

O-21- 39

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 9401 DIAMOND DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM I1 TO I2 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Colliers International, P.O Box 3546, Little Rock, Arkansas 72203, seeking a rezone of the herein described land to allow for a warehouse and distribution business over 25,000 square feet, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on March 9, 2021.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Ordinance No. 9263 of the City of North Little Rock, Arkansas (“the Zoning Ordinance”) is hereby amended by changing the classification of certain land from I1 to I2 zone, said property being located at 9401 Diamond Drive in the City North Little Rock, Pulaski County, Arkansas and more particularly described as:

TRACT 1: LOT 2AR, HARRIS INDUSTRIAL PARK, NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, being shown on plats of record as Instrument Number 2015033373 and as Instrument Number 2015040917, in the records of Pulaski County, Arkansas, containing 3.14 acres, more or less.

TRACT 2: LOT 3A-R, HARRIS INDUSTRIAL PARK (BEING A REPLAT OF TRACT 5A & LOT 3A, HARRIS INDUSTRIAL PARK AND OTHER LANDS) IN THE CITY OF NORTH LITTLE ROCK AND IN SOUTHWEST 1/4 SECTION 24, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY ARKANSAS, being shown on plat of record as Instrument Number 2019037259, in the records of Pulaski County, Arkansas, containing 6.49 acres, more or less.

TRACT 3: PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4, SECTION 24, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY ARKANSAS, being more particularly described as follows. Beginning at the Northwest corner of Tract 2AR; thence North 07°09'12" West along the Easterly line of Lot 1AR, being shown on plat of record as Instrument Number 2015033373, in the records of Pulaski County, Arkansas, a distance of 440.38 feet to the Northeast corner of Lot 1AR; thence North 82°14'50" East, a distance of 732.55 feet; thence South 07°21'47" East, a distance of 221.61 feet to a point on the Northerly line of Lot 5A-R, being shown on plat of record as Instrument Number 2019037259, in the records of Pulaski County, Arkansas; thence South 82°04'24" West along said Northerly line a distance of 200.7 feet to the Northwest corner of said Lot 5A-R; thence South 07°21'48" East along the Westerly line of Lot 5A-R, a distance of 214.83 feet to the Northeast corner of Lot 3A-R, being

shown on plat of record as Instrument Number 2019037259, in the records of Pulaski County, Arkansas; thence South 81°50'35" West along the Northerly line of Lots 3A-R and 2AR, being shown on plat of record as Instrument Number 2015040917, in the records of Pulaski County, Arkansas, a distance of 534.13 feet to the point of beginning containing 6.39 acres, more or less. (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 rezoning of the above-described land as provided for herein 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 Terry C. Hartwick

SPONSOR:

ATTEST:

Maurice Taylor
Council Member Maurice Taylor

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

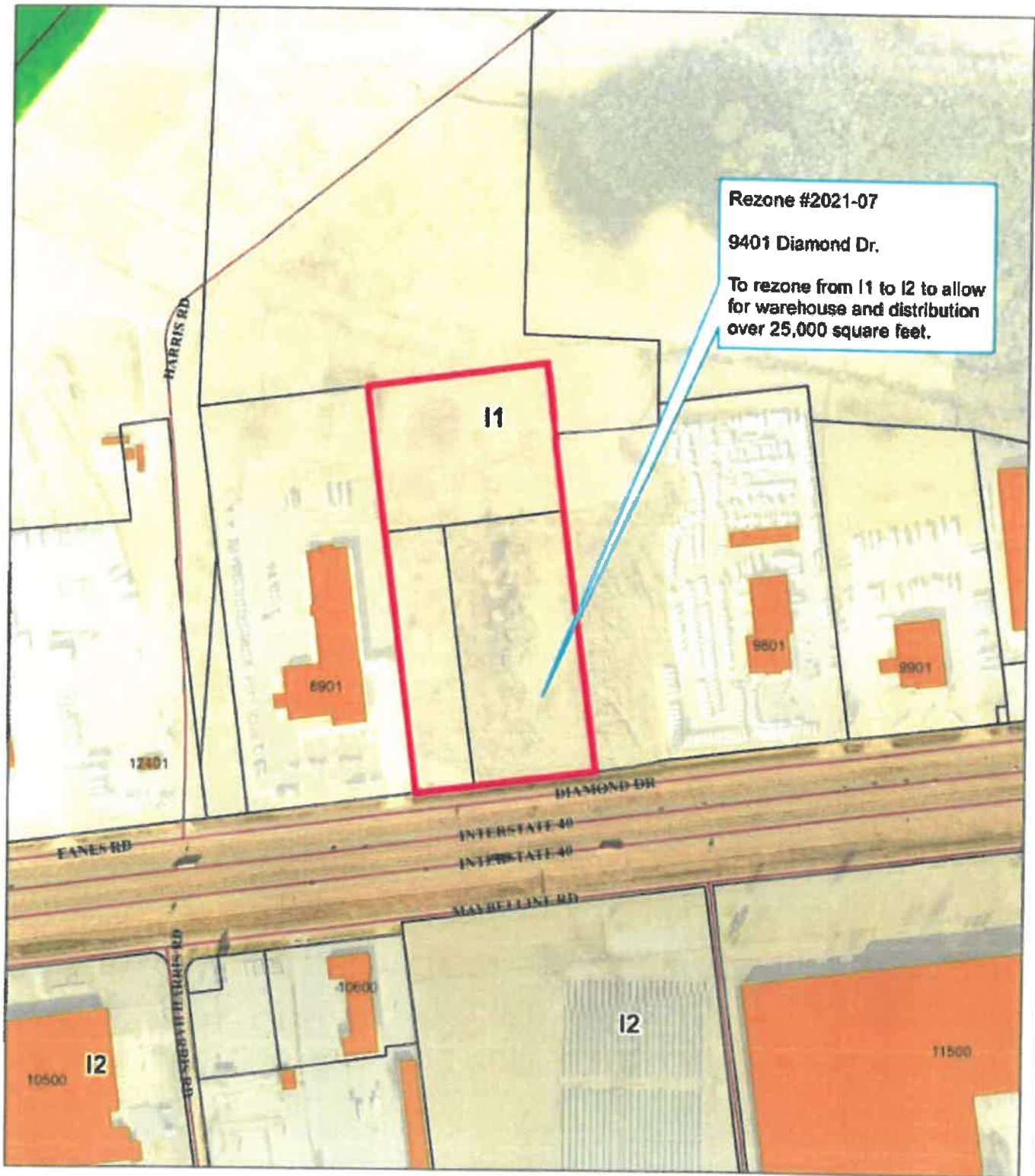
Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:35</u>	A.M.	_____	P.M.
By	<u>Amy Fields, CA</u>			
DATE	<u>5/4/21</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	_____			

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EXHIBIT
A

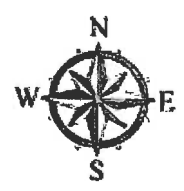
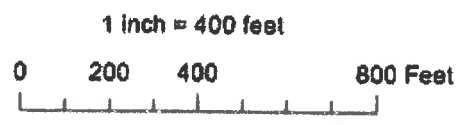
Rezone Case #2021-07



Rezone #2021-07
9401 Diamond Dr.
To rezone from I1 to I2 to allow for warehouse and distribution over 25,000 square feet.



Zoning Map



Date: 2/4/2021

