O-20-75

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 13001 HIGHWAY 70 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R2 TO I2 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Thomas Engineering Company, 3810 Lookout Road, North Little Rock, 72116, seeking a rezone of the herein described land with a 50-foot Greenbelt buffer to allow for industrial development, 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 August 11, 2020; 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 property herein described and being located at 13001 Highway 70, North Little Rock, Arkansas, from Single Family to Light Industrial was approved (8 affirmative, 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on August 11, 2020.

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 R2 to I2 zone, with a 50-foot Greenbelt buffer, said property being located at 13001 Highway 70 in North Little Rock, Pulaski County, Arkansas and more particularly described as:

TRACT 1 AS DESCRIBED IN WARRANTY DEED #2011071389, BEING MORE PARTICULARLY DESCRIBED AS:

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 19 AND THE WEST 1/2 OF SECTION 29 AND PART OF SECTION 30 ALL IN TOWNSHIP 2 NORTH, RANGE 10 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 10 WEST; THENCE SOUTH 01 DEGREE 34 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 30, 854.10 FEET; THENCE SOUTH 58 DEGREES 13 MINUTES 25 SECONDS EAST, 1310.13 FEET TO A POINT ON THE WEST LINE OF THE E1/2 OF THE NW1/4 OF SAID SECTION 30; THENCE NORTH 01

DEGREE 50 MINUTES 24 SECONDS EAST ALONG SAID WEST LINE 48.81 FEET TO AN IRON PIN SITUATED AT THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREE 50 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF THE E1/2 OF THE NW1/4 OF SECTION 30, 1398.33 FEET TO AN IRON PIN; THENCE NORTH 81 DEGREES 58 MINUTES 56 SECONDS EAST, 2783.64 FEET TO AN IRON PIN; THENCE SOUTH 66 DEGREES 49 MINUTES 57 SECONDS EAST, 1144.58 FEET TO AN IRON PIN; THENCE SOUTH 54 DEGREES 50 MINUTES 32 SECONDS EAST, 1563.97 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 09 MINUTES 40 SECONDS EAST, 1309.11 FEET TO AN IRON PIN SITUATED ON THE EAST LINE OF THE NW1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 10 WEST; THENCE SOUTH 02 DEGREES 01 MINUTE 54 SECONDS WEST ALONG SAID EAST LINE 834.28 FEET TO AN IRON PIN; THENCE SOUTH 21 DEGREES 34 MINUTES 50 SECONDS WEST, 2448.48 FEET TO AN IRON PIN; THENCE SOUTH 21 DEGREES 43 MINUTES 51 SECONDS WEST ALONG AN OLD FENCE LINE EXTENDED FOR A DISTANCE OF 1250.29 FEET TO AN IRON PIN SITUATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 70, SAID POINT ALSO BEING LOCATED ON THE ARC OF A 915.12 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 55 MINUTES 07 SECONDS WEST, 249.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE TO AN IRON PIN SITUATED AT THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 59 DEGREES 06 MINUTES 27 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 70 FOR A DISTANCE OF 1115.12 FEET TO AN IRON PIN SITUATED AT THE POINT OF CURVATURE OF A 3433.58 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF NORTH 60 DEGREES 06 MINUTES 31 SECONDS WEST 119.98 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 70 TO AN IRON PIN SITUATED AT THE POINT OF TANGENCY OF SAID CURVE; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 70 THE FOLLOWING BEARINGS AND DISTANCES: NORTH 61 DEGREES 06 MINUTES 35 SECONDS WEST 604.94 FEET TO AN IRON PIN; THENCE NORTH 59 DEGREES 20 MINUTES 58 SECONDS WEST, 189.00 FEET TO AN IRON PIN; THENCE NORTH 57 DEGREES 37 MINUTES 51 SECONDS WEST 189.00 FEET TO AN IRON PIN; THENCE NORTH 56 DEGREES 23 MINUTES 53 SECONDS WEST, 209.45 FEET TO AN IRON PIN; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 28 DEGREES 10 MINUTES 02 SECONDS EAST, 1067.55 FEET TO AN IRON PIN; THENCE NORTH 58 DEGREES 31 MINUTES 17 SECONDS WEST, 280.34 FEET TO AN IRON PIN; THENCE NORTH 64 DEGREES 51 MINUTES 45 SECONDS WEST, 502.41 FEET TO AN IRON PIN; THENCE NORTH 67 DEGREES 19 MINUTES 54 SECONDS WEST, 929.76 FEET TO AN IRON PIN; THENCE SOUTH 42 DEGREES 48 MINUTES 05 SECONDS WEST, 462.16 FEET TO AN IRON PIN SITUATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 70; THENCE NORTH 38 DEGREES 44 MINUTES 34 SECONDS WEST ALONG SAID RIGHT-OF-

