

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

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 1413 WEST 25<sup>TH</sup> STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R-2 ZONING CLASSIFICATION TO THE R-3 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 Sean Miller d/b/a Smiller Properties, 6200 Commerce Court, Sherwood, Arkansas 72120, seeking a rezone of the herein described land to allow for a duplex on property located at 1413 West 25th Street, which application was duly considered and approved (6 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on September 10, 2019; 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 1413 West 25th Street, North Little Rock, Arkansas, from Single Family to Duplex was approved (6 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on September 10, 2019.

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 R-3 to allow for a duplex, said property being located on 1413 West 25th Street and more particularly described as:

Lot 4, Bland’s Oversize Lot Addition, 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 Single Family to Duplex 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 a duplex, that the rezoning of the above-described land as provided for herein to allow for a duplex 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:

\_\_\_\_\_  
Council Member Linda Robinson

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

APPROVED AS TO FORM:

*Amy Beckman Fields M.A.*  
\_\_\_\_\_  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

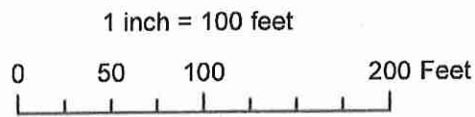
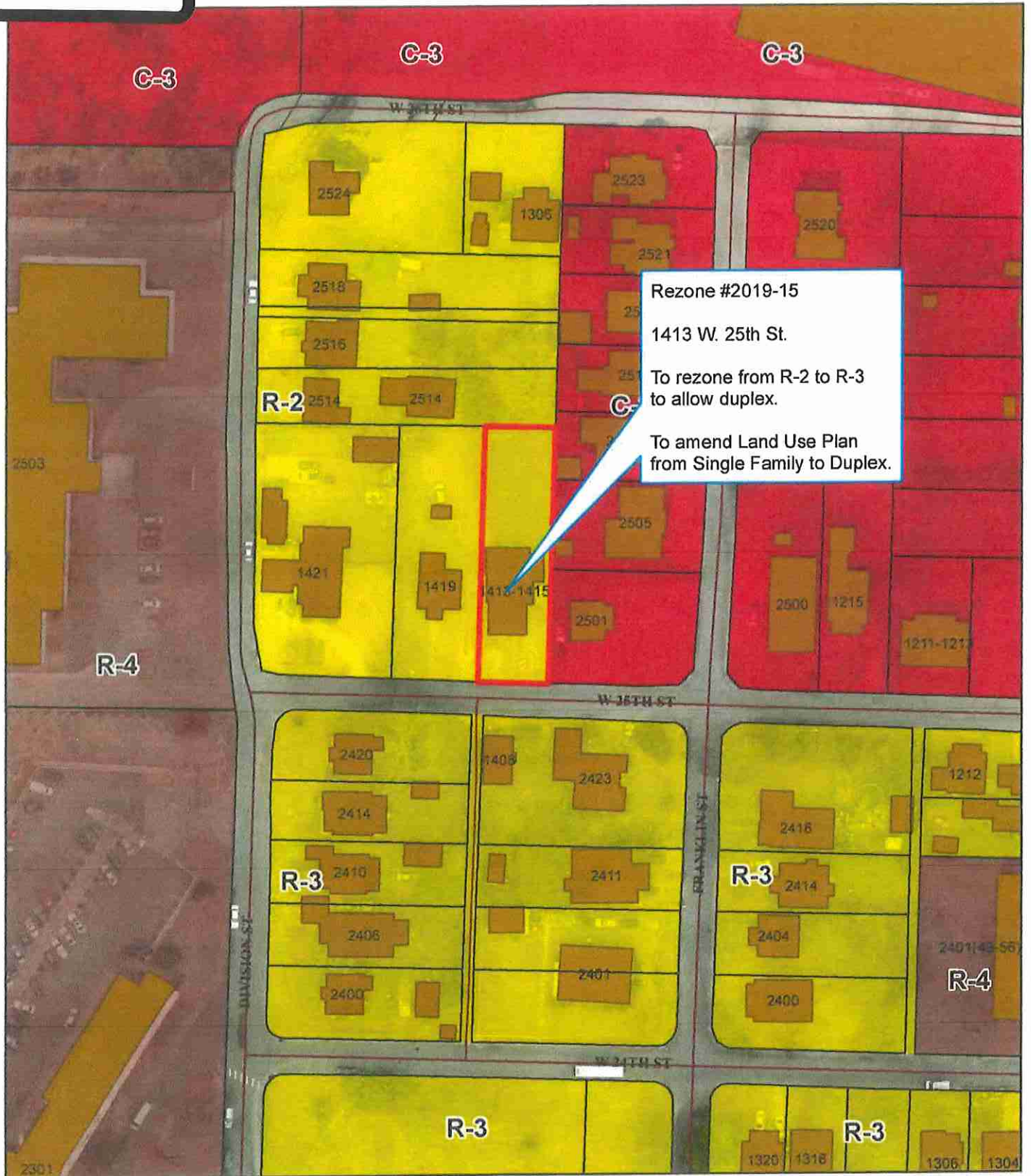
FILED <u>10:50</u> A.M. _____ P.M.
By <u>Asst city Atty Marie Miller</u>
DATE <u>10-22-19</u>
<b>Diane Whitbey, City Clerk and Collector</b> North Little Rock, Arkansas
RECEIVED BY <u>K. Thomas</u>

