O-25-73

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 1608 NORTH OLIVE 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 Jeff Aclin of Arkansas Homes and Rentals, 4800 TP White Drive, Jacksonville, Arkansas, 72076, seeking a rezone of the herein described land to allow the construction of a new single family home on real property located at 1608 North Olive 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 August 12, 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 1608 North Olive Street from C3 to R3 zoning, said property more particularly described as Lot 4, Block 2 of the Baums Resubdivision in 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

Council Member Nathan Hamilton

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:23 A.M. _____ P.M.

By A. Fields

DATE 9.2.25

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY S. Ussery

EXHIBIT

tabbies

A

Rezone Case #2025-15

NLR PLANNING

Ortho Map

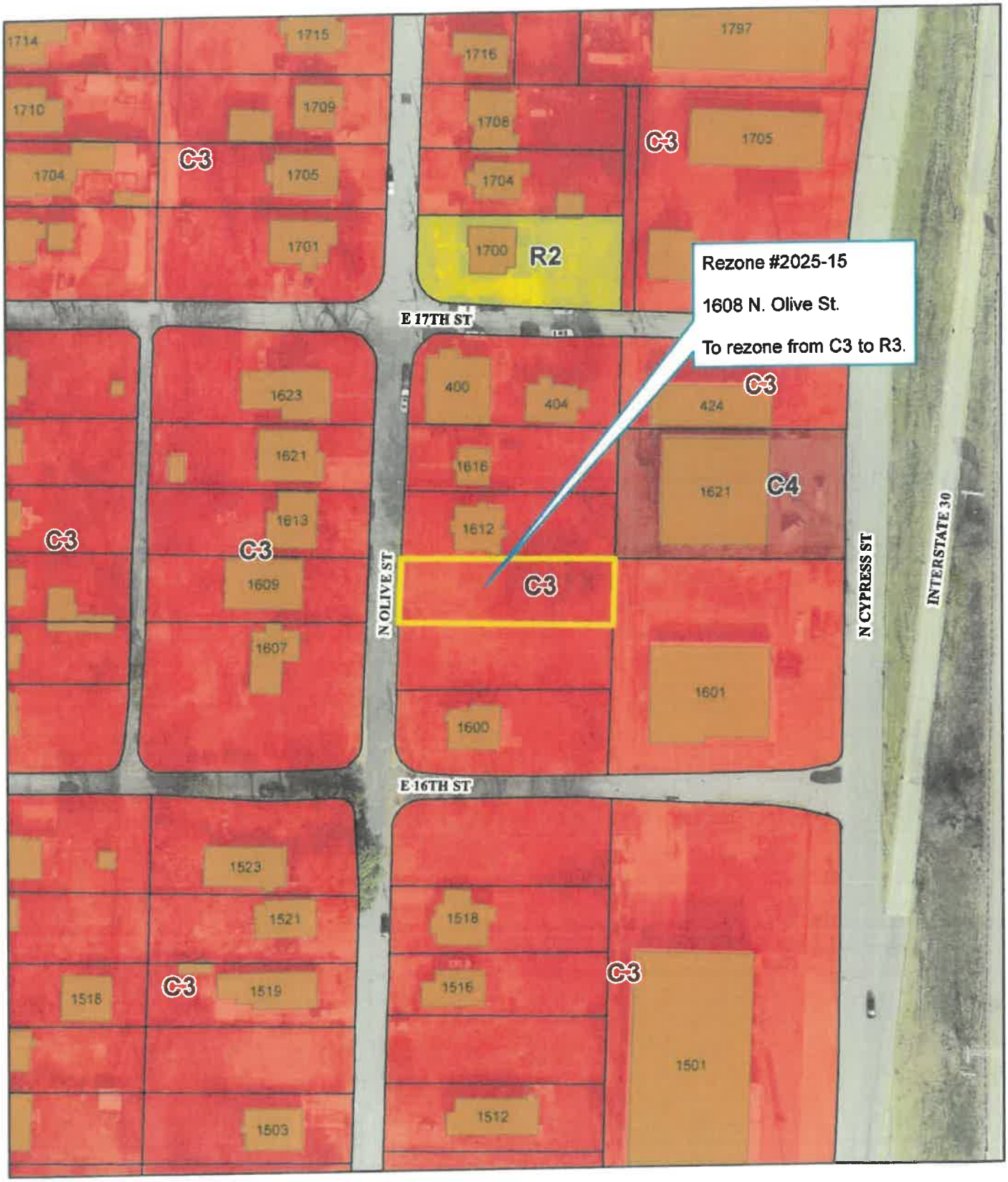
1 inch = 30 feet

0 15 30 60 Feet

N W E S

Date: 7/21/2025

Rezone Case #2025-15



1 inch = 100 feet

0 50 100 200 Feet

Zoning Map

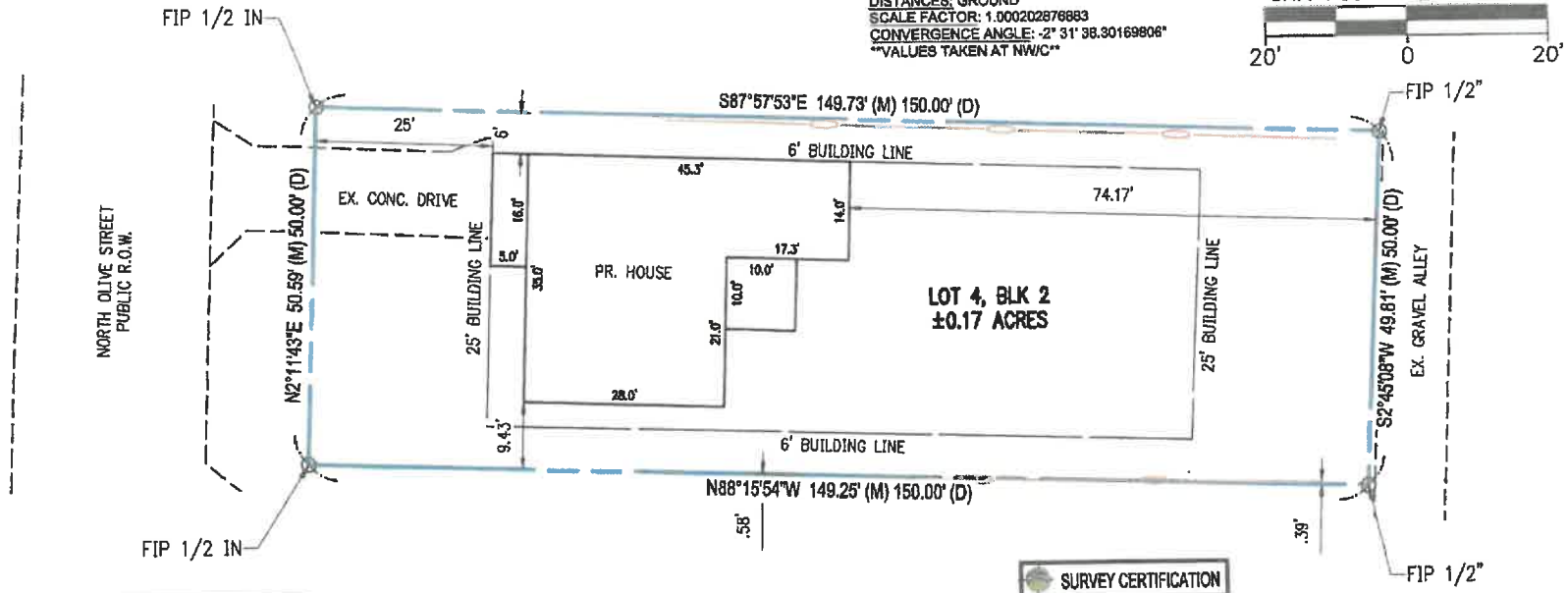
Date: 7/21/2025

N W E S

BASIS OF BEARING

STATE PLANE COORDINATE SYSTEM,
ARKANSAS NORTH ZONE, NAD 83
U.S. SURVEY FOOT
BEARINGS: GRID
DISTANCES: GROUND
SCALE FACTOR: 1.000202876683
CONVERGENCE ANGLE: -2° 31' 38.30169806"
VALUES TAKEN AT NW/C

GRAPHIC SCALE IN FEET
20' 0 20'



DRAWING LEGEND

- PROPERTY LINE
- ASPHALT/CONCRETE/GRAVEL
