

ORDINANCE NO. ____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT THE NORTHEAST CORNER OF MACARTHUR DRIVE AND CANDID LANE FROM R-2 TO I-1 BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by the Dante Jacuzzi, 11125 Arcade Drive, Suite A, Little Rock, Arkansas, 72212, seeking a rezone of the herein described land from R-2 to I-1, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on November 13, 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 at the northeast corner of MacArthur Drive and Candid Lane (outside the City limits but within its extraterritorial planning jurisdiction), North Little Rock, Arkansas, from Single Family to Industrial was approved (9 affirmative) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on November 13, 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-2 to I-1, to allow for an office/warehouse development, said property being located within the City's extraterritorial planning jurisdiction at the northeast corner of MacArthur Drive and Candid Lane, in Pulaski County, Arkansas, and more particularly described as:

Tract 4, Suttons Subdivision, Pulaski County, Arkansas (See Exhibits A and B.)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Single Family to Light Industrial as reflected on the map attached hereto as Exhibit C 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 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:



Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

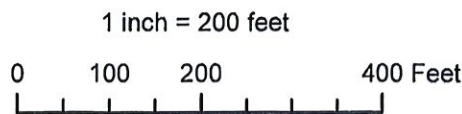
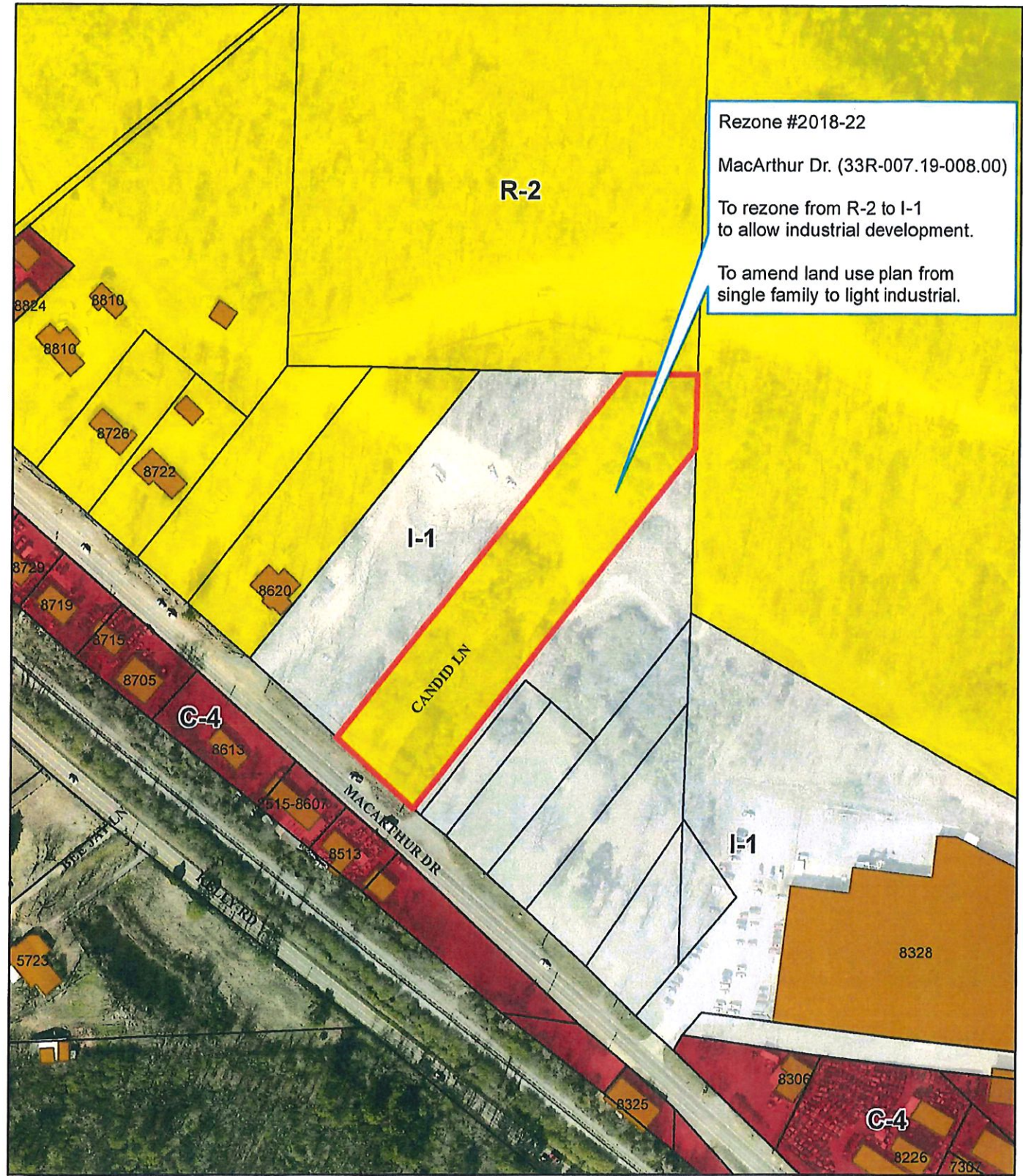


Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

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| FILED <u>10:53</u> A.M. _____ P.M. |
| By <u>City Atty Amy Fields</u> |
| DATE <u>11-20-18</u> |
| Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas |
| RECEIVED BY <u>W. Thomas</u> |

Rezone Case #2018-22

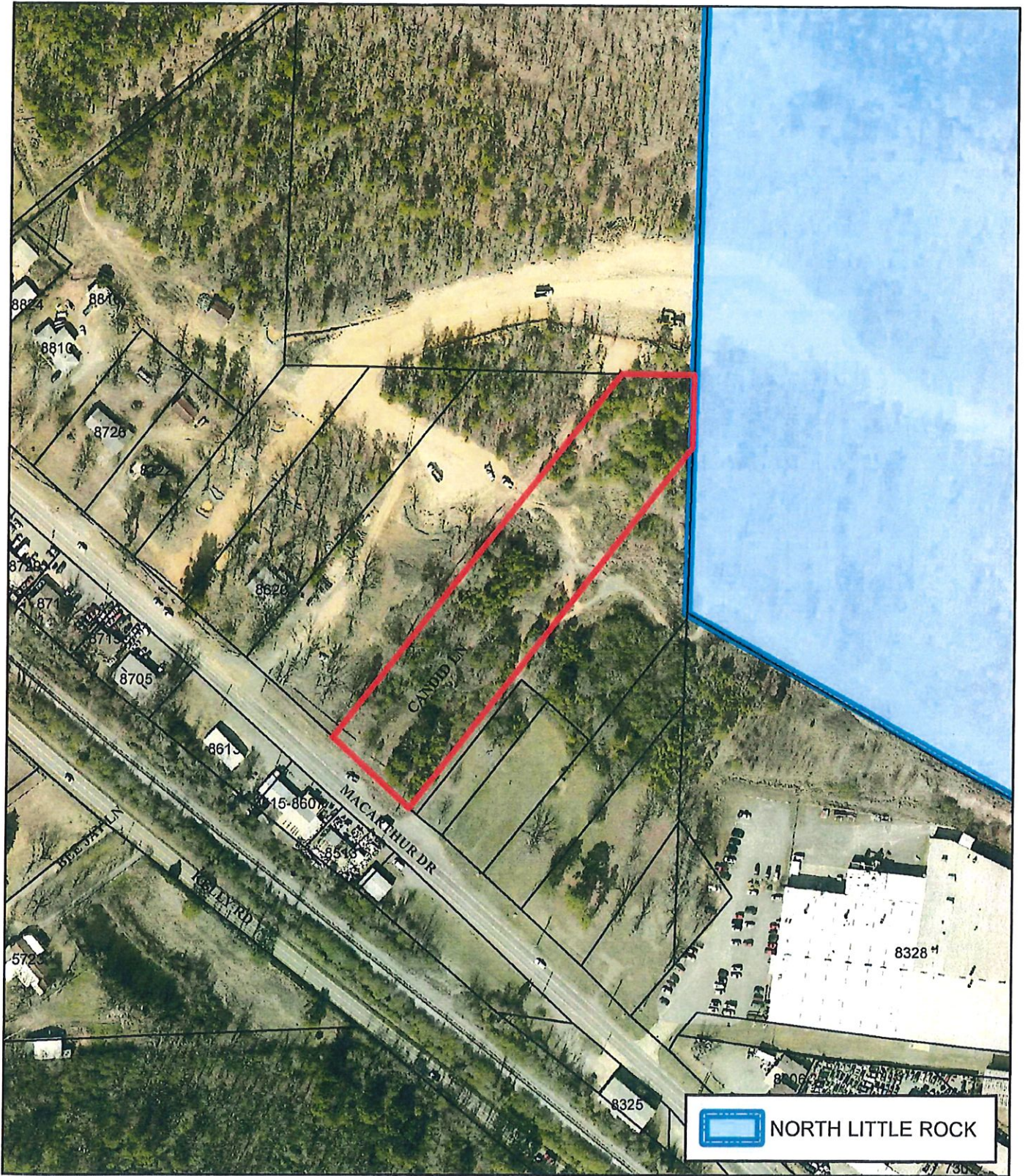


Date: 9/26/2018

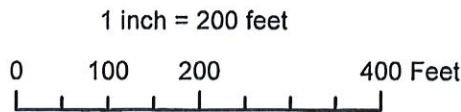
EXHIBIT

tabbles A .