EXHIBIT

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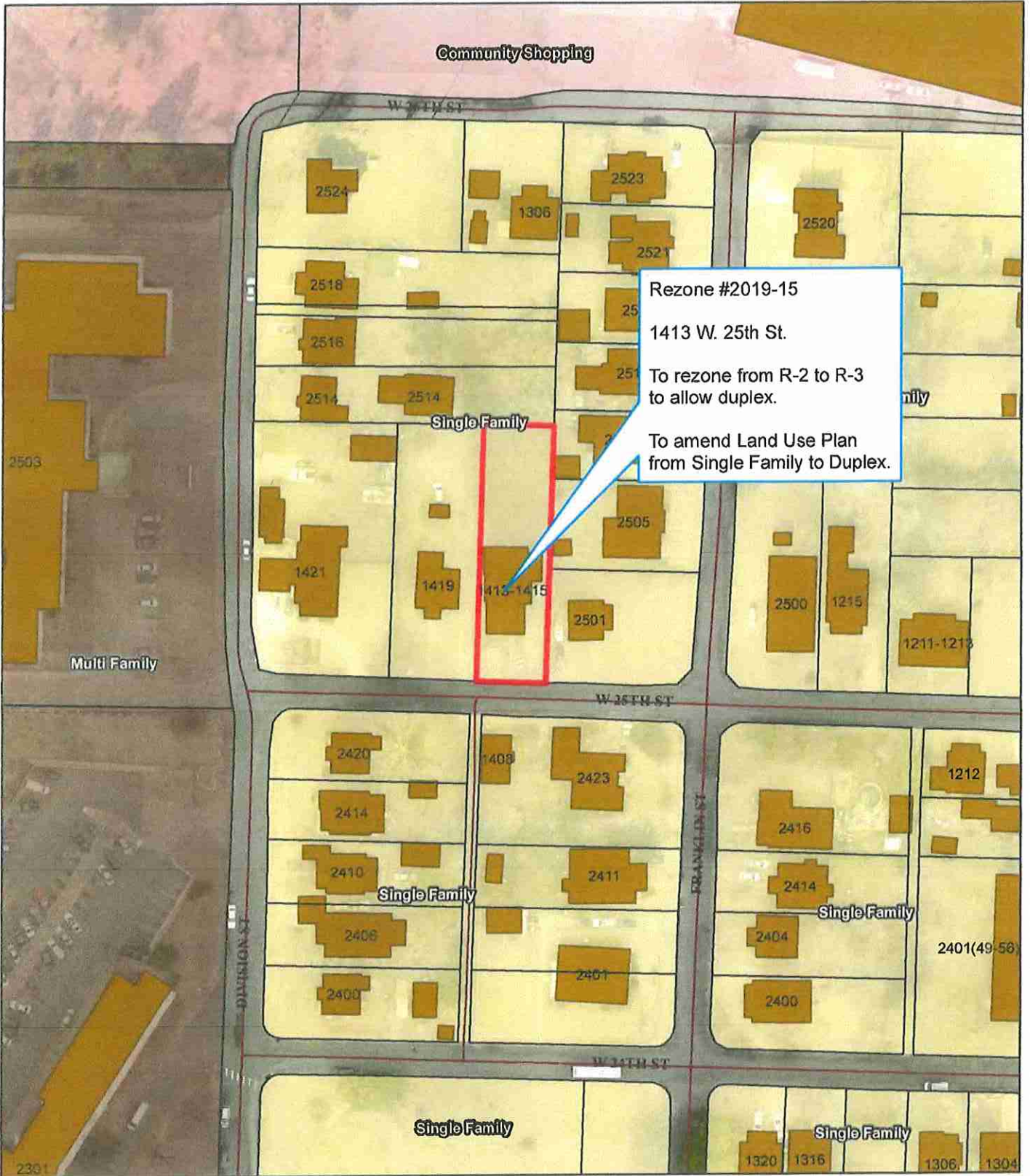
A.

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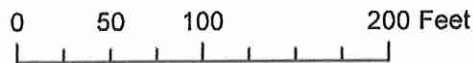


Date: 8/15/2019

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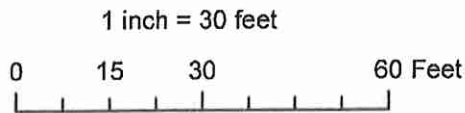
1 inch = 100 feet



**Land Use Map**

Date: 8/15/2019

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Date: 8/15/2019