

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 3006 EAST WASHINGTON AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM C-4 TO I-1 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. Norman Clifton, 1000 Cherry Hill Drive, North Little Rock, AR 72116, seeking a reclassification of the herein described land to allow warehousing, 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 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 3006 East Washington Avenue in North Little Rock, Arkansas, from its present C-4 zoning to the proposed I-1 classification, was approved (8 affirmative 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 C-4 to I-1 classification to allow warehousing on property located at 3006 East Washington Avenue in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Part of the West 1/3 of North fractional half of Section 6, Township 1 North, Range 11 West, Pulaski County, Arkansas, North of the Arkansas River, more particularly described as follows: Begin at the NW corner of said Section 6, Township 1 North, Range 11 West; thence run East 458.2 feet; thence South 30 feet; thence East 25 feet to the Point of Beginning of this description; from the Point of Beginning thus established, run thence South 100 feet; thence run East 140 feet; thence run South 50 feet; thence run East 266 feet; thence run South 145 feet; thence run East 307.2 feet; thence N 3° 58' W 243.5 feet; thence S 85° 40' E 43.3 feet; thence N 0° 04' West 55.6 feet to the South line of

Washington Avenue; thence West 739.5 feet along said South line to the Point of Beginning, containing 3.3 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 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:

Mayor Patrick H. Hays

SPONSOR:

Alderman Maurice Taylor

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b