O-20-60

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT ESPLANADE CIRCLE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R-3 AND R-4 ZONING CLASSIFICATION TO THE C-6 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 7697; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Holloway Engineering, 200 Casey Drive, Maumelle, AR 72113, seeking a rezone of the herein described land to allow for a mixed-use development, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regular meeting thereof held on June 9, 2020.

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 and R-4 zoning classification to the C-6 zoning classification to allow for a mixed use development, said property being located at Esplanade Circle in North Little Rock, Pulaski County, Arkansas (maps attached hereto as Exhibit A) and more particularly described as:

> Lands lying in the Northeast Quarter of Section 33 and the Southwest Quarter of the Southeast Quarter of Section 28, Township 2 North, Range 12 West, North Little Rock, Pulaski County, Arkansas, more particularly described as follows:
> Commencing at a found PK Nail at the Northeast Corner of said Section 33 North 87 degrees 52 minutes 48 seconds West 914.67 feet to a found fence post at the Northwest Corner of Riverview Subdivision, also being the point of beginning; thence South 01 degrees 33 minutes 56 seconds West 1999.21 feet to a point on the North Right-of-Way of River Road; thence along said North Right-of-Way North 34 degrees 58 minutes 10 seconds West 603.70 feet; thence North 35 degrees 21 minutes 43 seconds West 560.30 feet; thence North 38 degrees 00 minutes 08 seconds West 938.40 feet; thence North 41 degrees 03 minutes 49 seconds West 408.30 feet; thence leaving said North Right-of-Way North 25 degrees 28 minutes 32 seconds East 115.40 feet to a point that is on the West Right-of-Way of Paul Duke Drive and also the Southeast Corner of Parcel # 33N2610002500, Quitclaim Deed filed for record as Instrument #2007087796 on November 14, 2007, Pulaski County, Arkansas; thence along said West Right-of-Way and East Deed Line North 31 degrees 37 minutes 03 seconds East 15.30 feet; thence North 34 degrees 49 minutes 00 seconds East 92.70 feet; thence North 49 degrees 38 minutes 13 seconds East 174.10 feet; thence North 29 degrees 04 minutes 25 seconds East 316.70 feet to a found 1/2 inch Rebar, that is also the Northeast Corner of Parcel # 33N2610002500, Quitclaim Deed filed for record as Instrument #2007087796 on November 14, 2007, Pulaski County, Arkansas; thence leaving said West Right-of-Way

and East Deed Line North 83 degrees 21 minutes 07 seconds East 126.00 feet; thence South 20 degrees 36 minutes 42 seconds East 607.50 feet to a found 1/2 inch spike on the North Line of said Section 33, that is also the Southwest Corner of Lasker s Second Addition; thence along said North Line of Section 33 and the South Line of Lasker s Second Addition South 87 degrees 59 minutes 20 seconds East 835.22 feet to the point of beginning containing 40.702 acres more or less. LESS AND EXCEPT: Lands lying in the Northeast Quarter of Section 33, Township 2 North, Range 12 West, North Little Rock, Pulaski County, Arkansas, more particularly described as follows: Commencing at a found PK Nail at the Northeast Corner of said Section 33 North 87 degrees 52 minutes 48 seconds West 914.67 feet to a found fence post at the Northwest Corner of Riverview Subdivision, thence South 01 degrees 33 minutes 56 seconds West 961.12 feet to the point of beginning; thence South 01 degrees 33 minutes 56 seconds West 1038.09 feet to a point on the North Right-of-Way of River Road; thence along said North Right-of-Way North 34 degrees 58 minutes 10 seconds West 708.51 feet; thence leaving said North Right-of-Way North 08 degrees 56 minutes 24 seconds West 57.98 feet; thence along a curve to the right 356.78 feet with the radius of 338.50 feet and a chord bearing and distance of North 21 degrees 15 minutes 19 seconds East 340.50 feet; thence along a curve to the left 221.47 feet with the radius of 494.50 feet and a chord bearing and distance of North 38 degrees 37 minutes 13 seconds East 219.62 feet thence South 64 degrees 12 minutes 37 seconds East 203.81 feet to the point of beginning containing 7.113 acres more or less.

