

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

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED NORTH OF ROCKWATER BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM TND ZONING CLASSIFICATION TO THE R-4 ZONING CLASSIFICATION BY AMENDING ORDINANCE NO. 7697; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by the North Little Rock Planning Department, seeking a rezone of the herein described land to for property located north of Rockwater Boulevard in order to eliminate the TND zoning classification, 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, 2019.

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 (“the Zoning Ordinance”) is hereby amended by changing the classification of certain land from TND to R-4 to eliminate the TND zoning classification, said property being located north of Rockwater Boulevard and more particularly described as:

A piece of property located in NW ¼ SW ¼, SW ¼ NW ¼, Section 34, Township 2 North, Range 12 West, Pulaski County, Arkansas, More particularly described as follows: Commencing at the calculated SW corner of SW ¼ NW ¼ Sec. 34, T2N, R12W; Thence S01° 34' 57" W 393.19' along the west line of said sec. 34 to a point on the north right of way of River Road (60 R/W); Thence with said north right of way S57° 35' 12" E 54.08; Thence along a curve to the right 16.06' having a radius of 307.07' and having a chord bearing and distance of S56° 05' 16" E 16.06'; Thence N01° 34' 55" E 504.59' ; Thence S88° 25' 05" E 25.00'; Thence N01° 34' 55" E 200.00'; Thence S88° 25' 05" E 35.00'; Thence N01° 34' 46" E 24.47'; Thence N60° 21' 19" W 137.67'; Thence S01° 34' 55" W 372.76'; To the point of beginning; Containing 1.23 acres more or less to the City of North Little Rock, Pulaski County, Arkansas (See maps attached collectively 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 City benefits from eliminating the TND zoning classification, that the rezoning of the above-described land as provided for herein will not be detrimental to or interfere with other occupants in the area and 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:

SPONSOR:

Mayor Joe A. Smith

ATTEST:

  
\_\_\_\_\_  
Mayor Joe A. Smith

\_\_\_\_\_  
Diane Whitbey, City Clerk

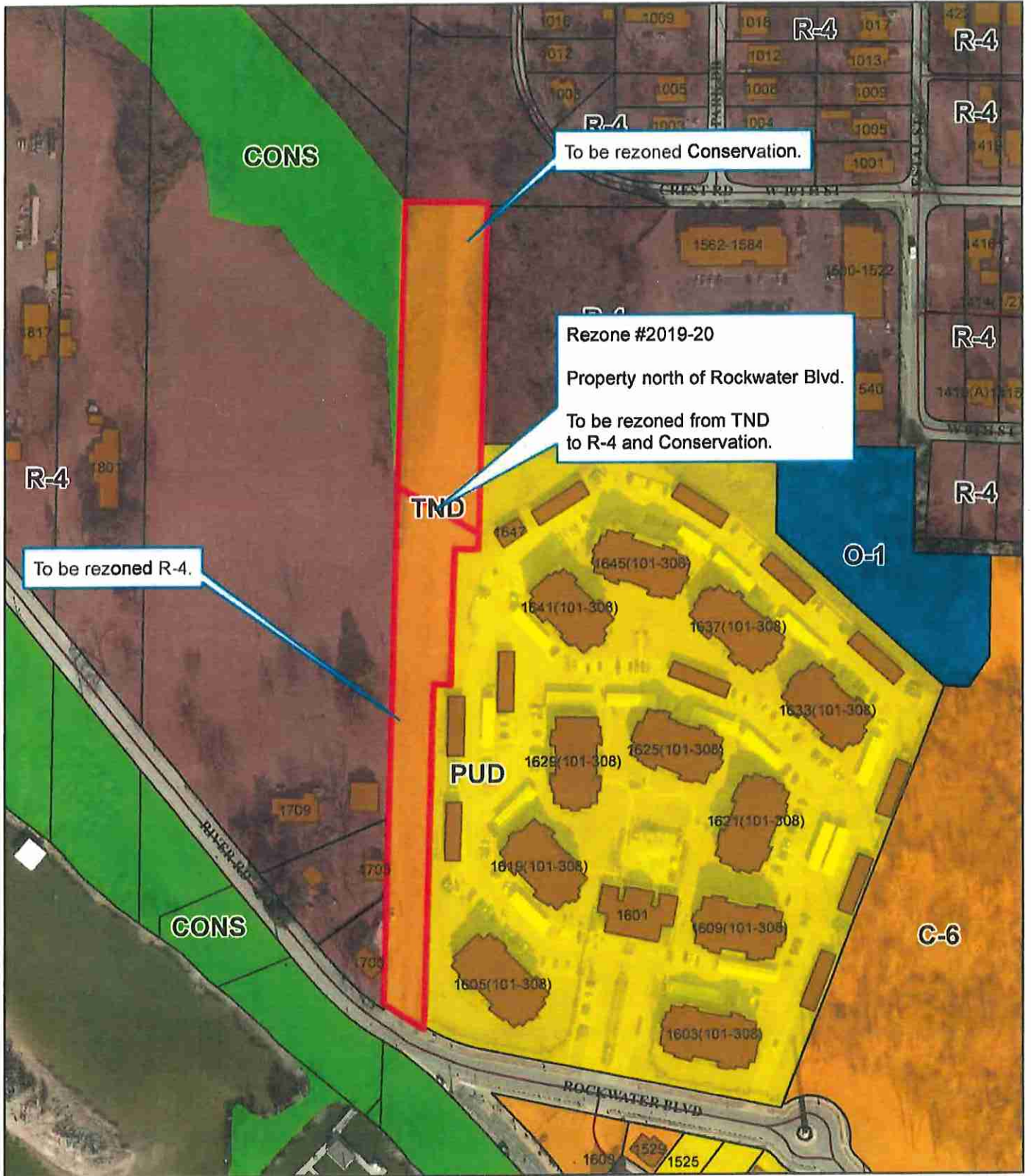
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Amy Beckman Fields, City Attorney

