

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED ON 4600 MACARTHUR DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R3 TO C4 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263, TO ALLOW FUTURE COMMERCIAL DEVELOPMENT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Hale & Young, 4801 North Hills Boulevard, Suite 1550, North Little Rock, Arkansas, 72116, seeking a rezone of the herein described land to allow future development of commercial use for certain real property located at 4800 MacArthur 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 November 18, 2025 (see letter from Virgil Young 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 4800 MacArthur Drive from R3 to C4 zoning, said property more particularly described as:

PART OF LOT R, THERESA CIRCLE ADDITION IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT R AND BEING THE NORTHERLY FRONT CORNER OF LOT A THERESA CIRCLE ADDITION; THENCE ALONG THE EAST LINE OF SAID LOT R S21°50'41" W FOR 144.49 FEET; THENCE N 82°36' 36"W FOR 149.68 FEET; THENCE N11°59'18"E FOR 128.88 FEET TO THE SOUTH RIGHT OF WAY LINE OF THERESA DRIVE (40' ROW); THENCE ALONG SAID RIGHT OF WAY LINE S81°52'32" E FOR 46.28 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S87°56'05"E FOR 129.69 FEET TO THE POINT OF BEGINNING; AND CONTAINING 21,362 S.F. OR 0.490 ACRES, MORE OR LESS. (See maps and drawings 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

ATTEST:

Steve Baxter
Council Member Steve Baxter

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>10:27</u>	A.M.	_____	P.M.
By	<u>Amy Fields</u>			
DATE	<u>12-2-25</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			



4801 NORTH HILLS BLVD., SUITE 1550
NORTH LITTLE ROCK, ARKANSAS 72116

HALE & YOUNG, P.L.L.C.
ATTORNEYS AT LAW

TELEPHONE (501) 753-4800
FACSIMILE (501) 753-7477
E-MAIL: vyoung@virgilyoung.com

October 23, 2025

Donna James
Planning Department
700 W 29th Street
North Little Rock, AR 72114

Via Email: djames@nlr.ar.gov

RE: *Application for Rezoning and a portion of Lot R, Theresa Circle Addition to the City of North Little Rock, Arkansas.*

Dear Ms. James,

We are attorneys and counsel to David G. Murphy, Big Seven Investors, Inc., and Honda of North Little Rock. Please accept this letter as our application for rezoning with respect to that certain real property, more particularly described as follows:

LEGAL DESCRIPTION

**PART OF LOT R, THERESA CIRCLE ADDITION IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT R AND BEING THE NORTHERLY FRONT CORNER OF LOT A THERESA CIRCLE ADDITION;
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THENCE ALONG SAID RIGHT OF WAY LINE S 81° 52' 32" E FOR 46.28 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S 87° 56' 05" E FOR 129.69 FEET TO THE POINT OF BEGINNING;
AND CONTAINING 21,362 S.F. OR 0.490 ACRES, MORE OR LESS.**

The above legal description is depicted in the attached Thomas Engineering Company rezoning map, attached hereto as Exhibit "A".

We wish to be placed on the next available planning commission meeting. The owners are requesting a rezoning of the above-described property from its present R-3 zoning to C-4. It is our intention to obtain a certified list of property owners within 200 feet of the subject property from Pulaski County Title, Little Rock, Arkansas. Once we have determined the identity of the property owners, we plan to send notice to each as to the date and time of the hearing before the planning commission. It is our understanding that the next available planning commission meeting for this

purpose would be Wednesday, November 12, 2025, 300 Main Street, North Little Rock, AR 72114, at 12:00 pm. It is our understanding that the planning commission will provide the property owners with a sign to be placed on the site of request a minimum of 14 days prior to the commission meeting. Please advise when we may obtain the sign.

I have delivered the owner's check in the amount of \$420.00 which is on file with the commission.

