

ORDINANCE NO. ____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT BAYOU DRIVE IN THE PLANNING JURISDICTION OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R-2 ZONING CLASSIFICATION TO PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION BY AMENDING ORDINANCE NO. 7697; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Brandon Chapman, 8114 Titanic Circle, Scott, Arkansas 72142, seeking a rezone of the herein described land to allow a manufactured home on property located on Bayou Drive, 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 July 09, 2019; and

WHEREAS, the location of the request is within the City of North Little Rock planning jurisdiction.

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 R-2 to Planned Unit Development (PUD) to allow a manufactured home on said property being located at Bayou Drive and more particularly described as:

Lot 38R, Scott Plantation Subdivision, Pulaski County, Arkansas (See maps attached collectively hereto as Exhibit A).

SECTION 2: That this reclassification shall be subject to the following conditions:

1. Allow Cottage Series – coach style home by Franklin Homes (See illustration attached hereto as Exhibit B).
2. Provide continuous masonry perimeter foundation.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That it is hereby found and determined that reclassification of the above-described land to allow a Planned Unit Development for a manufactured home is a proper use for the property, will enhance the surrounding 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:

Mayor Joe A. Smith

SPONSOR:

ATTEST:

Joe A. Smith
Mayor Joe A. Smith *by AF*

Diane Whitbey, City Clerk

Maurice Taylor
Council Member Maurice Taylor *by AF*

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>11:25</u>	A.M.	_____	P.M.
By	<u><i>Amy Fields, CA</i></u>			
DATE	<u><i>7/16/19</i></u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u><i>[Signature]</i></u>			

Rezone Case #2019-9

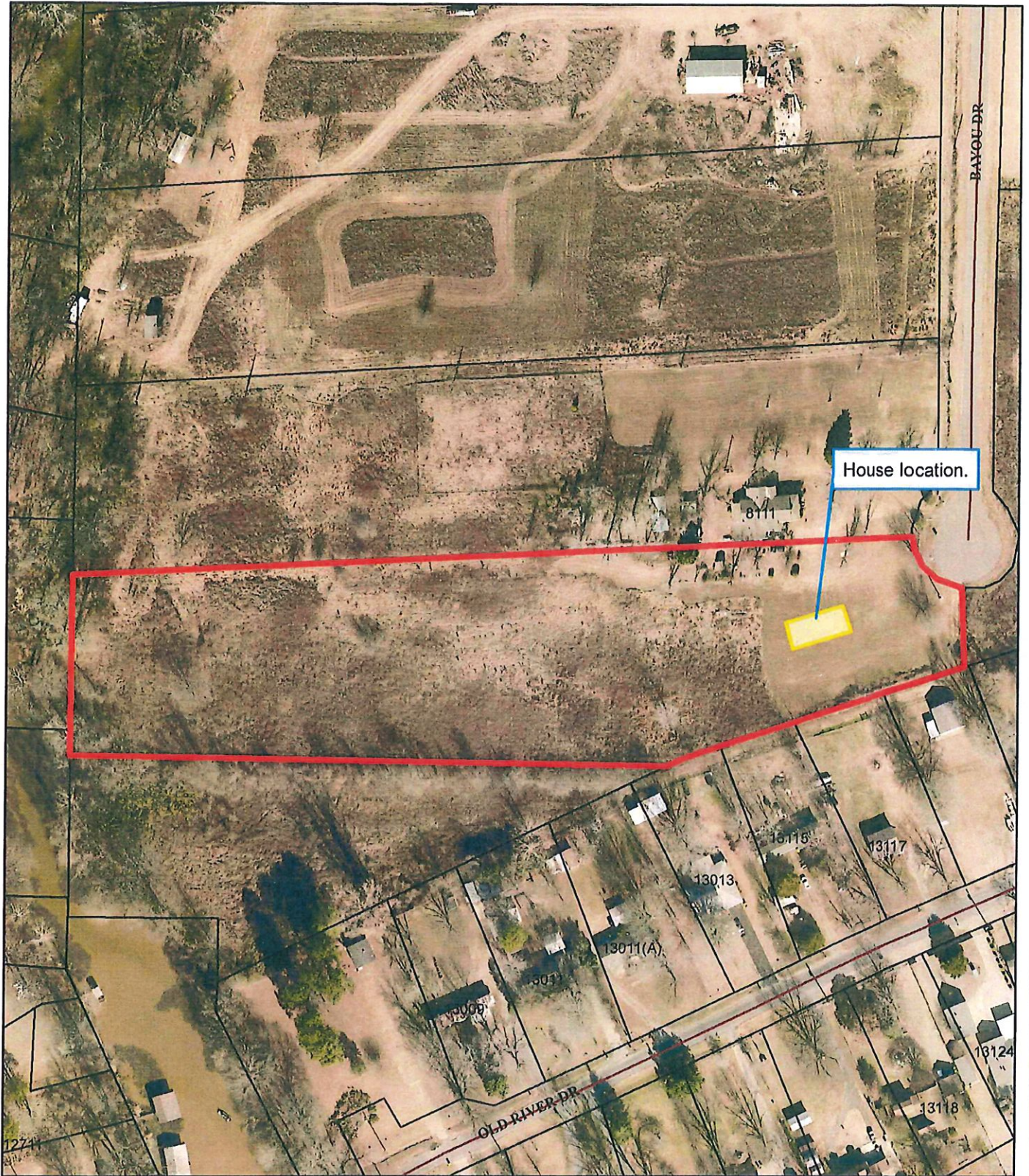


1 inch = 300 feet



Date: 6/13/2019

Rezone Case #2019-9



1 inch = 150 feet

0 75 150 300 Feet



Date: 6/21/2019

COTTAGE SERIES - COACH HOUSE



SHOWN WITH STANDARD HINGED ROOF; OPTIONAL 9' SIDEWALLS AND 8 LITE DOOR.

DUE TO CONTINUOUS PRODUCT IMPROVEMENT, SPECIFICATIONS AND FINISH OPTIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE SQUARE FOOTAGE AND OTHER DIMENSIONS ARE APPROXIMATE. RENDERINGS ARE OFTEN SHOWN WITH OPTIONAL FEATURES AND UPGRADES THAT CAN BE ADDED AT ADDITIONAL COST. PLEASE CONTACT YOUR LOCAL FRANKLIN DEALER FOR FULL DETAILS REGARDING EXTERIOR AND INTERIOR OPTIONS AND PRICING. OVERALL LENGTH INCLUDES 4'0" FOR HITCH.

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