O-22-6

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED IN COUNTRY CLUB OF ARKANSAS PHASE XXV-C IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R1 TO R0 AND C3 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 Holloway Engineering 200 Casey Drive, Maumelle, AR 72113, seeking a rezone of the herein described land to allow for a zero lot line residential subdivision and a commercial business, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on January 11, 2022; 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 in Country Club of Arkansas Phase XXV-C, North Little Rock, Arkansas, from Multi-Family to Single Family and Commercial Shopping was approved (7 affirmative; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on January 11, 2022.

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 R0 zoning, said property being located in Country Club of Arkansas Phase XXV-C in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

> Lots 79-172 & Lots 174 – 202a, Country Club of Arkansas Phase XXV-C, City of North Little Rock, Pulaski County, Arkansas (see maps attached hereto as Exhibit A).

SECTION 2: That the Zoning Ordinance is hereby amended by changing the classification of certain land from R1 to C3 zoning, said property being located in Country Club of Arkansas Phase XXV-C in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

> Lot 173, Country Club of Arkansas Phase XXV-C, City of North Little Rock, Pulaski County, Arkansas.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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

SPONSOR:

Ron Harris

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 10:15 A.M. _____ P.M.

By A Fields City Atty

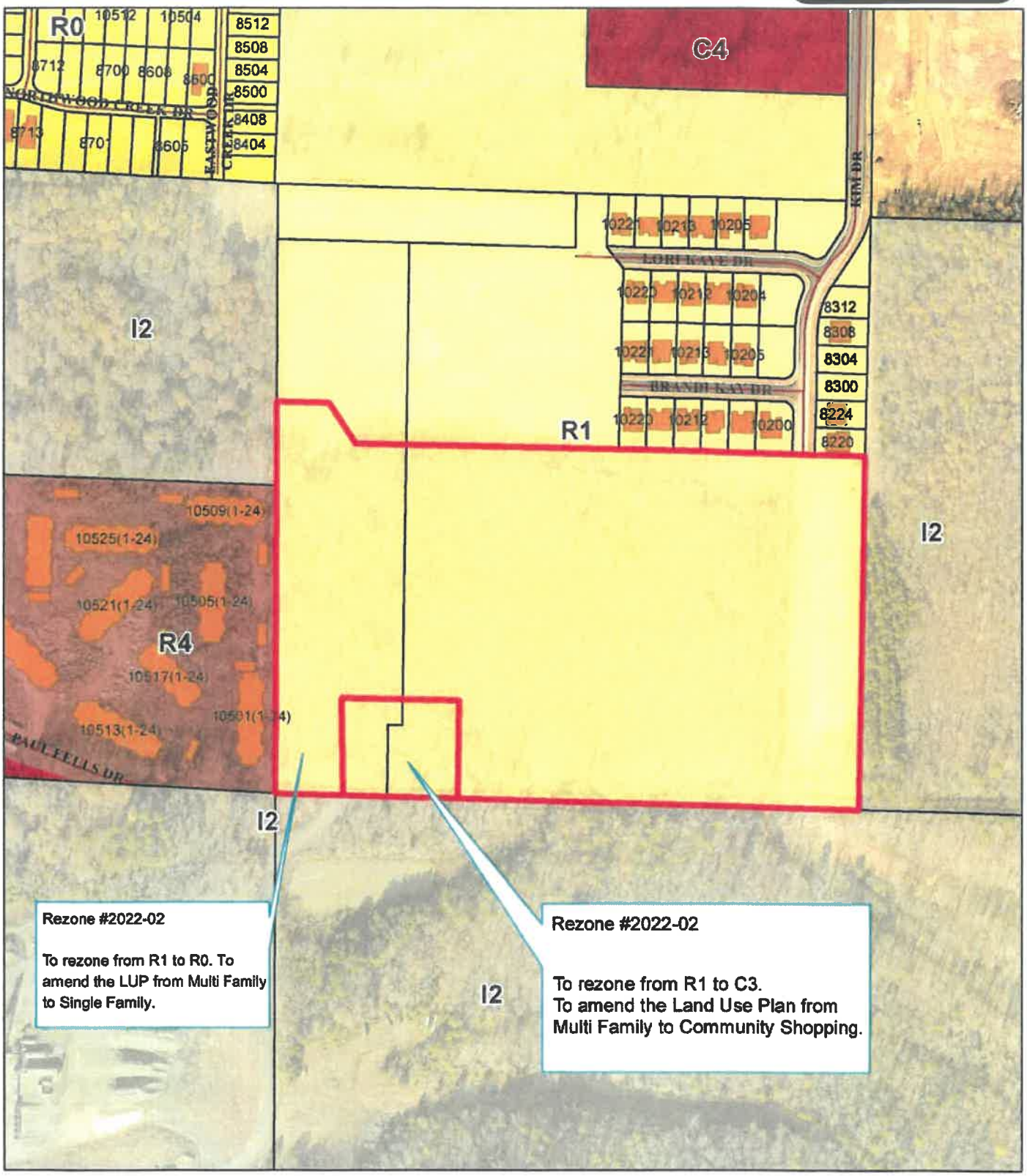
DATE 1-18-22

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

RECEIVED BY B Smith

EXHIBIT A

Rezone Case #2022-02



Zoning Map

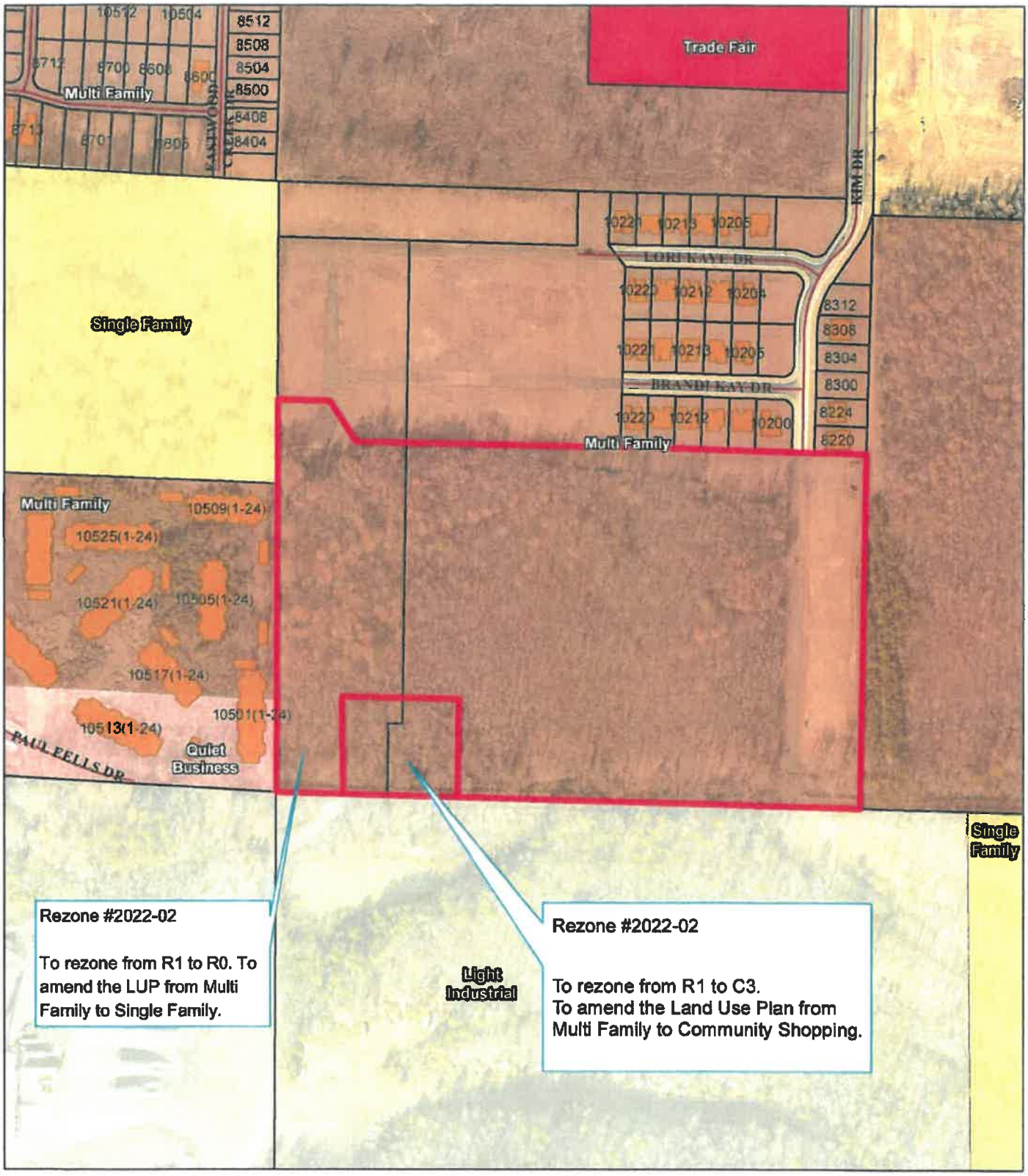
1 inch = 300 feet

0 150 300 600 Feet

