

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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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

By _____

DATE _____

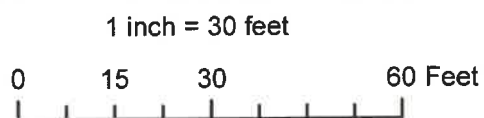
**Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas**

RECEIVED BY _____

Rezone Case #2025-15

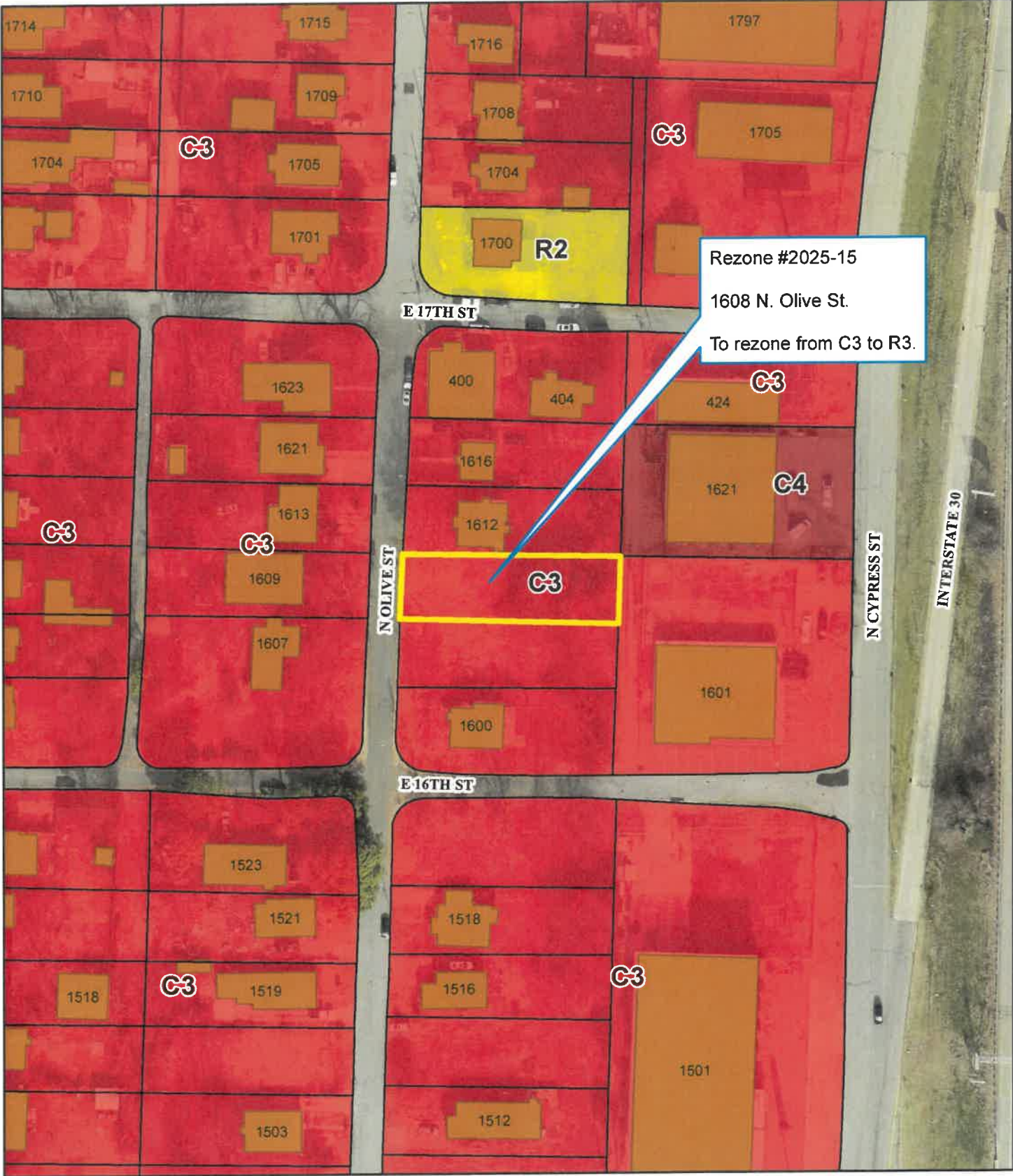


Ortho Map



Date: 7/21/2025

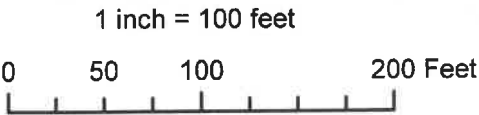
Rezone Case #2025-15



Rezone #2025-15
1608 N. Olive St.
To rezone from C3 to R3.



