

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

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 6801 HIGHWAY 70 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM C-3 TO I-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 Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a reclassification of the herein described land to allow for scrap metal recycling, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on May 9, 2017; 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 6801 Highway 70, North Little Rock, Arkansas, from Light Industrial to Heavy Industrial, was approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on May 9, 2017.

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 lands from C-3 to I-3 classification to allow for scrap metal recycling on said property located at 6801 Highway 70 in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Part of the NE 1/4 SE 1/4 of Section 28, Township 2 North , Range 11 West, Pulaski County, AR and being more particularly described as follows: commencing at the center of the said section 28; thence S 89° 26 feet E for 1236.07 feet; thence S 1° 7' 29" W for 405.35 feet to the southerly ROW of the CRI&P railroad; thence along the said ROW line on a chord tangent S 76° 9' 17" W for 199.76 feet; thence commence along the said southerly ROW line on a chord tangent S 73° 35' 35" W for 157.78 feet to the point of beginning; thence S 1° 39' 44" W for 556.27 feet to a point on the northerly ROW line of US Hwy 70; thence 82° 39' 49" W along the said southerly ROW line 255.29 feet; Thence N 1° 4' 16" E for 438.67 feet to the southerly ROW line of the CRI&P railroad; thence along the said southerly ROW line on a chord tangent of N 71° 59' 59" E for 274.57 feet to the point of beginning. (See Exhibits "A", "B" and "C" 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 "D" 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 City benefits from growth within its boundaries; that the rezoning of the above-described land as provided for herein to allow for scrap metal recycling 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:

\_\_\_\_\_

SPONSOR:

Joe A. Smith

Mayor Joe A. Smith

by AF

APPROVED:

\_\_\_\_\_

Mayor Joe A. Smith

ATTEST:

\_\_\_\_\_

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter

C. Jason Carter, City Attorney

by AF

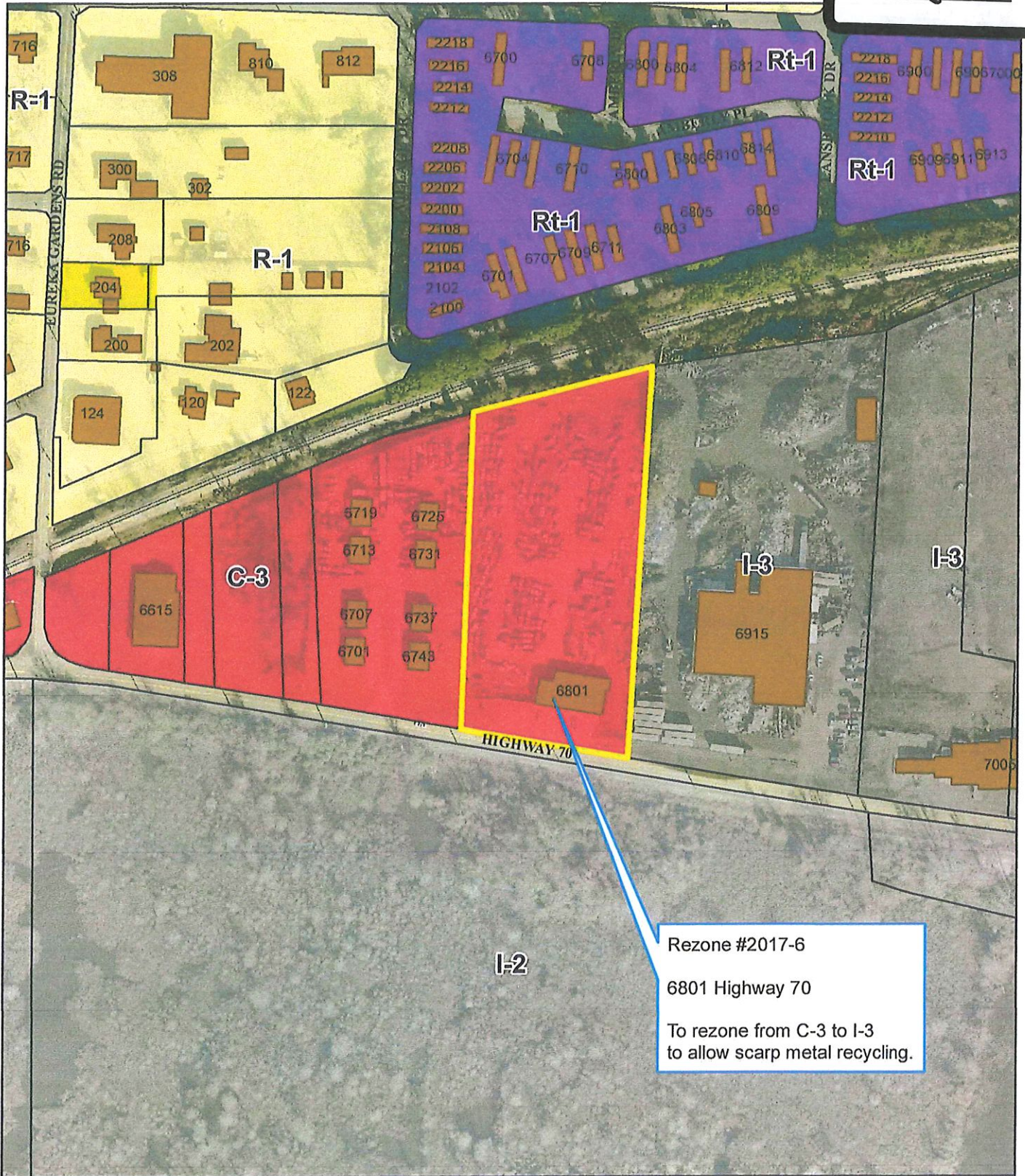
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:17</u>	A.M.	___	P.M.
By	<u>Amy Fields</u>			
DATE	<u>5/16/17</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<u>J. Mcbrow</u>			

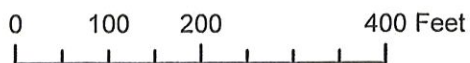


# Rezone Case #2017-6

EXHIBIT  
"A"