WAY LINE 227.90 FEET TO AN IRON PIN SITUATED AT THE POINT OF CURVATURE OF A 3064.63 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF NORTH 42 DEGREES 16 MINUTES 20 SECONDS WEST, 393.57 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 70 TO AN IRON PIN SITUATED AT THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45 DEGREES 57 MINUTES 13 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 459.52 FEET TO AN IRON PIN SITUATED AT THE POINT OF CURVATURE OF A 1336.09 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF NORTH 51 DEGREES 26 MINUTES 32 SECONDS WEST, 255.58 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 70 TO AN IRON PIN SITUATED AT THE POINT OF TANGENCY OF SAID CURVE; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 70 THE FOLLOWING BEARINGS AND DISTANCES: NORTH 56 DEGREES 55 MINUTES 50 SECONDS WEST 302.59 FEET TO AN IRON PIN; THENCE NORTH 57 DEGREES 27 MINUTES 26 SECONDS WEST, 136.00 FEET TO AN IRON PIN; THENCE NORTH 57 DEGREES 59 MINUTES 01 SECOND WEST 76.67 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED #2018079899, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, T-2-N, R-10-W; THENCE S01°34'20"W, ALONG THE WEST LINE OF SAID SECTION 30 FOR 854.10 FEET; THENCE S58°13'25"E FOR 1310.13 FEET TO A POINT ON THE WEST LINE OF THE E½ OF THE NW'/4 OF SAID SECTION 30; THENCE N01°50'24"E, ALONG SAID WEST LINE FOR 1447.14 FEET; THENCE N81°58'56"E FOR 2783.64 FEET; THENCE S66°49'57"E FOR 1144.58 FEET; THENCE S54°50'32"E FOR 1563.97 FEET; THENCE S88°09'40"E FOR 1309.11 FEET TO A POINT ON THE EAST LINE OF THE NW% OF SECTION 29, T-2-N, R-10-W; THENCE S02°01'54"W, ALONG SAID EAST LINE FOR 834.28 FEET; THENCE S21°34'50"W FOR 2448.48 FEET; THENCE S21°43'51"W, ALONG AN OLD FENCE LINE EXTENDED FOR 530.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S21°43'51"W FOR 720.0 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #70, SAID POINT ALSO BEING LOCATED ON THE ARC OF A 915.12 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF N67°55'07"W FOR 249.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT SITUATED AT THE POINT OF TANGENCY OF SAID CURVE; THENCE N59°06'27"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #70 FOR 375.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N21°43'51"E FOR 658.77 FEET; THENCE S68°16'09"E' FOR 619.51 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES MORE OR LESS.

LESS AND EXCEPT:

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 19 AND THE WEST 1/2 OF SECTION 29 AND PART OF SECTION 30 ALL IN TOWNSHIP 2 NORTH, RANGE 10 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ½" REBAR A THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 70 (60' R/W) AND THE EAST LINE OF THE W1/2 NW1/4 OF SAID SECTION 30;
THENCE N 01° 50' 24" E ALONG SAID EAST LINE FOR 1398.33 FEET;
THENCE N 81° 58' 56" E FOR 1309.46 FEET TO THE POINT OF BEGINNING;
THENCE N 81° 58' 56" E FOR 1474.18 FEET;
THENCE S 66° 49' 57" E FOR 1144.58 FEET;
THENCE S 54° 50' 32" E FOR 1563.97 FEET;
THENCE S 88° 09' 40" E FOR 786.32 FEET;
THENCE S 79° 22' 54" W FOR 320.21 FEET;
THENCE S 43° 53' 02" W FOR 172.90 FEET;
THENCE N 88° 12' 29" W FOR 235.08 FEET;
THENCE N 00° 27' 05" E FOR 139.44 FEET;
THENCE N 86° 42' 29" W FOR 554.44 FEET;
THENCE N 73° 15' 59" W FOR 206.36 FEET;
THENCE N 86° 39' 55" W FOR 129.88 FEET;
THENCE N 82° 19' 31" W FOR 228.49 FEET;
THENCE S 88° 53' 52" W FOR 428.12 FEET;
THENCE N 05° 07' 15" E FOR 739.28 FEET;
THENCE N 75° 58' 06" W FOR 58.96 FEET;
THENCE S 70° 45' 04" W FOR 105.32 FEET;
THENCE N 88° 16' 31" W FOR 113.10 FEET;
THENCE N 59° 52' 28" W FOR 71.15 FEET;
THENCE N 14° 36' 05" W FOR 67.44 FEET;
THENCE N 54° 28' 17" W FOR 29.25 FEET;
THENCE N 85° 50' 26" W FOR 628.01 FEET;
THENCE N 04° 02' 45" W FOR 202.42 FEET;
THENCE N 37° 04' 56" W FOR 38.35 FEET;
THENCE N 78° 26' 37" W FOR 201.20 FEET;
THENCE N 86° 47' 16" W FOR 193.60 FEET;
THENCE S 83° 59' 44" W FOR 829.36 FEET;
THENCE N 88° 01' 13" W FOR 187.95 FEET TO THE POINT OF BEGINNING, CONTAINING 1,090,691 SQUARE FEET OR 25.039 ACRES, MORE OR LESS.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, T-2-N, R-10-W; THENCE S01 34'20"W, ALONG THE WEST LINE OF SAID SECTION 30 FOR 854.10 FEET; THENCE S58 13'25"E FOR 1310.13 FEET TO A POINT ON THE

WEST LINE OF THE E1/2 OF THE NW'/4 OF SAID SECTION 30; THENCE N01 50'24"E, ALONG SAID WEST LINE FOR 1447.14 FEET; THENCE N81 58'56"E FOR 2783.64 FEET; THENCE S66 49'57"E FOR 1144.58 FEET; THENCE S54 50'32"E FOR 1563.97 FEET; THENCE S88 09'40"E FOR 1309.11 FEET TO A POINT ON THE EAST LINE OF THE NW% OF SECTION 29, T-2-N, R-10-W; THENCE S02 01'54"W, ALONG SAID EAST LINE FOR 834.28 FEET; THENCE S21 34'50"W FOR 2448.48 FEET; THENCE S21 43'51"W, ALONG AN OLD FENCE LINE EXTENDED FOR 530.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S21 43'51"W FOR 720.0 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #70, SAID POINT ALSO BEING LOCATED ON THE ARC OF A 915.12 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF N67 55'07"W FOR 249.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT SITUATED AT THE POINT OF TANGENCY OF SAID CURVE; THENCE N59 06'27"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #70 FOR 375.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N21 43'51"E FOR 658.77 FEET; THENCE S68 16'09"E' FOR 619.51 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES MORE OR LESS. (See maps attached hereto collectively 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 Light Industrial as reflected on the maps attached hereto collectively 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 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:

Joe A Smith

Mayor Joe A. Smith By AF

Maurice Taylor

Council Member Mauriee Taylor By AF

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

ATTEST:

Diane Whitbey, City Clerk

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

By Amy Fields CA

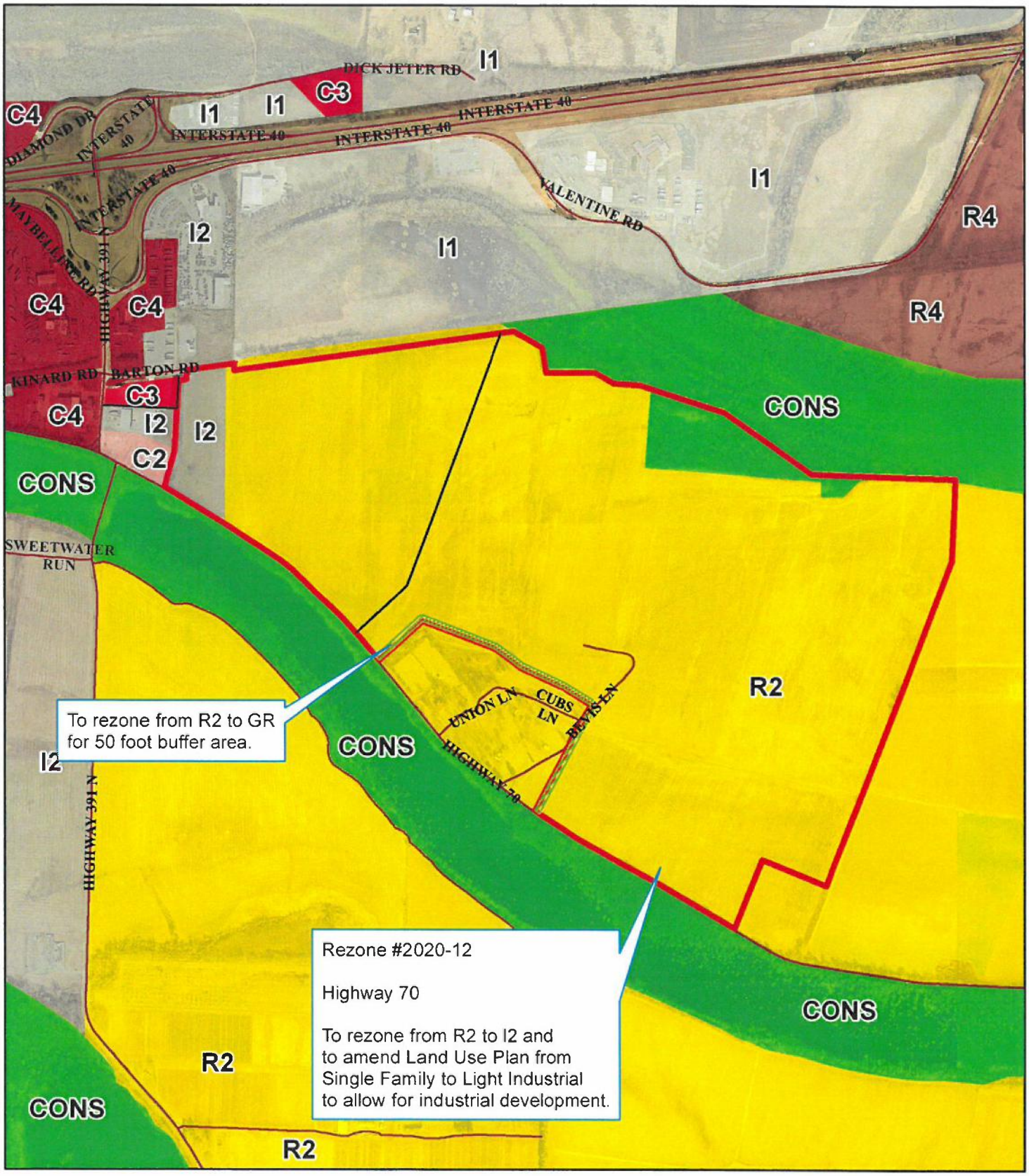
DATE 8-18-20

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

RECEIVED BY

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