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 Joe A. Smith

SPONSORS: ATTEST:

Linda Robinson

Council Member Linda Robinson Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:15 A.M. _____ P.M.

By Amy Fields, CA

DATE 6-18-20

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY

EXHIBIT

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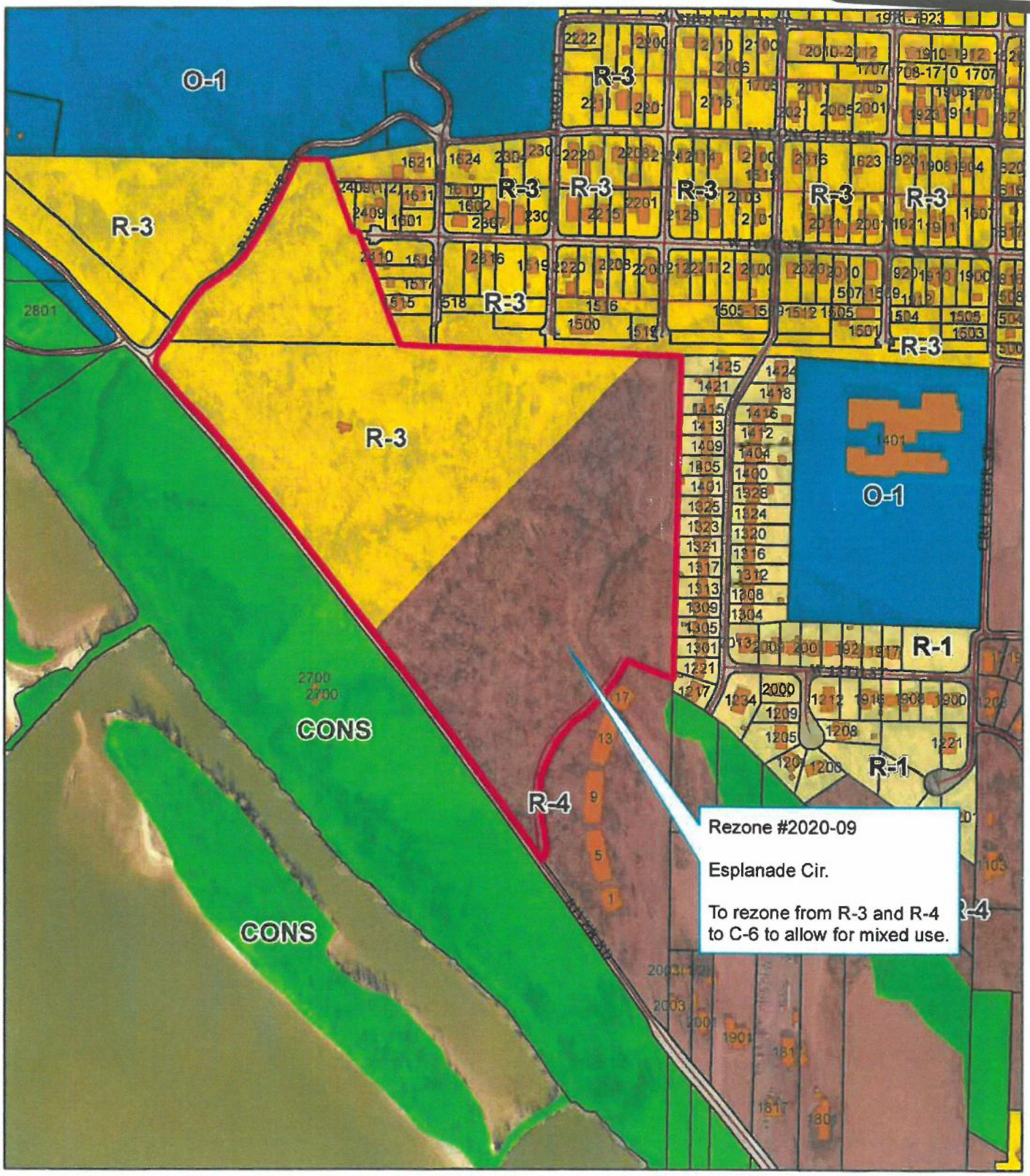
A