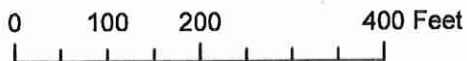
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>10.30</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>11-19-19</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<u>J. H. Seery</u>			

# Rezone Case #2019-20

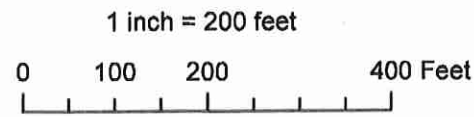
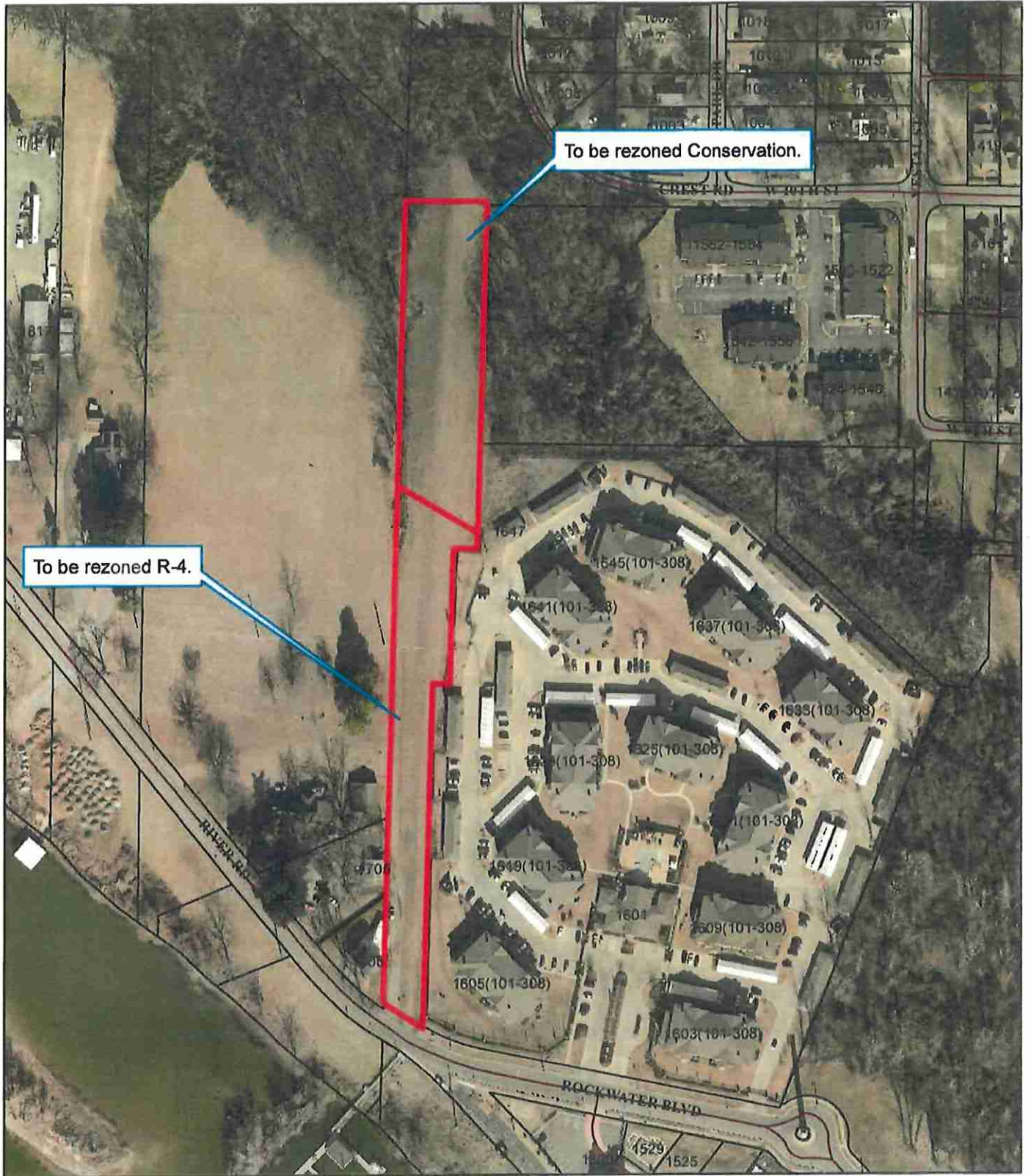


1 inch = 200 feet



Date: 9/23/2019

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Date: 9/23/2019