

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED SOUTHWEST OF THE INTERSECTION OF CRYSTAL HILL ROAD AND DEWAFLEBAKER ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM CONSERVATION TO C-3 CLASSIFICATION BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Mr. Jim Butler, 5323 JFK Boulevard, North Little Rock, AR 72116, seeking a reclassification of the herein described land to allow retail/office, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on November 12, 2008; and

WHEREAS, the City adopted the North Little Rock Land Use Plan with amended land use maps in December 2002 (Ordinance No. 7507); and

WHEREAS, a revised Land Use Plan for the property herein described and being located southwest of the intersection of Crystal Hill Road and Dewaflebaker Road in North Little Rock, Arkansas, from its present Conservation zoning to the proposed retail/office (C-3 classification), was approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on November 12, 2008.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Ordinance No. 7697 of the City of North Little Rock, Arkansas is hereby amended by changing the classification of certain land from Conservation to C-3 classification to allow retail/office on property located southwest of the intersection of Crystal Hill Road and Dewaflebaker Road in North Little Rock, Arkansas, and more particularly described as follows:

The legal description of the request is: Part of the SE ¼ of Sec 10, T2N, R13, Pulaski County, Arkansas, and being more particularly described as follows: Beginning at the point of intersection of the S ROW line of Crystal Hill Road and the E line of said Sec10; thence S and along the E line of said Sec10, 700'; thence N59 00'W, 750 feet; thence W, 700 feet m/l to a point on the W line of the SE ¼ SE ¼ of said Sec 10; thence N along said W line, 525 feet to a point on the S ROW line of said Crystal Hill Road; thence in an easterly direction along said S ROW line, 1350 feet m/l to the POB. (See Exhibit "A" attached hereto.)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended as reflected on the map attached hereto as Exhibit "B" and incorporated by reference.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provisions shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: It is hereby found and determined that the reclassification and amended land use plan 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:

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Mayor Patrick H. Hays

SPONSOR:

ATTEST:

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Alderman Cary Gaines

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

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C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b