O-21-71

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 9750 WHITE OAK CROSSING IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R1 TO C4 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 Holloway Engineering, 200 Casey Drive, Maumelle, Arkansas 72113, seeking a rezone of the herein described land to allow for a mini-storage business, which application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on July 13, 2021; 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 9750 White Oak Crossing, North Little Rock, Arkansas, from Multi-Family to Trade Fair was approved (6 affirmative; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled 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 R1 to C4 zone, said property being located at 9750 White Oak Crossing in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> LANDS LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 13 WEST, NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1 INCH PIPE AT THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER NORTH 88 DEGREES 13 MINUTES 32 SECONDS WEST 59.88 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KIM DRIVE; THENCE ALONG SAID WEST RIGHT-OF WAY NORTH 00 DEGREES 51 MINUTES 38 SECONDS EAST 236.04 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST RIGHT-OF-WAY NORTH 88 DEGREES 10 MINUTES 33 SECONDS WEST 573.87 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 52 SECONDS EAST 609.54 FEET; THENCE

SOUTH 89 DEGREES 14 MINUTES 46 SECONDS EAST 306.14 FEET; THENCE NORTH 01 DEGREES 06 MINUTES 45 SECONDS EAST 428.14 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF WHITE OAK CROSSING; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88 DEGREES 26 MINUTES 44 SECONDS EAST 262.38 FEET TO A POINT THAT IS ON THE WEST RIGHT-OF-WAY LINE OF KIM DRIVE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00 DEGREES 51 MINUTES 38 SECONDS WEST 1044.71 FEET TO THE POINT OF BEGINNING CONTAINING 10.65 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 Multi-Family to Trade Fair 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 Terry C. Hartwick

SPONSORS:

Council Member Ron Harris

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:52 A.M. _____ P.M.