Rezone Case #2018-22



 NORTH LITTLE ROCK



Date: 9/26/2018

EXHIBIT

tabbies B.



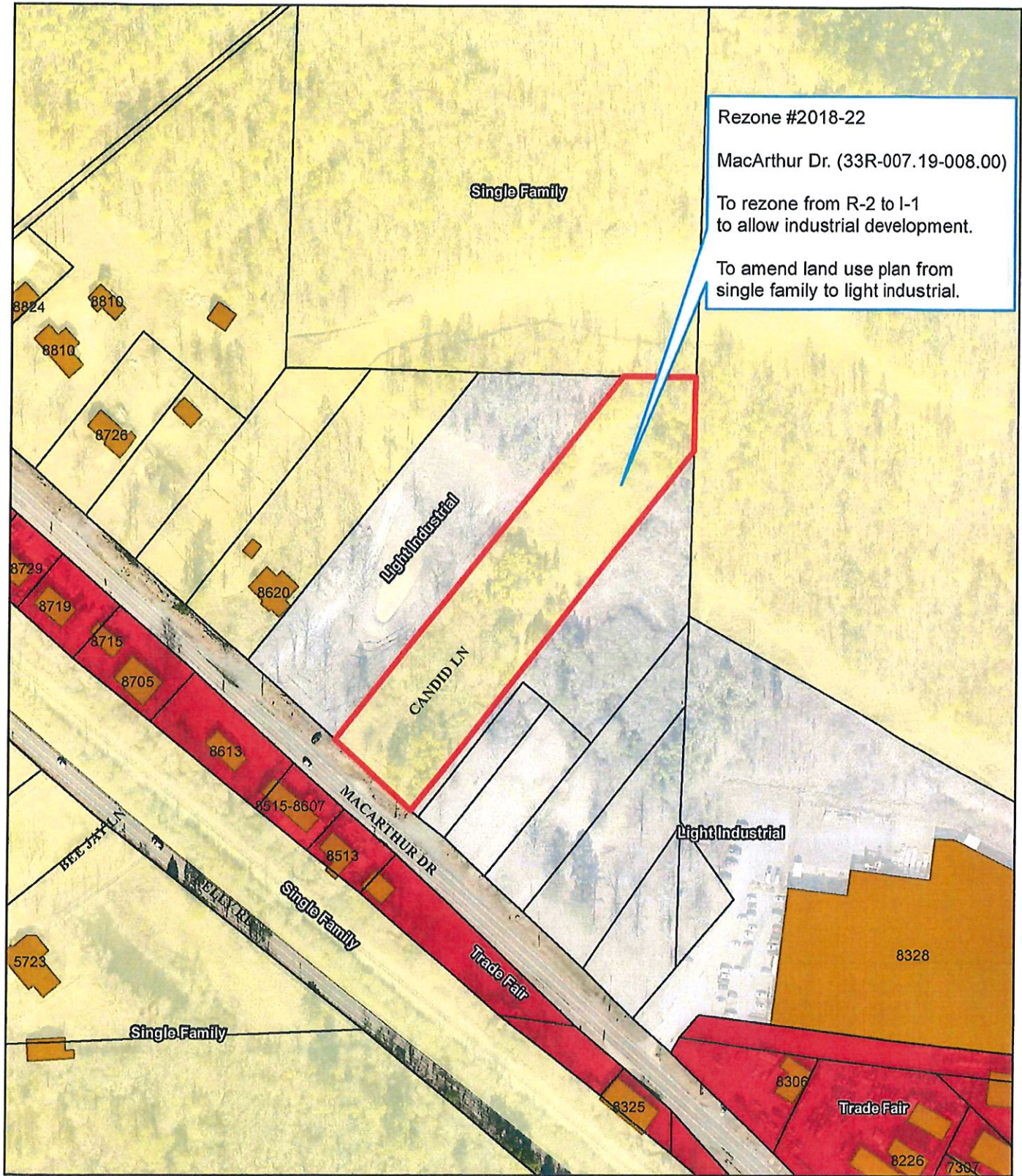
Rezone Case #2018-22

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MacArthur Dr. (33R-007.19-008.00)

To rezone from R-2 to I-1
to allow industrial development.

To amend land use plan from
single family to light industrial.



1 inch = 200 feet

0 200 400 Feet

Date: 11/2/2018

EXHIBIT

C.



Land Use Map