1 inch = 200 feet



Date: 4/14/2017





**EXHIBIT**

**"B"**

tabbles

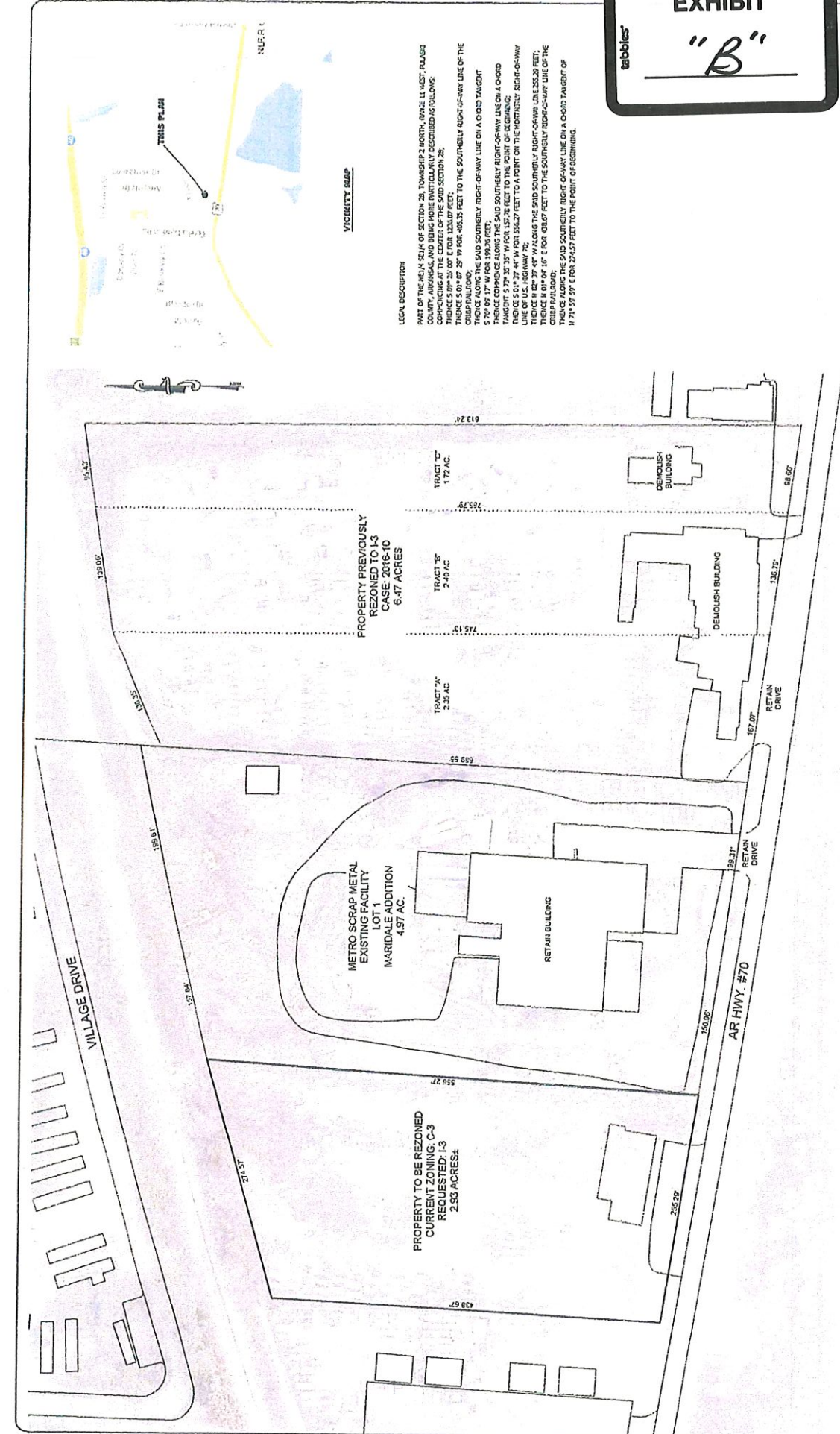
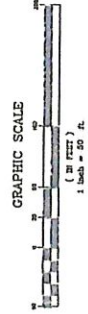
**REZONING DEVELOPMENT PLAN**  
**METRO SCRAP METAL**  
**NORTH LITTLE ROCK, ARIZONAS**

**THOMAS ENGINEERING COMPANY**

3010 JOHNSON ROAD, N. LITTLE ROCK, AR 72116  
 TEL: 501-763-4415 FAX: 501-763-4611

APPROVED: [Signature] DATE: 7/27/17  
 DRAWN BY: [Signature] SCALE: 1" = 30'