Sincerely,

Virgil W. Young

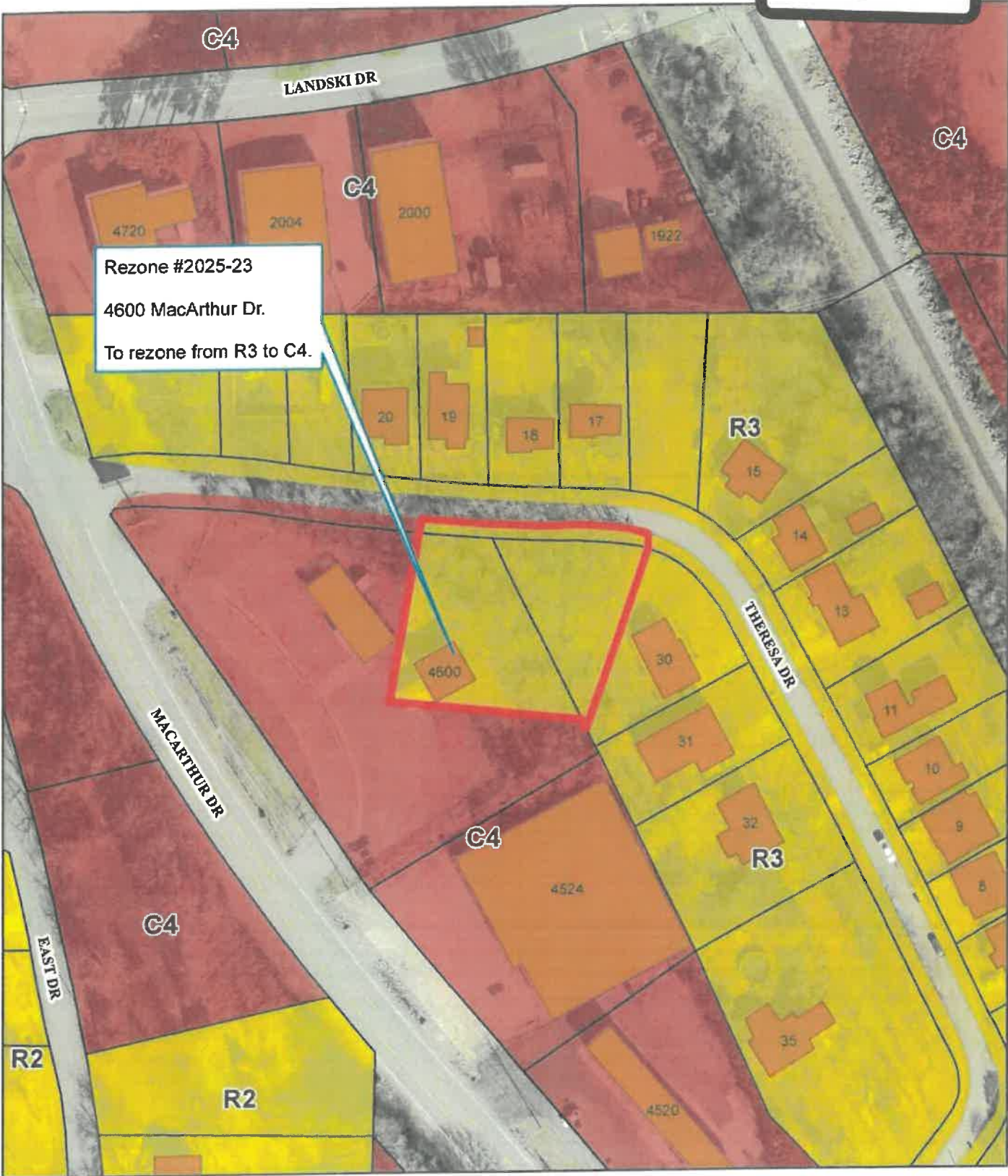
Virgil W. Young
Attorney for Applicants

Rezone Case #2025-23

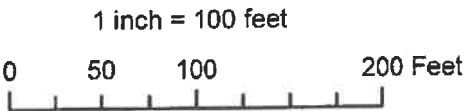
tabbies

EXHIBIT

B



Zoning Map

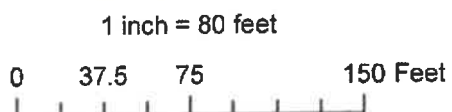


Date: 10/24/2025

Rezone Case #2025-23



Ortho Map



Date: 10/24/2025

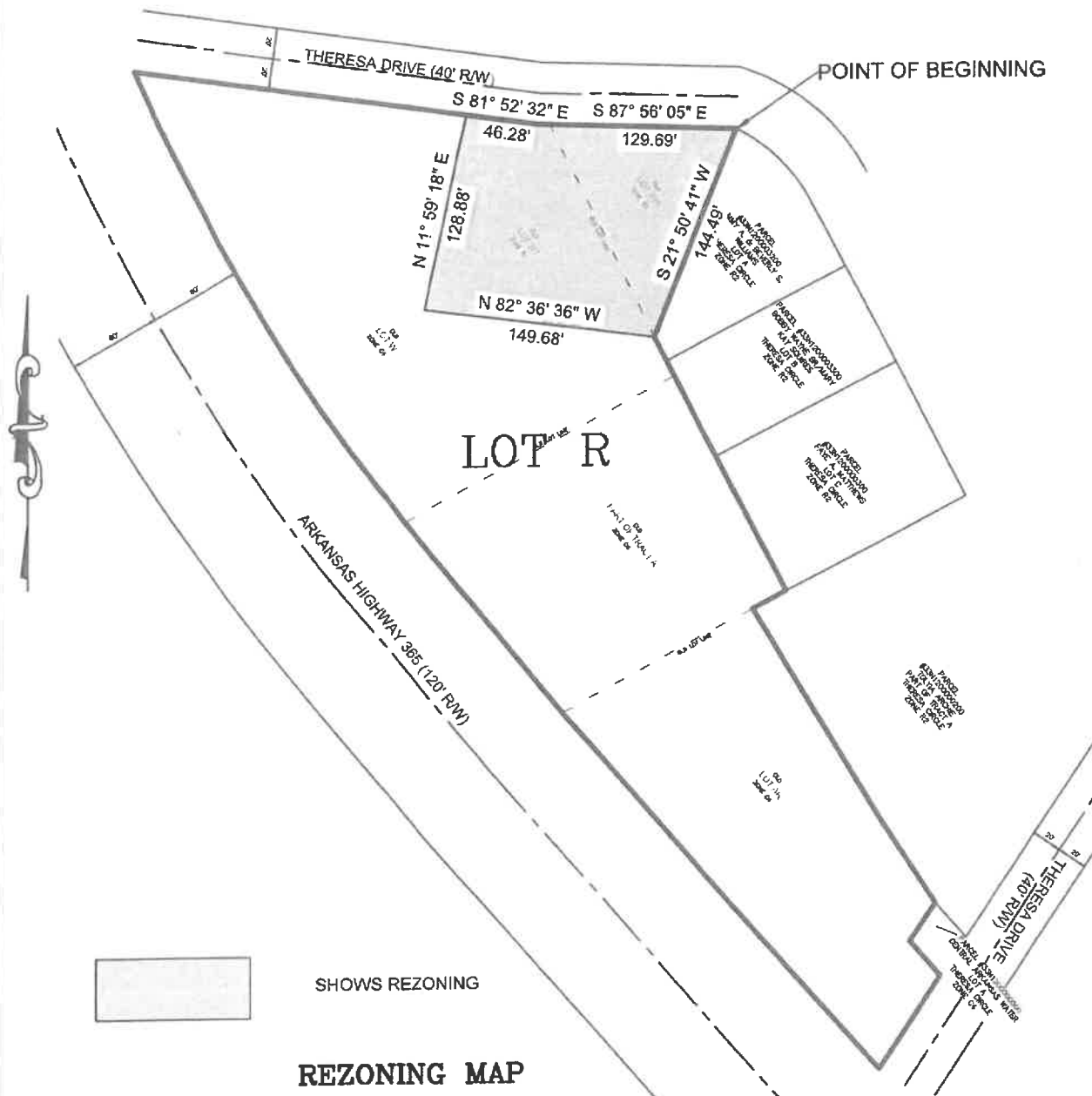


MEMBER NATIONAL SOCIETY
PROFESSIONAL ENGINEERS

THOMAS ENGINEERING COMPANY

3810 LOOKOUT ROAD
NORTH LITTLE ROCK, ARKANSAS 72116
TELE. No. 501-753-4463

CIVIL ENGINEERS—LAND SURVEYORS
LAND PLANNING & DEVELOPMENT
RESIDENTIAL—COMMERCIAL—INDUSTRIAL



REZONING MAP

LEGAL DESCRIPTION

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AND CONTAINING 21,362 S.F. OR 0.490 ACRES, MORE OR LESS.

DATE: 10/22/25
SCALE: 1" = 100'