- BUILDING SETBACK LINES
- EASEMENT LINES
- EXISTING CHAIN LINK FENCE
- PROPOSED IMPROVEMENTS
- SET 1/2" REBAR WITH CAP, LS #1755
- CALCULATED POINT
- FOUND IRON PIN (AS NOTED)

LEGAL DESCRIPTION

LOT 4, BLOCK 2 OF BAUM'S RESUBDIVISION, AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, RECORD'S OF THE CIRCUIT CLERK'S OFFICE, PULASKI COUNTY, ARKANSAS.

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05119C0344G, DATED JULY 06, 2015, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF MIDARK HOUSES LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 6/19/2025.

DATE OF PLAT OR MAP: 6/26/2025

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1755
SIGNATURE
NICHOLAS B. TUCKER

NICHOLAS TUCKER, LS #1755

STATE PLAT CODE: PLATTED SUBDIVISION

PRELIMINARY PLOT PLAN
LOT 4, BLOCK 2
BAUM'S RESUBDIVISION
1608 NORTH OLIVE STREET

PREPARED FOR:
MIDARK HOUSES LLC
NORTH LITTLE ROCK, PULASKI COUNTY
ARKANSAS

TUCKER
LAND SURVEYING

DELTA	DESCRIPTION	DATE

P.O. Box 1021
Cabot, Arkansas 72023
phone: 501.269.7138
www.tuckersurveying.com

© 2022
TUCKER LAND SURVEYING, INC.

PROJECT NO:	25-0450
ISSUE DATE:	6/26/2025
DRAWN BY:	J.MILEY
APPROVE BY:	N.TUCKER
SHEET NO.:	1 OF 1

DRAWING: C:\USERS\JACOBMILEY\ONEDRIVE - TUCKER LAND SURVEYING\TUCKER LAND SURVEYING\2025 JOBS\25-0450\LOT 4 BLK 2 BAUMS RESUB\DWG\LOT 4 BLK 2 BAUMS ADDN.DWG
LAYOUT: 8.5X14 LANDSCAPE, LAST SAVED: JACOBMILEY, 6/26/2025 9:45:31 AM
LAST PLOTTED BY: JACOBMILEY, 6/26/2025 9:46:04 AM PLOTTED BY:" VALID ON HARD COPY ONLY"