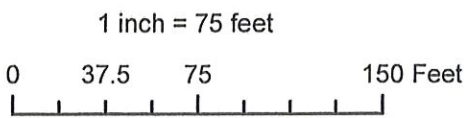
SHEET NO. 1 OF 1





# Rezone Case #2017-6

EXHIBIT  
"c"  
tabbles



Date: 4/14/2017

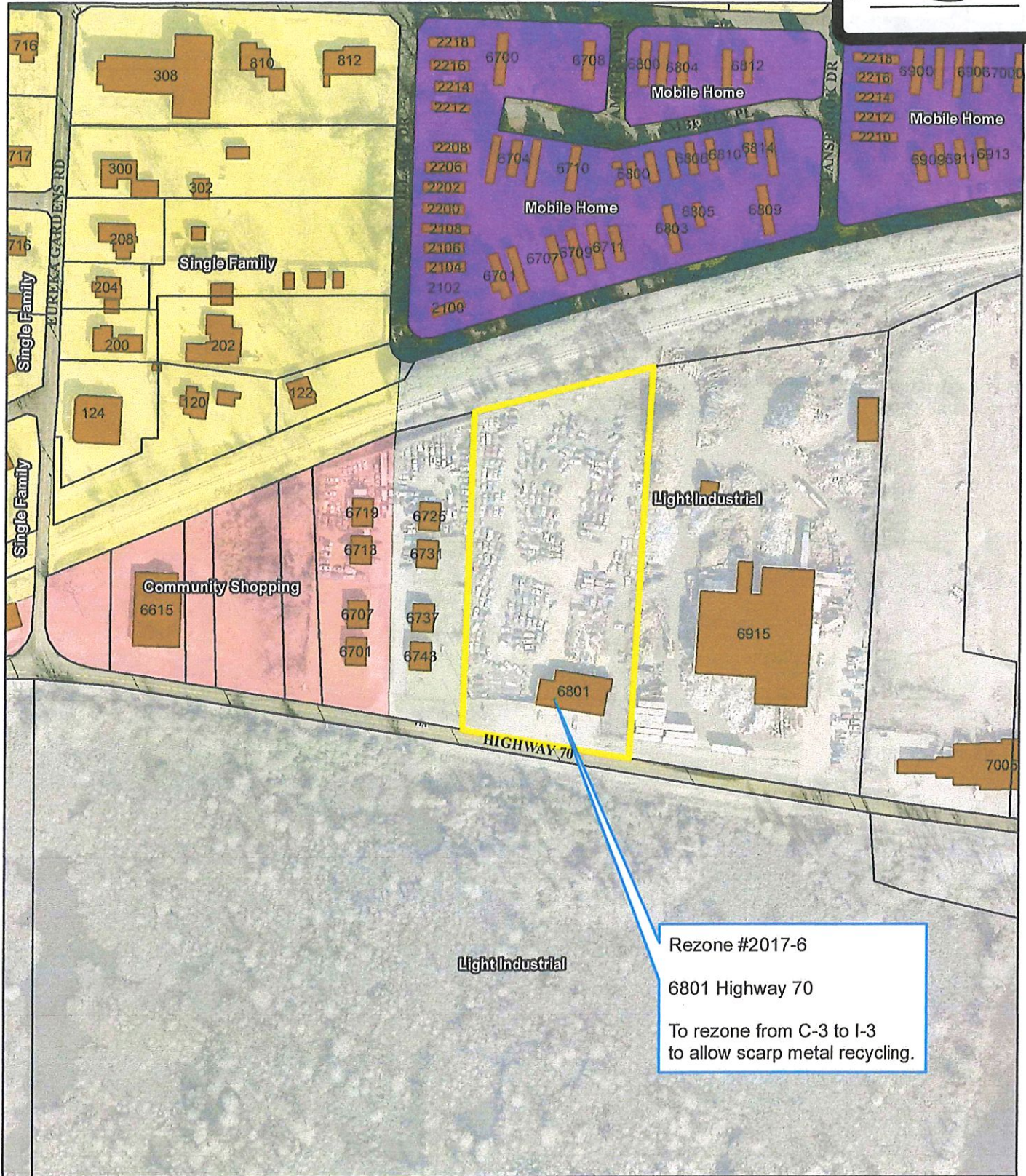


# Rezone Case #2017-6

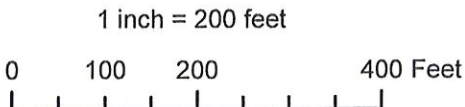
EXHIBIT

"D"

tabbles



Rezone #2017-6  
6801 Highway 70  
To rezone from C-3 to I-3  
to allow scarp metal recycling.



Date: 4/14/2017