

O-15-62

ORDINANCE NO. _____

AN ORDINANCE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 6910 DEWAFFLEBAKKER DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM I-2 TO I-1 TO ALLOW A FITNESS CENTER, BY AMENDING ORDINANCE NO. 7697; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Eric Holloway, 200 Casey Drive, Maumelle, AR 72113, seeking a rezone of the herein described land to allow a fitness center, 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 June 9, 2015.

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 I-2 to I-1 to a fitness center, said property being located at 6910 Dewafflebakker Drive in North Little Rock, Arkansas, and more particularly described as:

Lot 1, Rock City Crossfit Addition to the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits “A” and “B” attached hereto.)

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 commercial development within its boundaries, that the rezoning of the above-described land as provided for herein to allow a fitness center 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:

Alderman Steve Baxter

Alderman Bruce Foutch

APPROVED AS TO FORM:

C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

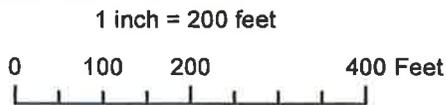
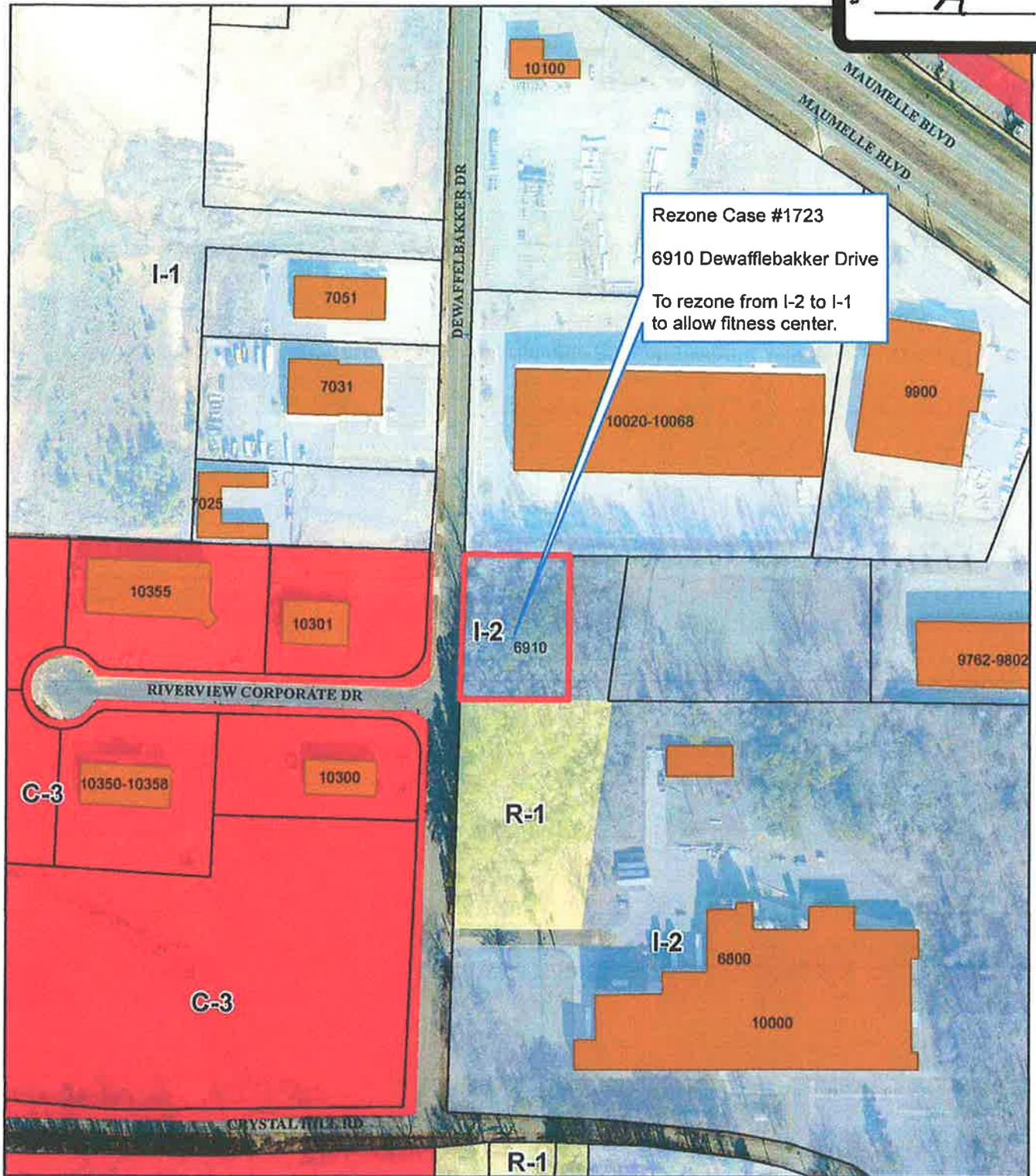
ATTEST:

Diane Whitbey, City Clerk

FILED <u>10:56</u> A.M. _____ P.M.
By <u>C. Jason Carter</u>
DATE <u>7-21-15</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>[Signature]</u>

Rezone Case #1723

EXHIBIT
"A"



Date: 3/31/2015

BIX ENTERPRISES, LLC
LOT 2 BIXLER SUB
ZONED I-1

DEWAFFLEBAKKER DRIVE

RIVERVIEW
CORPORATE
DRIVE

DEMAFFLEBAKKERS, INC
LOT 1R DEMAFFLEBAKKERS SUB
ZONED I-2

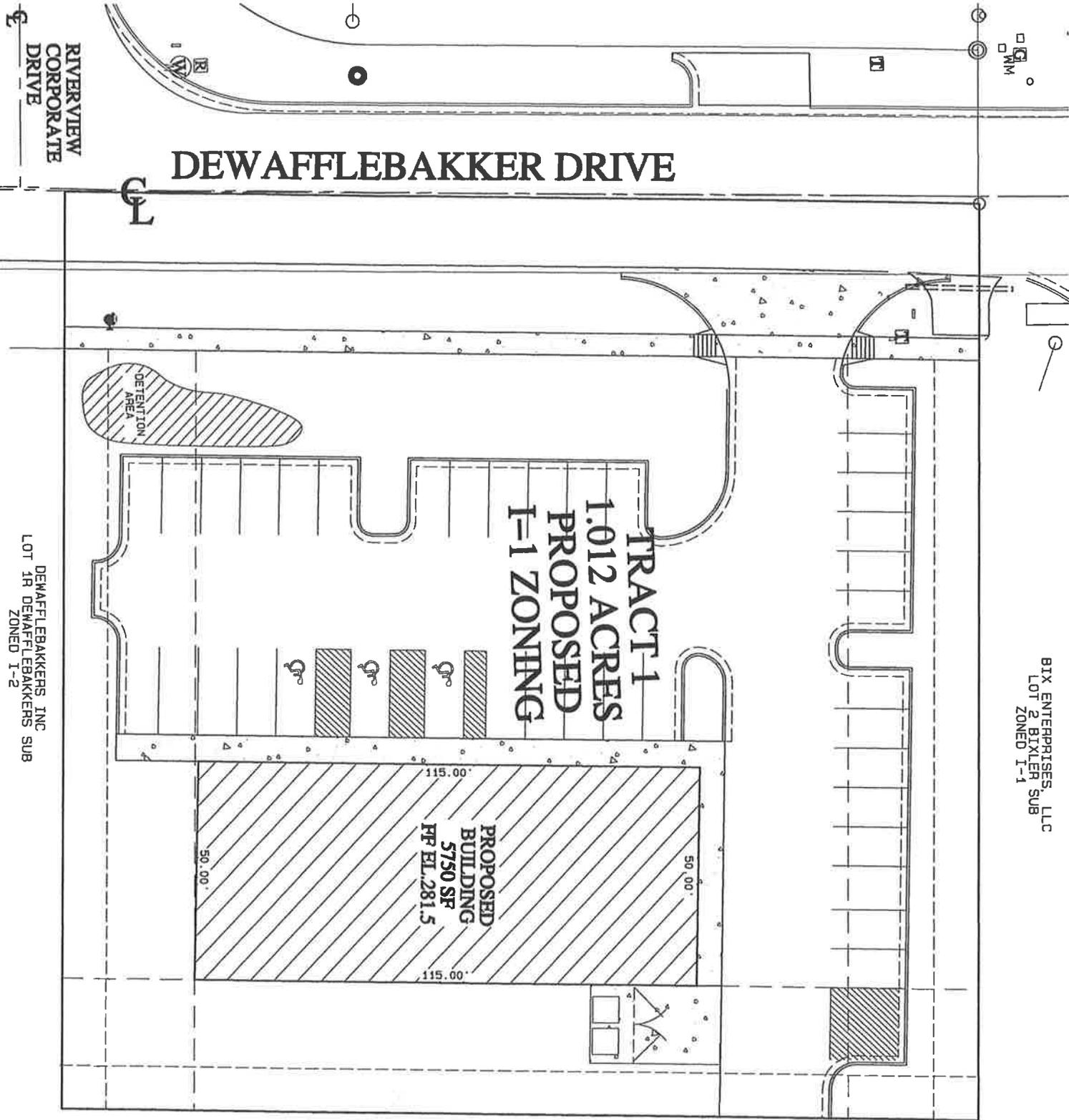


EXHIBIT
"B"

DEMAFFLEBAKKERS, INC
LOT 1R
DEMAFFLEBAKKERS SUB
ZONED I-2