By Amy Fields, CA

DATE 7/26/21

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

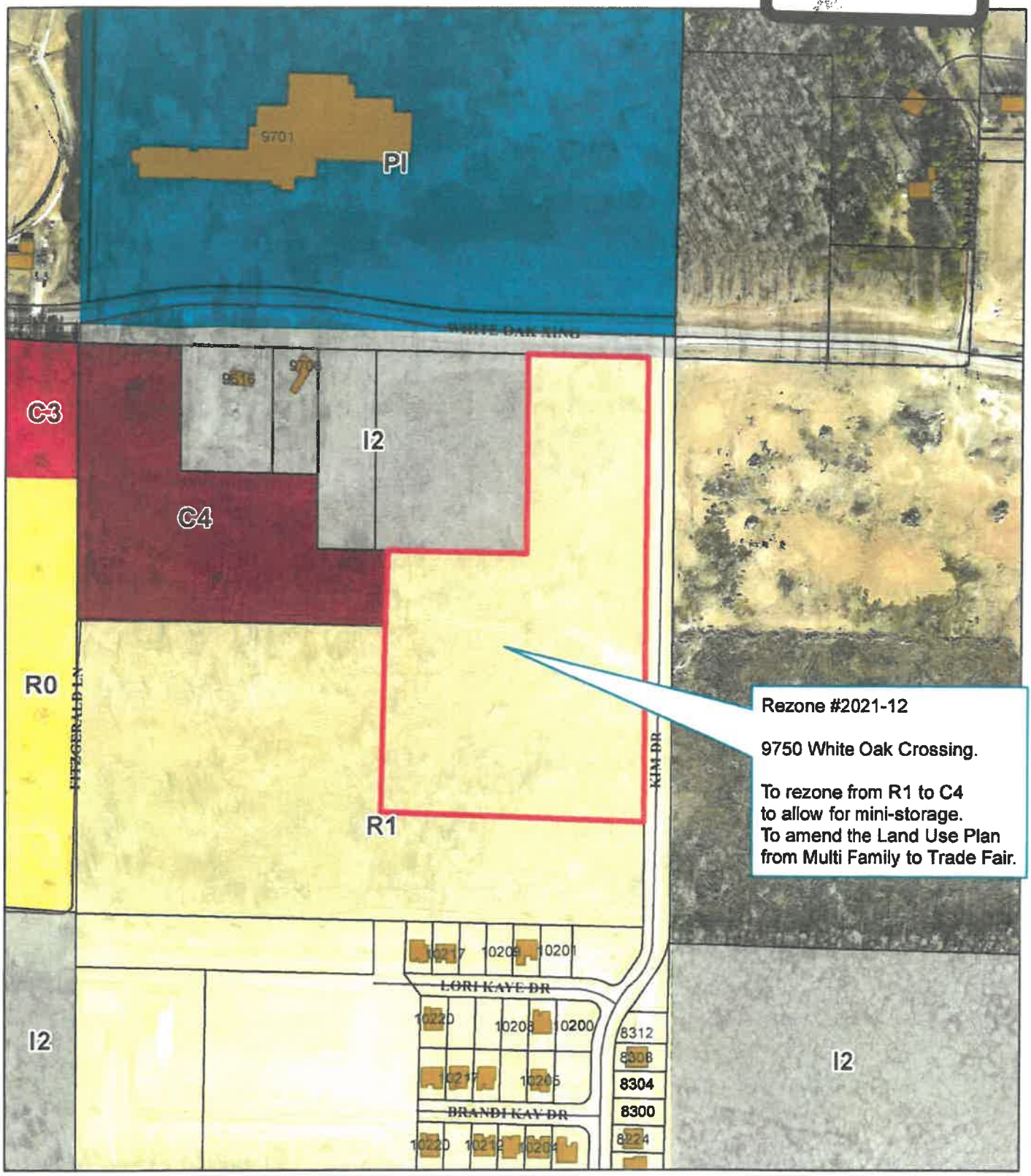
RECEIVED BY _____

EXHIBIT

tabbies

A

Rezone Case #2021-12



Zoning Map

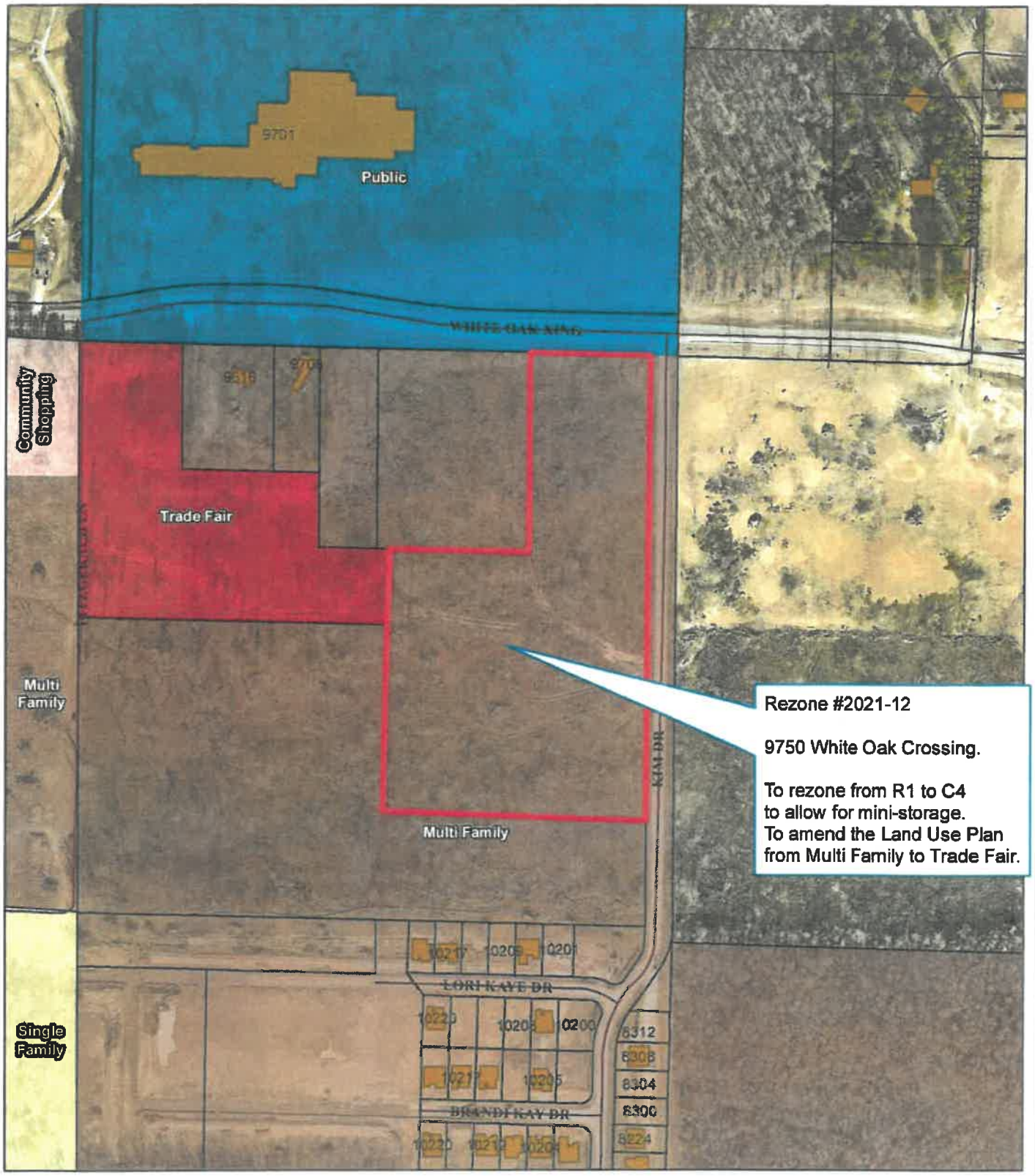
1 inch = 300 feet

0 150 300 600 Feet

Date: 7/15/2021

N W E S

Rezone Case #2021-12



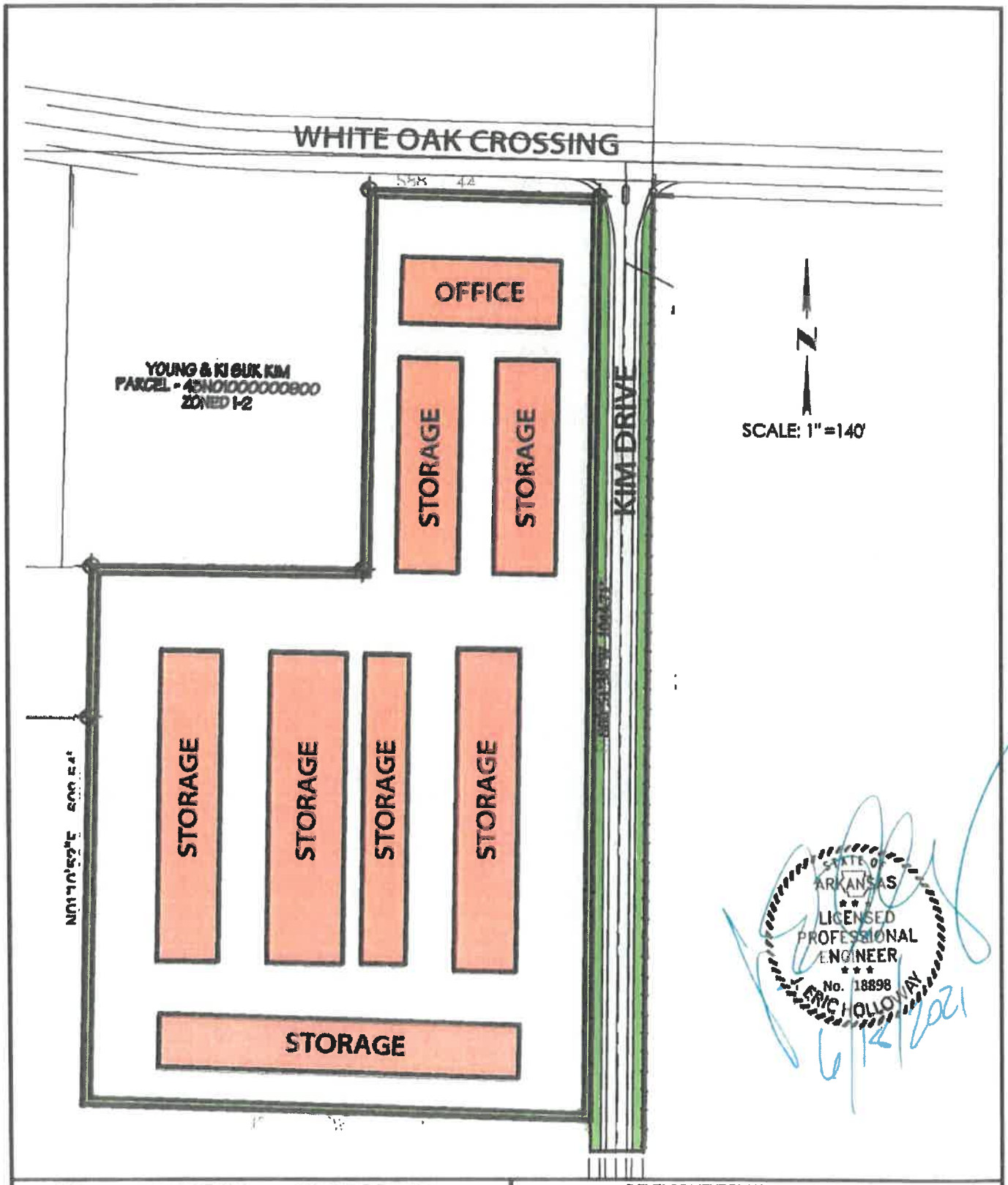
Land Use Map

1 inch = 300 feet

0 150 300 600 Feet

