

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

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 1300 – 1309 ROCKWATER LANE AND 1408 ROCKWATER LANE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM TND ZONING CLASSIFICATION TO R-2 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 North Bluffs Development Corporation, 700 West Broadway Street, North Little Rock, Arkansas, 72114, Doug Young, Shannon and Ed Hoey, John and Catherine Sims, and Coburn Construction seeking a rezone of the herein described land to allow for single family homes on property located at 1300 – 1309 Rockwater Lane and 1408 Rockwater Lane, 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 August 14, 2018; 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 1300 – 1309 Rockwater Lane and 1408 Rockwater Lane, North Little Rock, Arkansas, from Multi-Family to Single Family was approved (8 affirmative votes, 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on August 14, 2018.

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-2 to allow single family houses said property being located at 1300 – 1309 Rockwater Lane and 1408 Rockwater Lane and more particularly described as:

Rockwater Phase IV, Lots 1-7, & Rockwater Phase II, Lot 33R, 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 Single Family 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 single family housing development within its boundaries, that the rezoning of the above-described land as provided for herein to allow single family houses 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:

  
\_\_\_\_\_  
Mayor Joe A. Smith *by JAS*

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

APPROVED AS TO FORM:

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

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

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

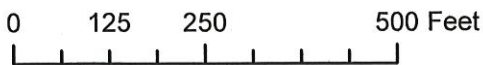
# Rezone Case #2018-14

EXHIBIT  
A.



Zoning Map

1 inch = 250 feet



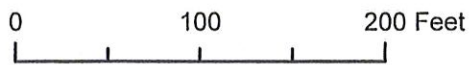
Date: 7/22/2019

# Rezone Case #2018-14



Rezone #2018-14  
Rockwater Phase 4  
To rezone from TND to R-2.  
To amend the land use plan  
from multi family to single family.

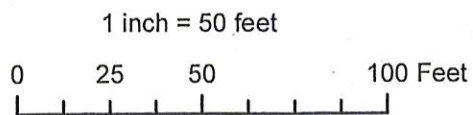
1 inch = 100 feet



Land Use Map

Date: 6/26/2018

# Rezone Case #2018-14



Date: 8/1/2018

