

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 7505 YOUNG ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM R-4 TO C-4 CLASSIFICATION BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; GRANTING A CONDITIONAL USE TO RECOGNIZE EXISTING OUTDOOR STORAGE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Blake Miller, 2900 North Pierce, Little Rock, AR 72207, seeking a reclassification, amended land use plan and conditional use of the herein described land, which application was duly considered and approved (6 affirmative votes; 2 negative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on September 8, 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 at 7505 Young Road in North Little Rock, Arkansas, from its present R-4 zoning to the proposed C-4 (to recognize existing outdoor storage) classification, was approved (6 affirmative votes; 2 negative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on September 8, 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-4 to C-4 classification on property located at 7505 Young Road in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Part of the SE ¼, NW ¼, Section 13, Township 2 North, Range 13 West, Pulaski County, Arkansas, more particularly described as follows: Commence at the Northeast corner of said SE ¼, NW ¼, Section 13; thence S 00° 40' 15" W along the East line of said SE ¼ NW ¼ 456.0 feet; thence S 55° 00' W 25.0 feet to the point of beginning; thence S 38° 13' 36" W 380.23 feet; thence N 64° 10' W 132.0 feet; thence N 57° 35' 40" E 114.0 feet; thence N 55° 00' E 315.0 feet to the point of

beginning, containing 0.58 acres, more or less. (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 a conditional use is approved for a car sales lot in a C-4 zone for the subject real property located at 1222 East Broadway in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described in Section 1 above. (See Exhibit "D" attached hereto.)

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 5: 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 6: It is hereby found and determined that the reclassification, amended land use plan and conditional use for 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 Patrick H. Hays

SPONSOR:

ATTEST:

Mayor Patrick H. Hays

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b