

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 2018 CRUTCHER STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R-3 TO R-4 BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Fennell Purifoy Architects, 100 Morgan Keegan Drive, Little Rock, Arkansas, 72202, seeking a rezone of the herein described land from R-3 to R-4, 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.

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-3 to R-4 to recognize an existing multi-family development, said property being located at 2018 Crutcher Street, in North Little Rock, Pulaski County, Arkansas, and more particularly described as:

Lots 1, 2, 3, and 4, Windemere Hills Subdivision, City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto collectively 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 That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 residential development within its boundaries, that the rezoning of the above-described land as provided for herein to allow industrial development 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

SPONSORS:

ATTEST:

Linda Robinson
Council Member Linda Robinson *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/ABF

FILED	<u>10:45</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>8-4-18</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Ussey</u>			

Rezone Case #2018-16

EXHIBIT

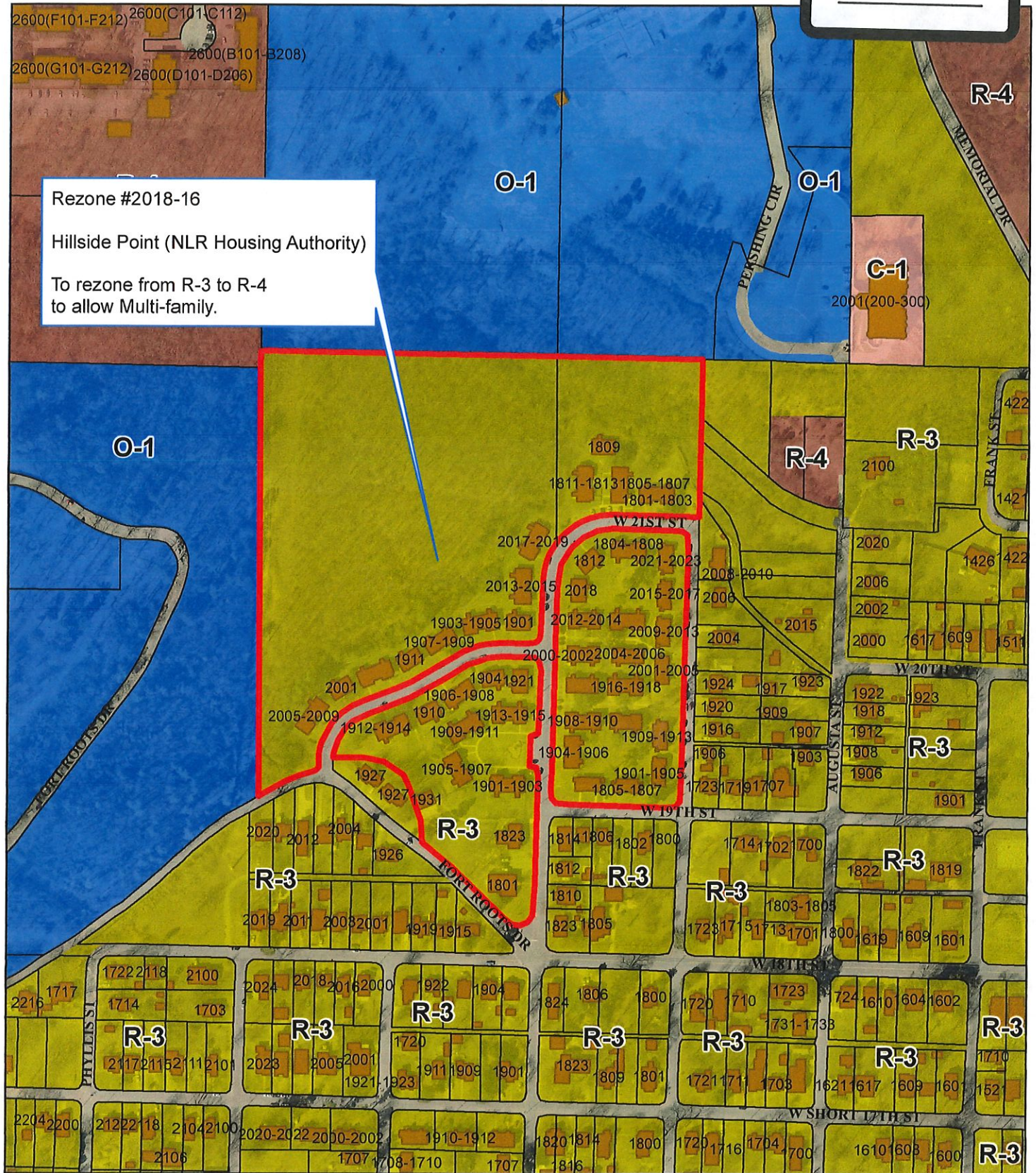
A

tabbies

Rezone #2018-16

Hillside Point (NLR Housing Authority)

To rezone from R-3 to R-4
to allow Multi-family.