Rezone Case #2020-09



Zoning Map

1 inch = 400 feet

0 200 400 800 Feet

N W E S

Date: 5/15/2020

Rezone Case #2020-09

Ortho Map

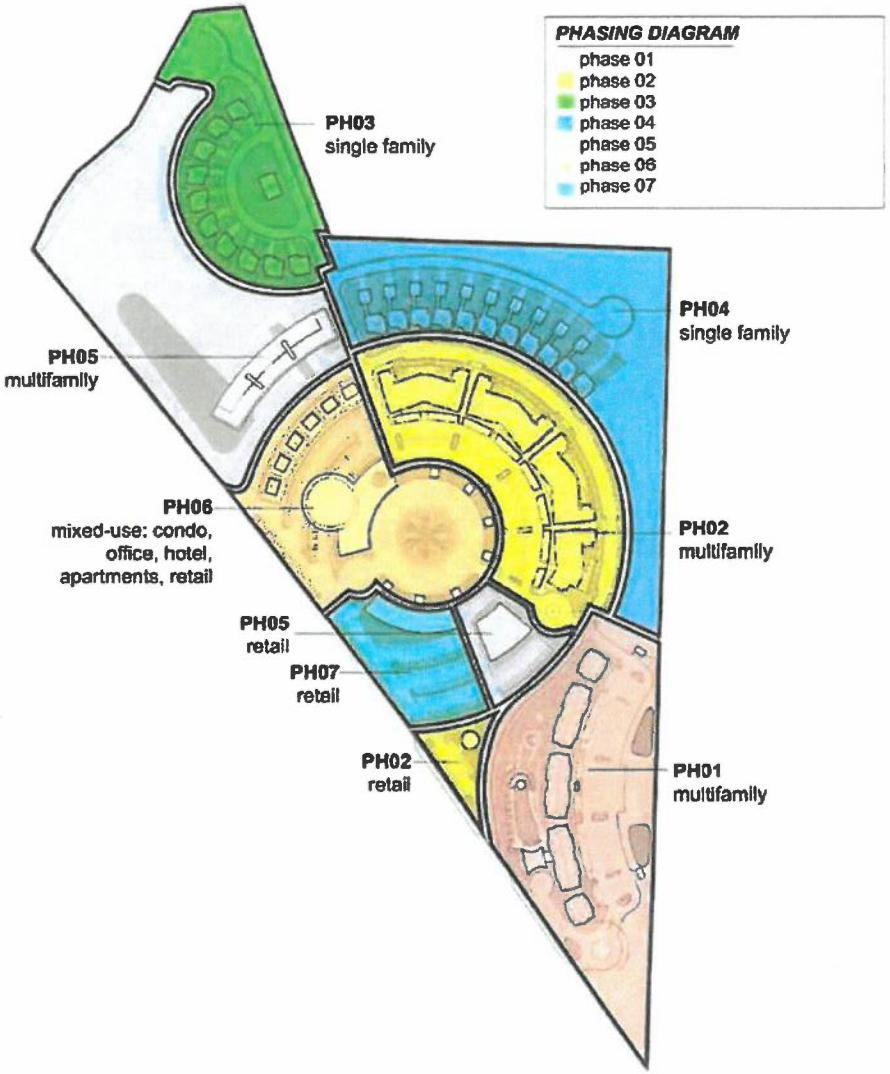
1 inch = 300 feet

0 150 300 600 Feet

Date: 5/15/2020

N
W E
S

Phasing Diagram



ESPLANADE PHASE II
SYLVANA