Rezone Case #2020-12



NLR Community Planning

Zoning Map

1 inch = 1,200 feet

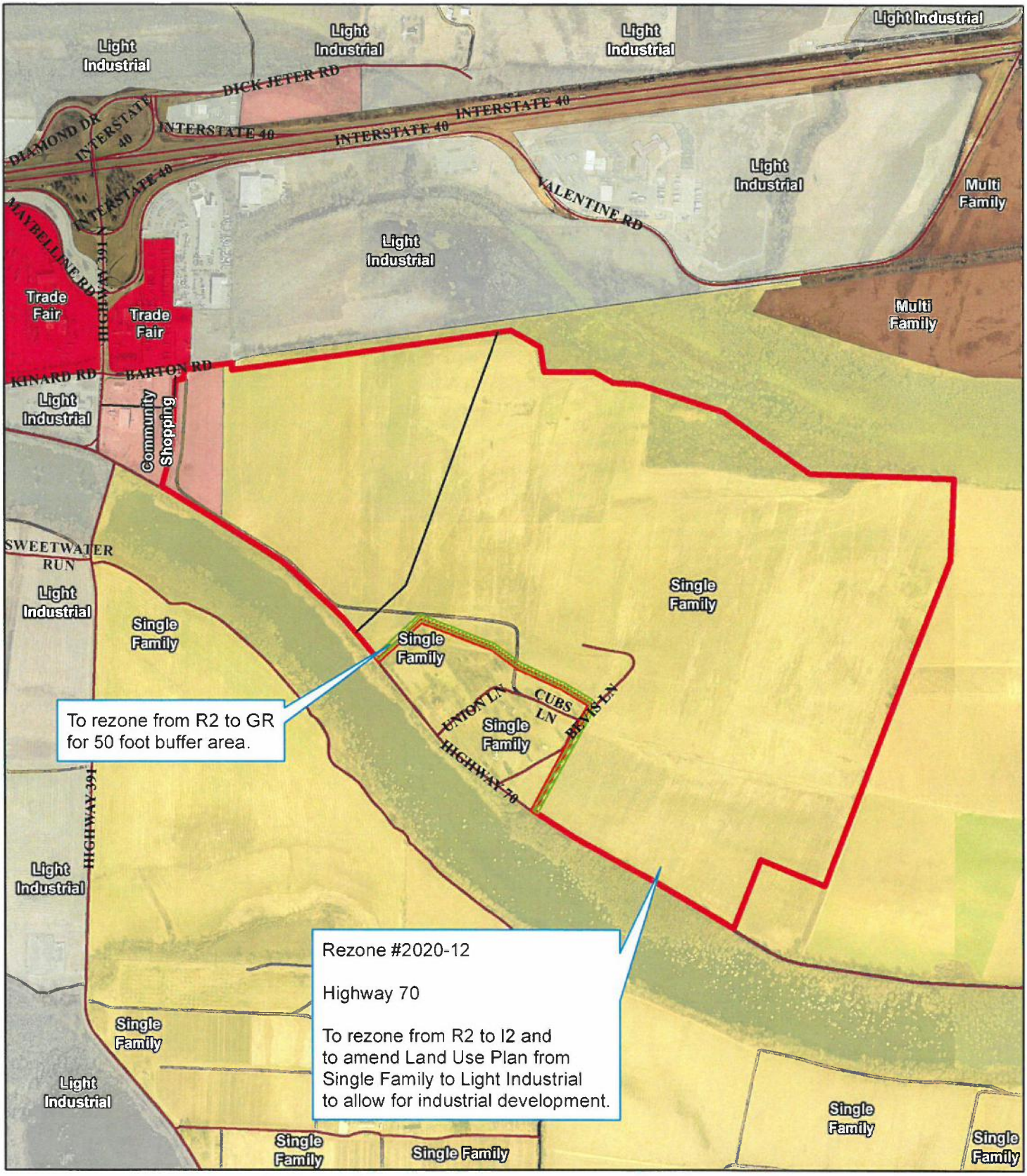
0 600 1,200 2,400 Feet

Date: 8/12/2020

EXHIBIT A

N E S

Rezone Case #2020-12



Land Use Map

1 inch = 1,200 feet

0 600 1,200 2,400 Feet

N W E S

Date: 8/12/2020