Date: 12/7/2021

N W E S

Rezone Case #2022-02



Land Use Map

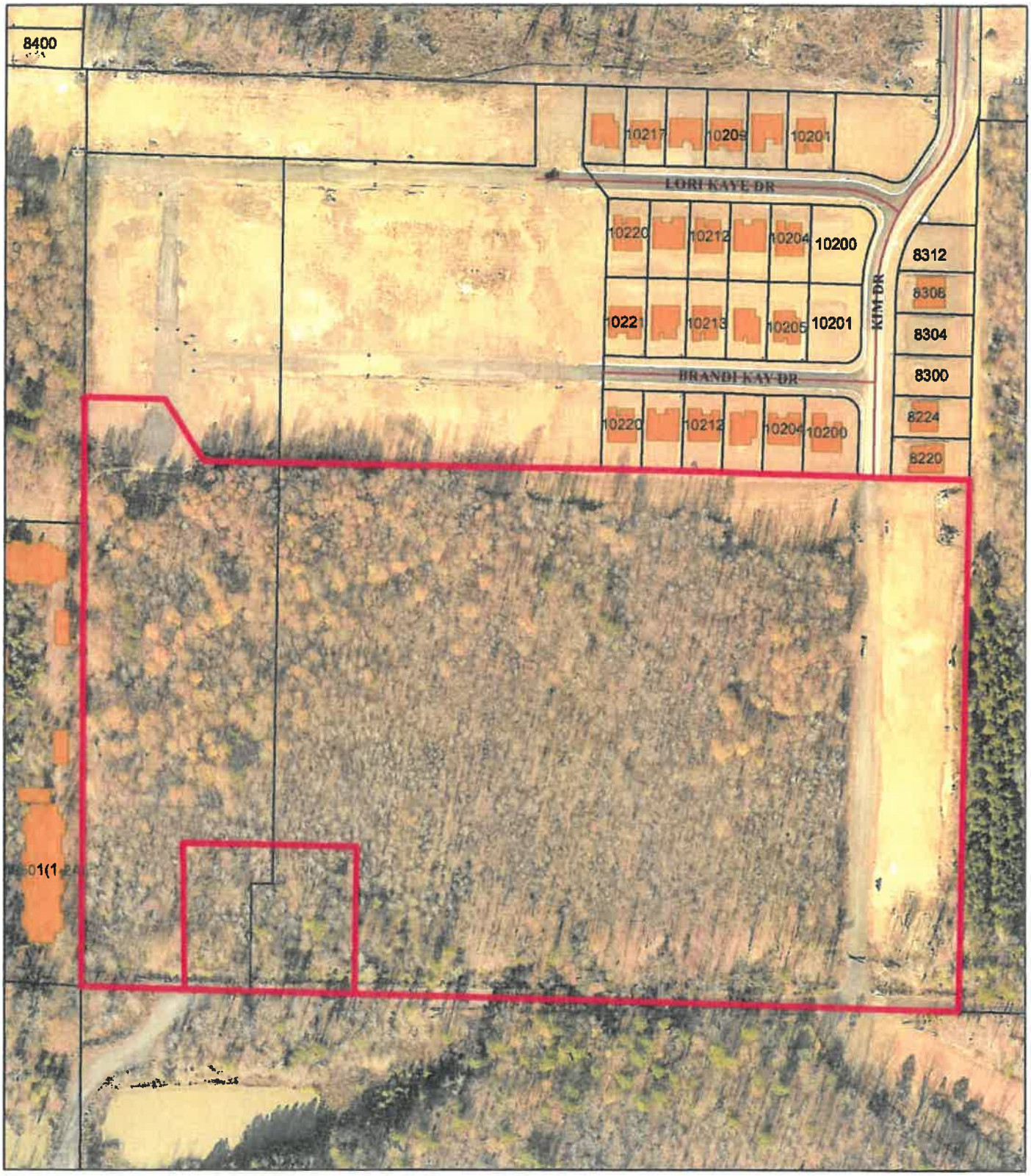
1 inch = 300 feet

0 150 300 600 Feet

Date: 12/7/2021

N W E S

Rezone Case #2022-02



Ortho Map

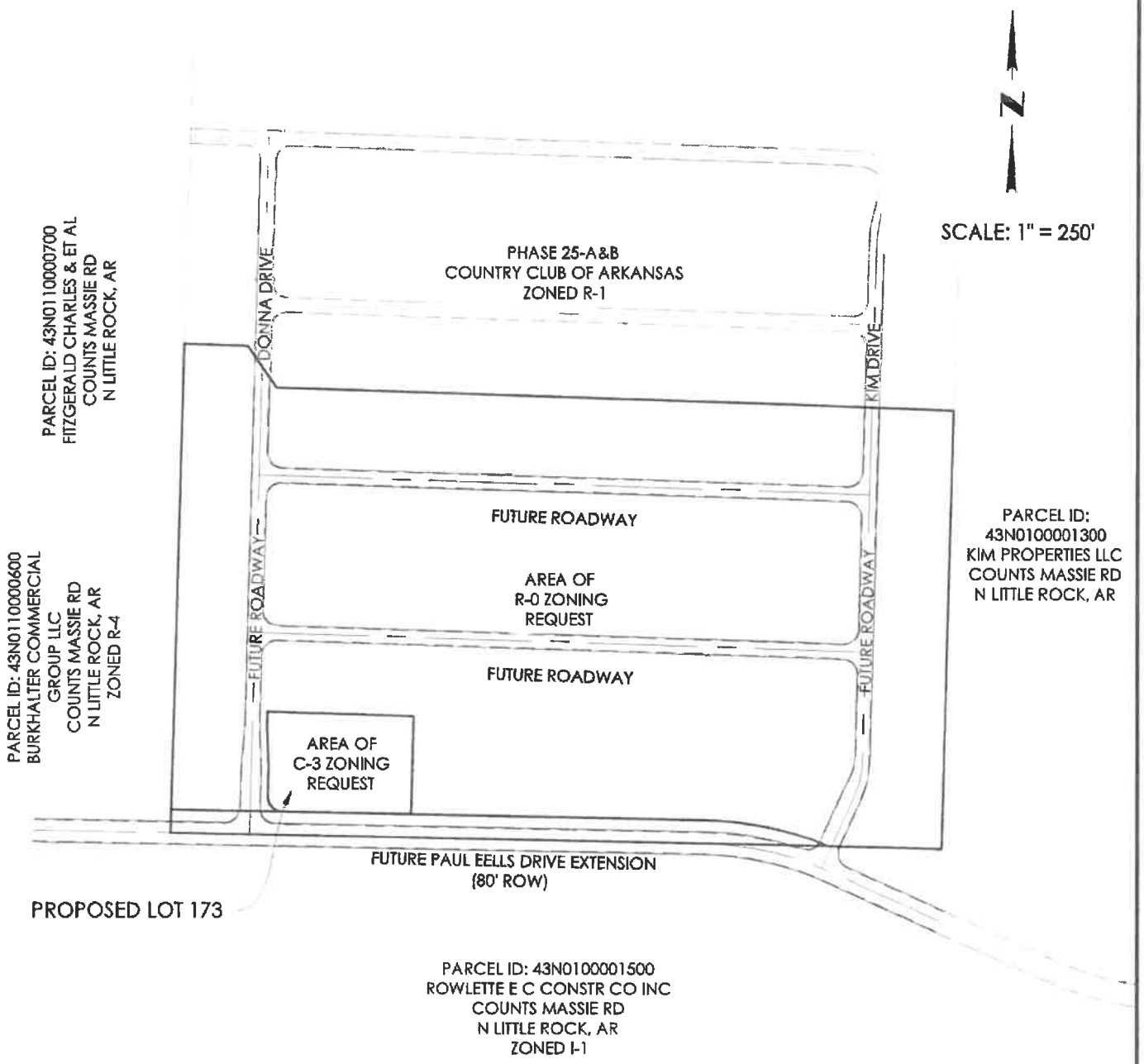
1 inch = 200 feet

0 100 200 400 Feet

Date: 12/7/2021

N W E S

EXHIBIT "A" (PAGE 2 OF 2)



HOLLOWAY ENGINEERING
Surveying, & Civil Design, PLLC
200 Casey Drive
Maumelle, Arkansas 72113
(501) 851-3366
www.holloway-eng.com
admin@holloway-eng.com

CCA, PH25C
NORTH LITTLE ROCK, PULASKI COUNTY, AR
FOR:

REZONING EXHIBIT

L:\2021\2021-122 CCA 25C - Tommy Wright\Drawings\Sheets\8.5 x 11 Rezoning Drawing.dwg

