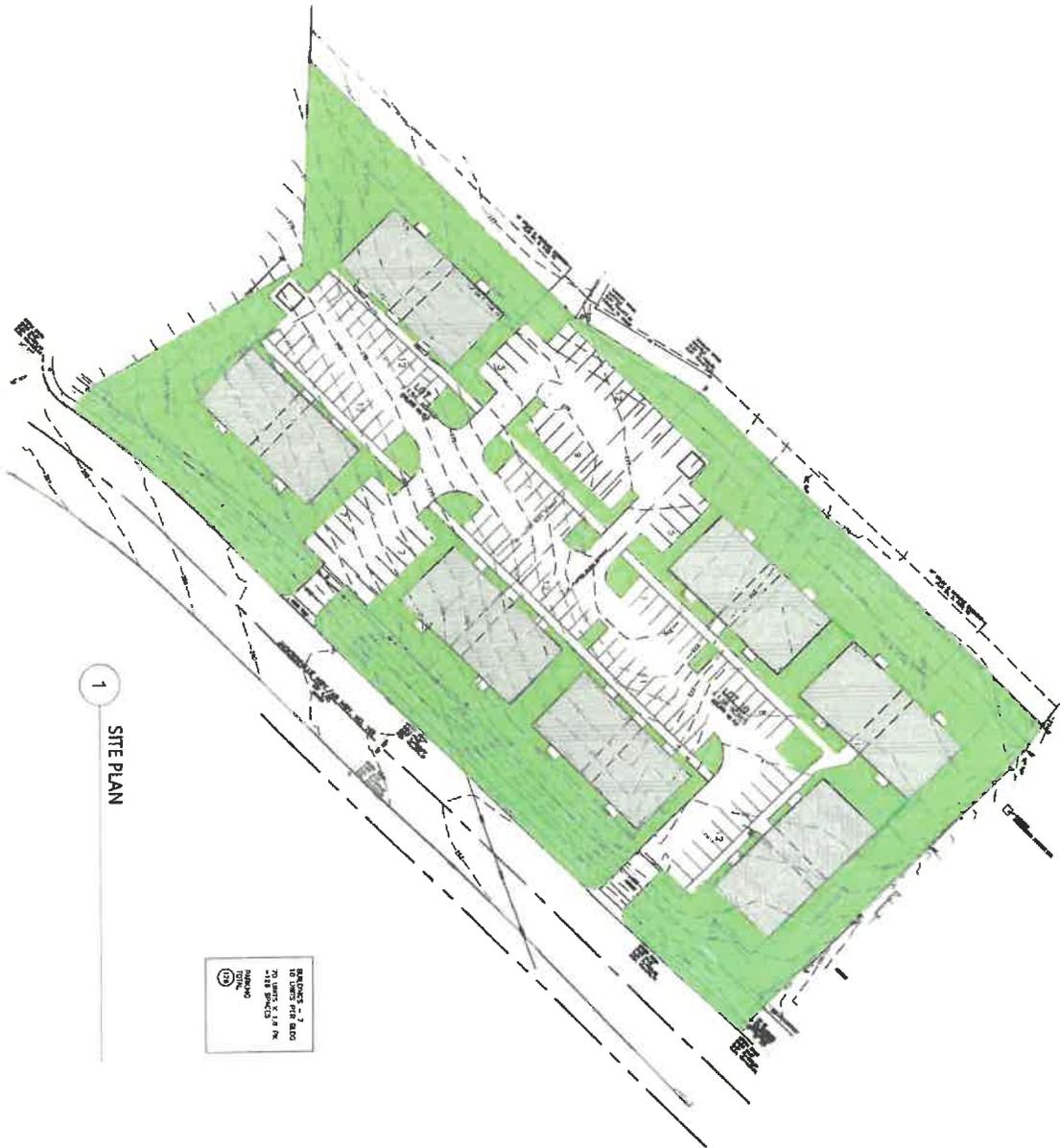


Zoning Map

1 inch = 100 feet



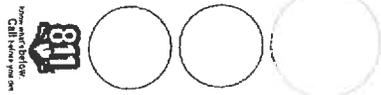
Date: 9/22/2025



1 SITE PLAN

BUILDINGS - 3 BLDG
 10 UNITS PER BLDG
 71,100 S.F. OF AREA
 100' X 100' X 100'
 100' X 100' X 100'

E | D | G
 COMMERCIAL DESIGN GROUP
 1001 LAMAR ST., SUITE 1000
 LITTLE ROCK, AR 72202



DALTON DEVELOPMENT
 North Little Rock, Arkansas

DATE: 11/10/10	PROJECT: DALTON DEVELOPMENT
SCALE: AS SHOWN	CLIENT: DALTON DEVELOPMENT
DESIGNER: E.D.G.	ARCHITECT: E.D.G.
ENGINEER: E.D.G.	LANDSCAPE ARCHITECT: E.D.G.
PLANNING: E.D.G.	INTERIOR ARCHITECT: E.D.G.
ENVIRONMENTAL: E.D.G.	TRAVEL PLANNING: E.D.G.
MARKETING: E.D.G.	LEGAL: E.D.G.
CONSTRUCTION: E.D.G.	OPERATIONS: E.D.G.