Zoning Map



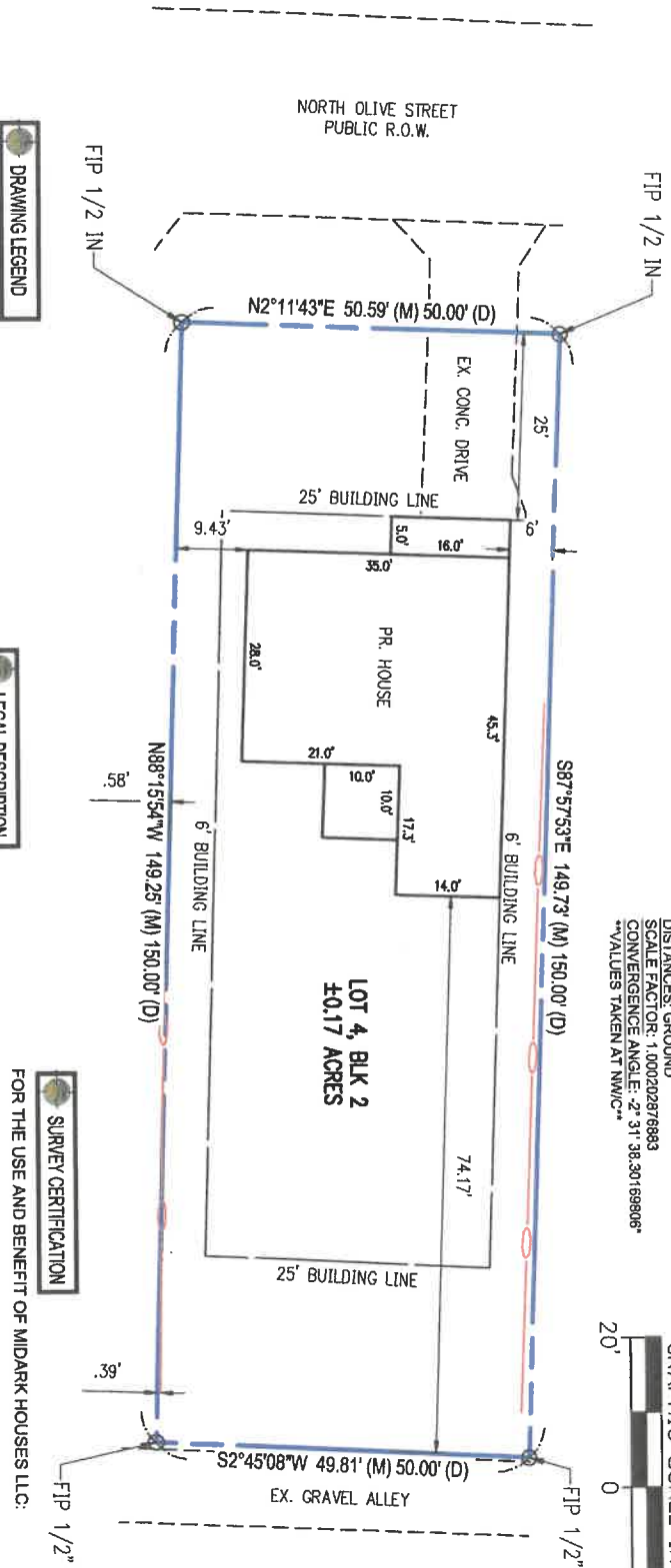
Date: 7/21/2025



BASIS OF BEARING

STATE PLANE COORDINATE SYSTEM,
 ARKANSAS NORTH ZONE, NAD 83
 U.S. SURVEY FOOT
 BEARINGS: GRID
 DISTANCES: GROUND
 SCALE FACTOR: 1.000202876883
 CONVERGENCE ANGLE: -2° 31' 38.30169806"
 VALUES TAKEN AT NW/C

GRAPHIC SCALE IN FEET



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 BAUMS RESUBDIVISION, AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, RECORDS OF THE CIRCUIT CLERKS 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 SURVEYORS 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

NICHOLAS TUCKER, LS #1755

STATE PLAT CODE: PLATTED SUBDIVISION



DELTA	DESCRIPTION	DATE
PROJECT NO:		
ISSUE DATE:		
DRAWN BY:	JML/ET	6/26/2025
APPROVE BY:	N.TUCKER	
SHEET NO:	1 OF 1	



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

PRELIMINARY PLOT PLAN
 LOT 4, BLOCK 2
 BAUMS RESUBDIVISION
 1608 NORTH OLIVE STREET

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

ARKANSAS