FLOOD STATEMENT:
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05119C0159G, DATED JULY 6, 2015, INDICATES THAT THERE ARE NO PORTIONS OF THIS LOT INCLUDED BY THE 100 YEAR FLOOD PLAIN.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY FINAL	
	BOUNDARY ADJOINER	
SS	SANITARY SEWER LINE	SS
W	WATER LINE	W
X	FENCE	X
	DITCH FLOW LINE	
	STORM DRAINAGE PIPE	
	DRAINAGE STRUCTURE - NO.	
	FOUND MONUMENT	
	SET 1/2" REBAR W/CAP (PE 1809)	
	CALCULATED POINT	
	CURB INLET/JUNCTION BOX	
	WATER METER	
	WATER VALVE	
	FIRE HYDRANT	
	SANITARY SEWER MANHOLE	

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE

CYPRESS BAY DEVELOPMENT
1 COUNTRY CLUB CIR
MAUMELLE, AR 72113

SOURCE OF TITLE: B.K. 2018021794

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, JESS GRIFFIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE MAUMELLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

DATE

J. ERIC HOLLOWAY
PROFESSIONAL ENGINEER
AR NO. 18896

CERTIFICATE OF RECORDING

SEAL

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

PURSUANT TO THE MAUMELLE SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL PAYING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE

NLR PLANNING
PLANNING DIRECTOR

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF MAUMELLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

DATE

J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1809, AR

ERIC J. HOLLOWAY
ARKANSAS
NO. 1809
REGISTERED
PROFESSIONAL LAND SURVEYOR

N
W E
S

GRAPHIC SCALE 1"=60'
60 0 60 120

OPEN SPACE:

LOT 80-A	0.387 AC
LOT 103-A	0.114 AC
LOT 112-A	0.825 AC
LOT 131-A	0.114 AC
LOT 143-A	0.114 AC
LOT 145-A	0.114 AC
LOT 179-A	0.313 AC
LOT 186-A	0.165 AC
LOT 188-B	0.342 AC
LOT 202-A	0.153 AC
TOTAL:	2.993 AC

GROSS AREA	23.218 ACRES
RIGHT OF WAY	0.225 ACRES
COUNTRY CLUB PHASE 25	2.993 ACRES (OPEN)
TOTAL OPEN SPACE	3.218 AC
LINEAR FEET OF STREETS	1,815 LF
# OF LOTS PROPOSED	189 LOTS
AVERAGE LOT SIZE	0.114 AC
# OF LOTS PROPOSED	189 LOTS
AVG. PER ACRE	8.139 LOTS/ACRE

ACREAGE PER 40
SW 1/4, NW 1/4, SECTION 2 23.218 ACRES
TOTAL 23.218 ACRES

VICINITY MAP

PRELIMINARY PLAT OF PHASE XXV-C, COUNTRY CLUB OF ARKANSAS

NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS
12/27/21
ZONED R-G

LEGAL DESCRIPTION:
Lands lying in the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 2 North, Range 13 West, city of North Little Rock, Pulaski County, Arkansas, more particularly described as follows:
Beginning at the Southeast corner of said SW1/4, NW 1/4 of Section 2; thence along the South line of said SW 1/4, NW 1/4 N88°57'03"W, 1,319.22 feet to the Southwest corner of said SW 1/4, NW 1/4; thence along the west line of said SW 1/4, NW 1/4 N01°25'07"E, 837.77 feet; thence S88°14'41"E, 109.90 feet; thence S33°54'28"E, 86.40 feet; thence S88°14'41"E, 1,158.63 feet; thence along the East line of said SW 1/4, NW 1/4 S01°25'08"W, 751.54 feet to the point of beginning containing 22.218 acres more or less.