1 inch = 300 feet

0 150 300 600 Feet

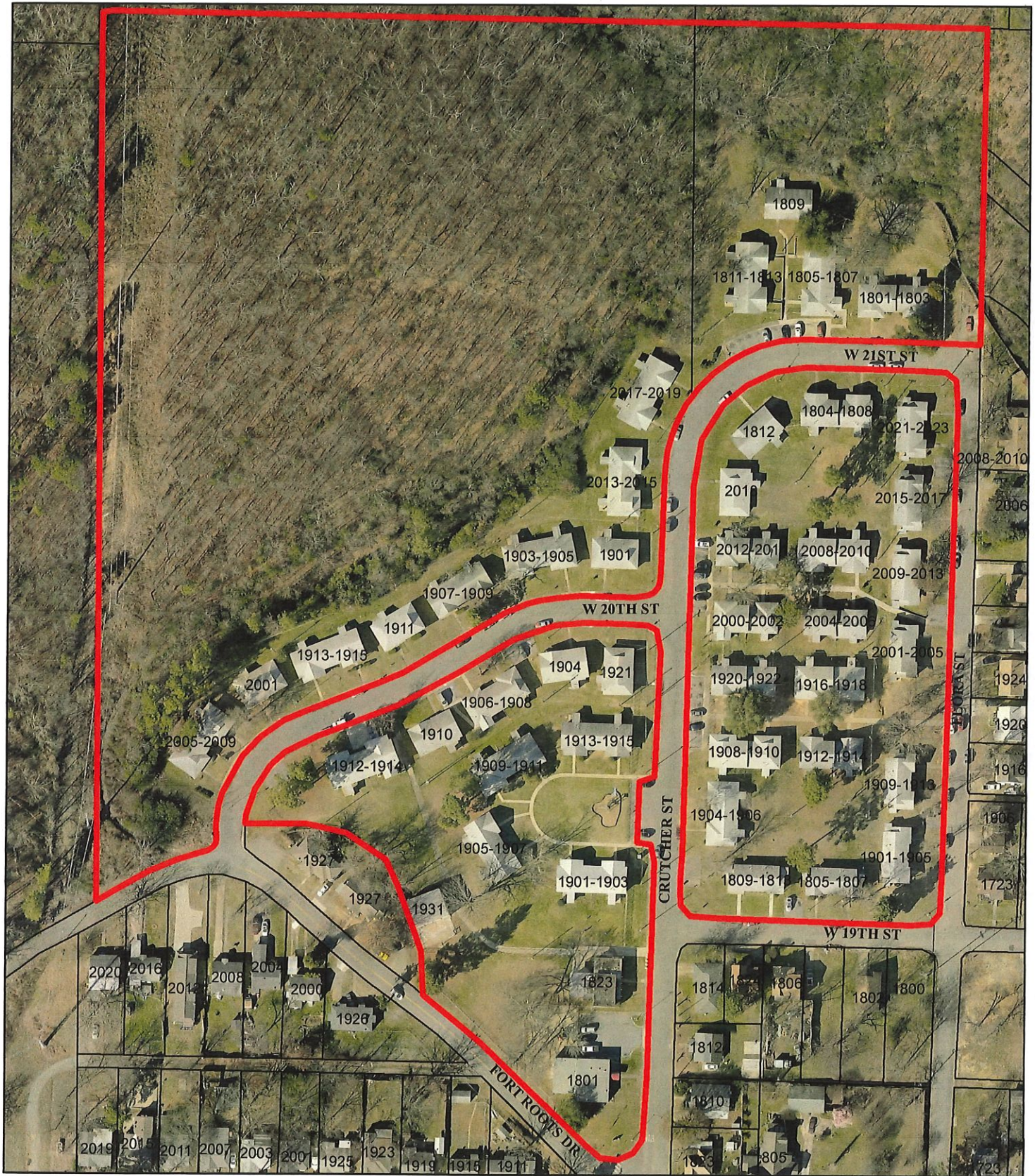
Date: 7/11/2018



Zoning Map



Rezone Case #2018-16



1 inch = 150 feet

0 75 150 300 Feet



Ortho Map

Date: 7/11/2018



Public Hearing Case # 2018-22

EXHIBIT

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Ortho Map

1 inch = 100 feet



Date: 8/23/2018