

O-19- 103

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED SOUTH OF VESTAL STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM TND ZONING CLASSIFICATION TO O-1 ZONING CLASSIFICATION BY AMENDING ORDINANCE NO. 7697; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by the City of North Little Rock seeking a rezone of the herein described land to recognize existing City owned property that has been reserved for storm water detention on property located south of Vestal Street; 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, application was duly made by the City of North Little Rock seeking to amend the Land Use Plan from Multi-Family to Public; and

WHEREAS, the requests to reclassify the subject property and to amend the Land Use Plan did not go to the Planning Commission for consideration, and applicant is seeking approval from the North Little Rock City Council; and

WHEREAS, notice has been sent to surrounding property owners, a sign has been placed on the property, and a legal advertisement of notice of a public hearing to be held August 12, 2019 at 6:00 p.m. has been placed in the newspaper.

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 O-1 to recognize existing City owned property that has been reserved for storm water detention, said property being located south of Vestal Street and more particularly described as:

PT SW NW COM INTERS ELN PH 1 LT 1 ROCKWATER VILLAGE (AND PAGIS MONUMENT #17-003-02); TH N21*18'14"E668.44' TO POB TH N47*47'07"W336.86' NO*49'54"E126.97' S89*10'06"E204.17' S0*31'49"W154.55' S87*54'21"E115' S0*57'06"W148.51' S35*05'01"W55.32' N86*21'55"W3 to the City of North Little Rock, Pulaski County, Arkansas (See maps attached collectively hereto as Exhibit A).

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Mutli-Family to Public as reflected on the maps collectively attached hereto as Exhibit A 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 provision 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 storm water detention within its boundaries, that the rezoning of the above-described land as provided for herein to recognize existing City owned property that has been reserved for storm water detention 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:

Mayor Joe A. Smith

SPONSOR:

ATTEST:

Joe A. Smith
Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

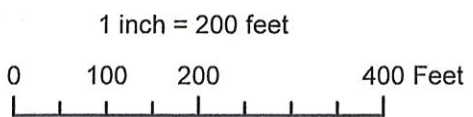
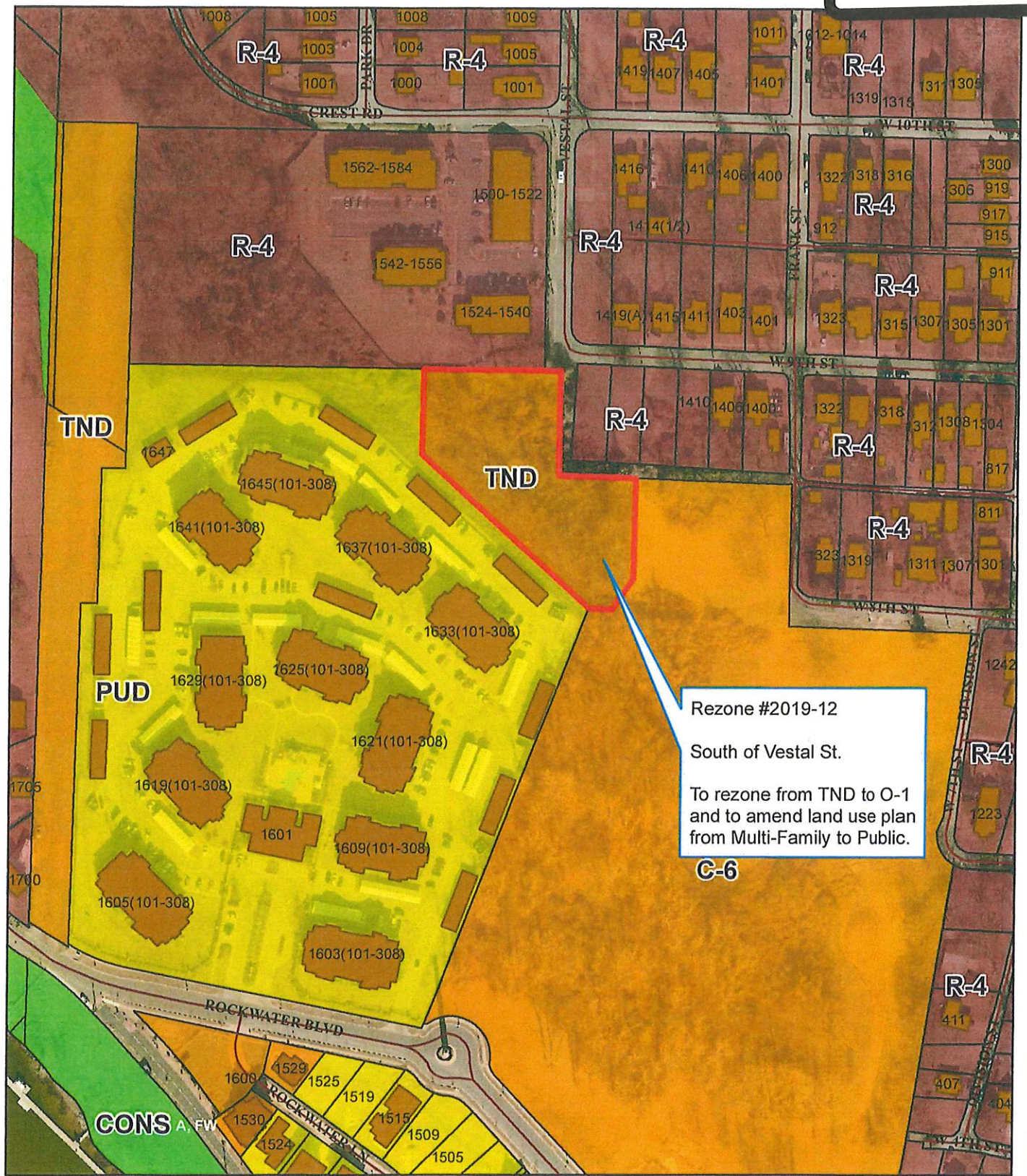
Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED <u>10:40</u> A.M. _____ P.M.
By <u>A. Fields</u>
DATE <u>8-6-19</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>S. Ussery</u>