Date: 7/15/2021

N W E S



HOLLOWAY ENGINEERING
Surveying, & Civil Design, PLLC

200 Casey Drive
Maumelle, Arkansas 72113
(501) 851-3366
www.holloway-eng.com
admin@holloway-eng.com

DEVELOPMENT PLAN FOR REZONING OF
10.65 ACRES AT THE SOUTHWEST CORNER OF
WHITE OAK CROSSING AND KIM DRIVE
FOR: TERRY WHITE
NORTH LITTLE ROCK, PULASKI COUNTY, AR

LEGEND

CENTERLINE ROAD
ADJOINT BY ONE
LOT LINES
TOP BANK
FLOODPLAIN
EASEMENT
FENCE
6' WOODEN
WOVEN FENCE
ROAD LINE
WATER LINE
GAS LINE
OVER & UNDER
DRAINAGE PIPE
MAIL BOX
FIRE HYDRANT
WATER METER
WATER VALVE
LIGHT POLE
SIGN

FOUND SURVEY MONUMENT
SET SURVEY MONUMENT
SECONDARY CORNER
NOT MONUMENTED
POLE PED
ELECTRIC BOX
GAS METER
FIBER OPTIC BOX
FENCE POLE
CONCRETE PAVING
LANDSCAPE AREA
BUILDING

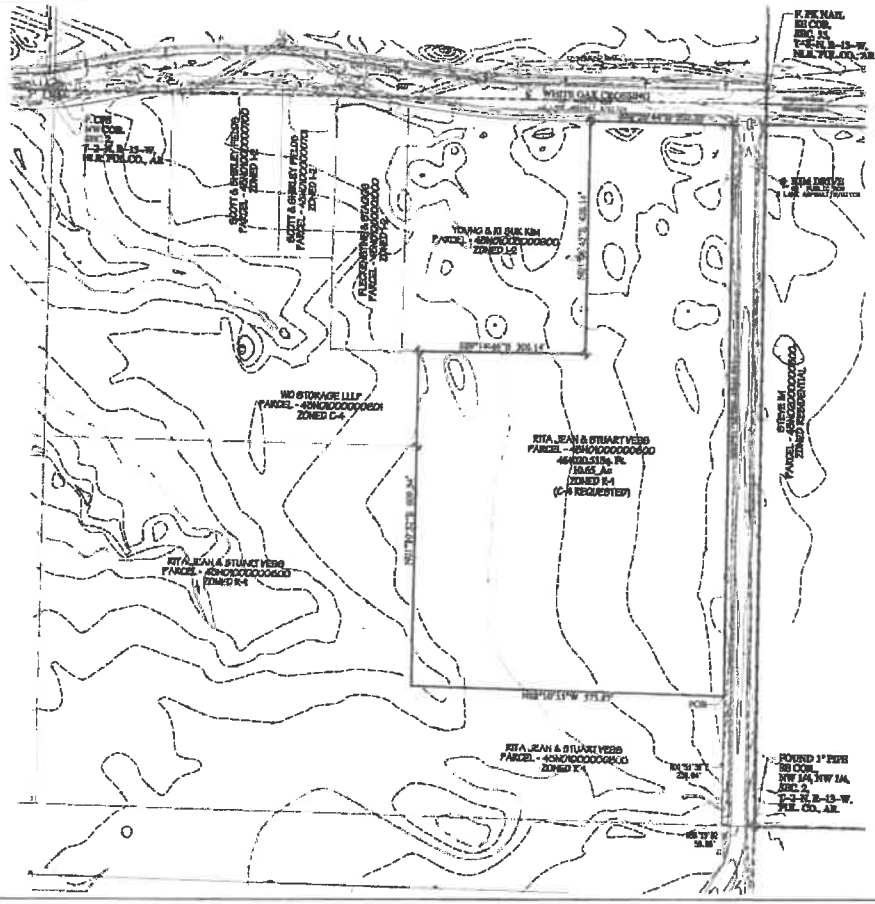
ABBREVIATIONS

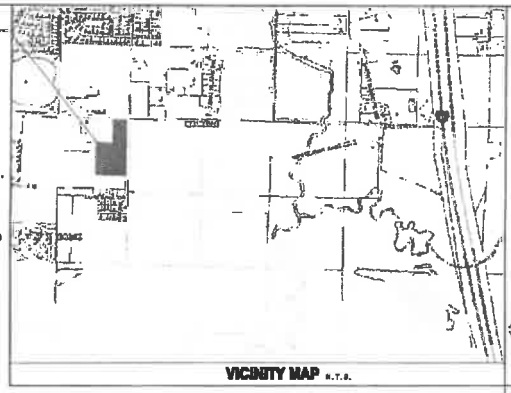
UTILITY CONTACTS:

ELECTRIC: ENTERGY ARKANSAS ATTN: MARK MANCHESS 48 SHORT STREET LITTLE ROCK, AR 72205 501-326-5325	WATER: CENTRAL ARKANSAS WATER ATTN: DAVID 221 E. CAPITOL, 4th FLOOR LITTLE ROCK, AR 72201 501-371-2216
GAS: CENTERPOINT ENERGY ATTN: DALLAS FIBER LINE MAINTENCE MGR LITTLE ROCK, AR 72206 501-377-4328	TELEPHONE: AT&T ATTN: LARRY PAGE NOW LOCATED BUDGET CONNECT, AR 72076 501-828-5540
SEWER: NORTH LITTLE ROCK SEWER ATTN: PHILLIP WATER & SEWER 500 RAMSEY ROAD NORTH LITTLE ROCK, AR 72117 501-945-1100	FIBER OPTIC CONNECTIONS ATTN: DALLAS ROYAL SUNRAY DRIVE CONWAY, AR 72113 501-329-5400

ACREAGE PER 40

NW 1/4, NW 1/4, SECTION 2	10.85 ACRES
TOTAL	10.85 ACRES





LEGAL DESCRIPTION:

Lands lying in the Northwest Quarter of the Northwest Quarter of Section 2, Township 2 North, Range 13 West, North Little Rock, Pulaski County, Arkansas more particularly described as follows:

Commencing at a found 4 inch pipe at the Southeast Corner of the said Northwest Quarter of the Northwest Quarter North 89 degrees 31 minutes 31 seconds West 29.06 feet to a point on the East Right-of-way line of Air Drive; thence along said west Right-of-way North 01 degrees 31 minutes 31 seconds East 29.06 feet to the point of beginning; thence leaving said East Right-of-way North 89 degrees 31 minutes 31 seconds West 370.07 feet; thence North 01 degrees 31 minutes 31 seconds East 1064.14 feet; thence South 89 degrees 31 minutes 31 seconds East 370.07 feet; thence South 01 degrees 31 minutes 31 seconds West 1064.14 feet to a point on the South Right-of-way of Air Drive thence along said South Right-of-way North 89 degrees 31 minutes 31 seconds East 290.36 feet to a point that is on the West Right-of-way line of Air Drive; thence leaving said South Right-of-way line along said West Right-of-way line North 00 degrees 31 minutes 31 seconds East 1064.71 feet to the point of beginning containing 10.85 acres more or less.

CERTIFICATE OF SURVEYING ACCURACY

I, J. Eric Holloway, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers shown hereon actually exist and their location, size and material are correctly shown.

Date of Execution

J. ERIC HOLLOWAY
REGISTERED LAND SURVEYOR
NO. 1688, ARKANSAS

STATE OF ARKANSAS
1688
REGISTERED LAND SURVEYOR

FLOOD STATEMENT:

NO PORTION OF THE SUBDIVISION DESCRIBED AS WITHIN AN AREA HAVING SPECIAL FLOOD HAZARDS AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR PULASKI COUNTY, ARKANSAS, PANEL NO. 0001 & 0002.

SURVEY CODE:

[illegible]

HOLLOWAY ENGINEERING
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200 Casey Drive
Maumelle, Arkansas 72113
(501) 851-3365
www.hollowayengineering.com
admin@hollowayeng.com

Boundary Survey of 10.85 Acres NW1/4,NW1/4 Sec. 2,T-2-N,R-13-W, City of North Little Rock, Pulaski County, Arkansas for: Terry White

dwg by: JEH	date:	Revisions	int.
checked: JEH			
date: 5/26/2021			
scale: AS NOTED			

\\VAS-01-22-27\vwdrive\p-drive\projects\2021-110 ALTA and Rezoning Corner Kia Dr & White Oak, NLR - Terry White\ALTA\ALTA-2021-110.dwg
5/26/2021
11:15 AM JEH