

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

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED SOUTH OF THE INTERSECTION OF HIGHWAY 165 AND BLAZE DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM R-2 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. David Jones, 5318 John F. Kennedy Boulevard, North Little Rock, AR 72116, seeking a reclassification of the herein described land, 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 April 14, 2009; 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 south of the intersection of Highway 165 and Blaze Drive in North Little Rock, Arkansas, from its present R-2 zoning to the proposed C-3 (community shopping) classification, was approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on April 14, 2009.

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 R-2 to C-3 classification on property located south of the intersection of Highway 165 and Blaze Drive in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

A tract of land in Spanish Grant 2417 and in Sec 11 and 12, T1N, R11W, Pulaski County, Arkansas, More particularly described as: Starting at the center of Sec12; Thence S 00 Degrees 21 Minutes 14 Seconds E along the east line of the west half of Sec 12 for 871.20 feet; Thence S 88 Degrees 08 Minutes 38 Seconds W for 639.37 feet to a 5/8 iron pipe for the POB: Thence continuing S 88 Degrees 08 Minutes 38 Seconds W for 471.77 feet to a 5/8 iron pipe; Thence S 73 Degrees 54 Minutes 58 Seconds W for 659.73 feet; Thence N16 Degrees 05 Minutes 02 Seconds W for 600.47 feet; Thence N 12 Degrees 08 Minutes 43 Seconds E for 694.83 feet; Thence S 77 Degrees 51 Minutes

17 Seconds E for 106.00 feet; Thence N12 Degrees 08 Minutes 43 Seconds E for 270.00 feet; Thence S 77 Degrees 51 Minutes 17 Seconds E for 1058.63 feet; Thence S 03 Degrees 42 Minutes 22 Seconds W for 1079.38 feet to the POB and containing 35.07 acres more or less. (See Exhibits "A" and "B" 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 "C" 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 Maurice Taylor

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