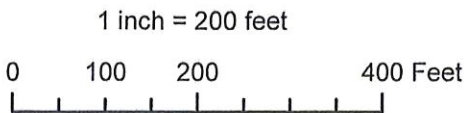
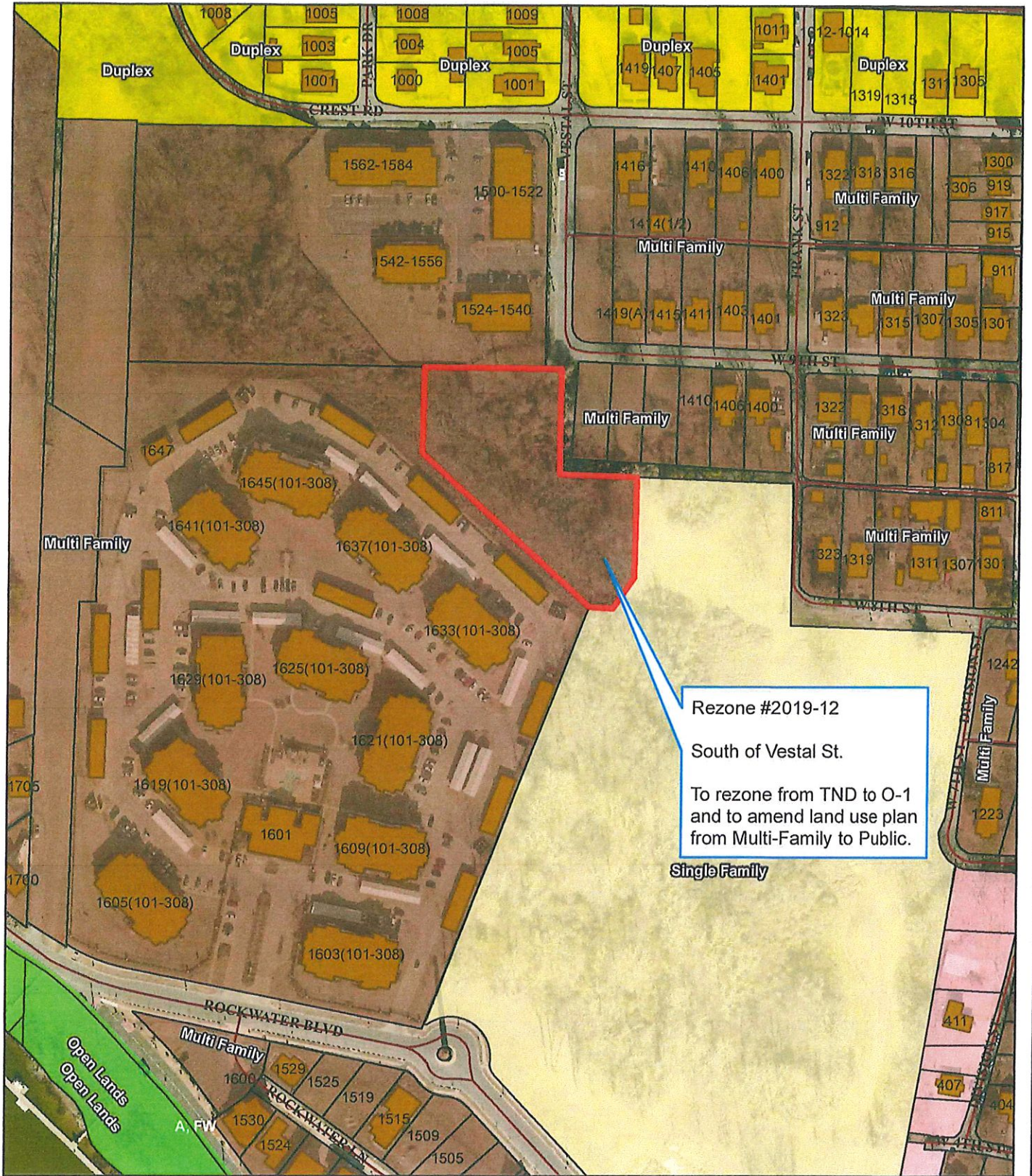
Rezone Case #2019-12

EXHIBIT
A.



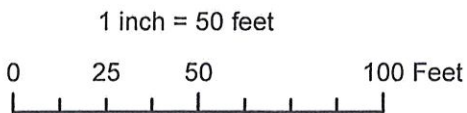
Date: 7/22/2019

Rezone Case #2019-12



Date: 7/22/2019

Rezone Case #2019-12



Date: 7/22/2019