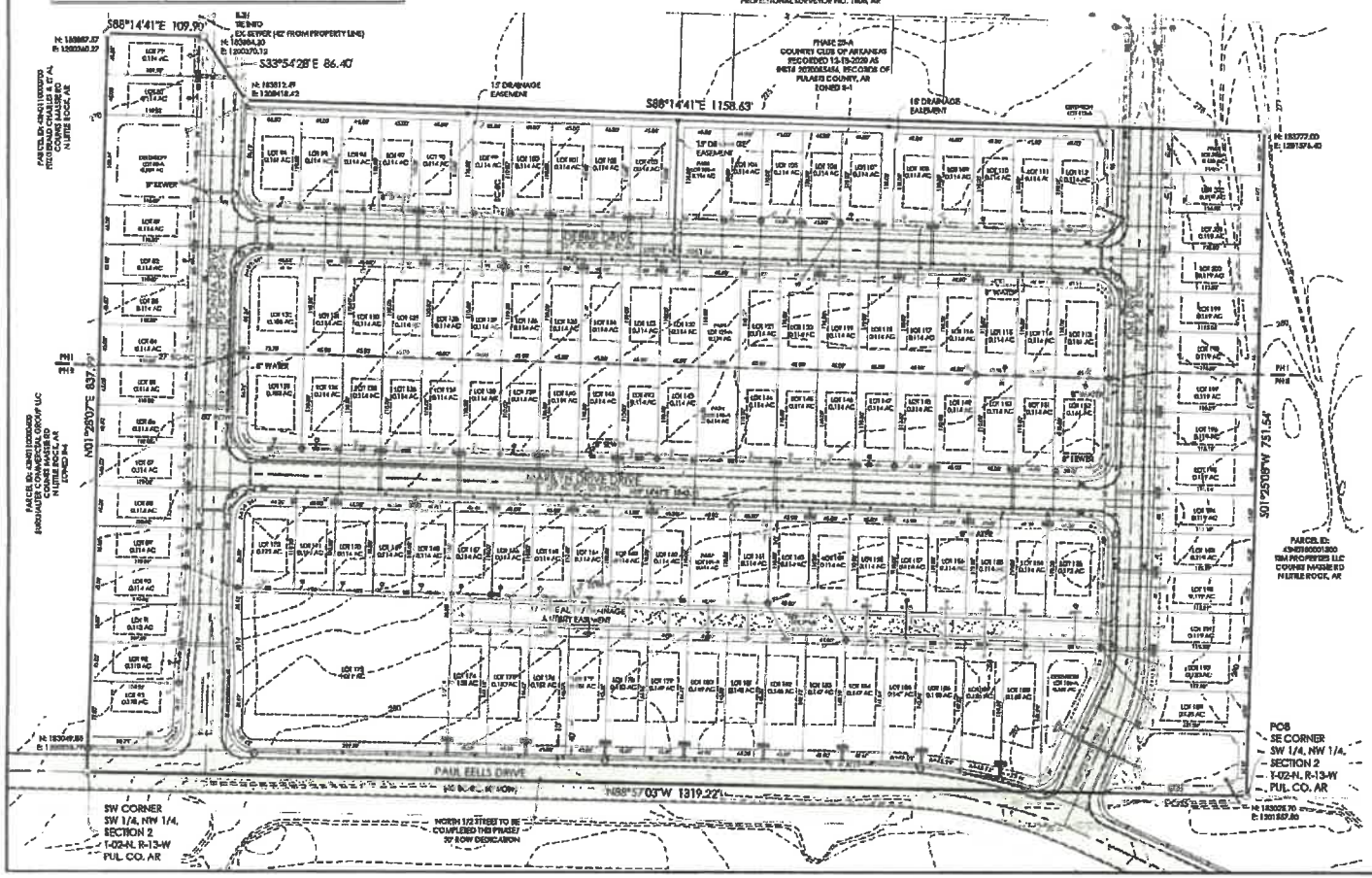
GENERAL NOTES:
1. ALL LOTS SHALL HAVE A 15' DRAINAGE & UTILITY EASEMENT AT THE STREET.
2. THE FRONT YARD SETBACKS ARE 25.0' PER UNLESS OTHERWISE NOTED.
3. ALL SIDE YARD SETBACKS ARE 5' ON ONE SIDE AND 10' ON THE OTHER. THERE WILL BE A 3' UTILITY EASEMENT ON THE WITHIN THE 10' SIDE SETBACK. (EXCLUDING LOT 173)
4. ALL REAR YARD SETBACKS ARE 25.0'.
5. PROPERTY IS ZONED R-G.
6. ALL STREET RADII ARE 25' UNLESS OTHERWISE NOTED.
7. THE ACCESS EASEMENT, ALLEYS, AND ALL COMMON AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
8. ALL LOTS ARE TO BE SINGLE FAMILY HOUSING.
9. RESIDENTIAL FLOOR ELEVATIONS SHALL BE 1'-0" ABOVE THE 100 YEAR FLOOD ELEVATION OF 262.0' AND AT LEAST 1'-0" ABOVE NATURAL GROUND.
10. WATER TO BE SUPPLIED BY CENTRAL ARKANSAS WATER.
11. WASTEWATER DISPOSAL WILL BE BY NLR WASTEWATER.
12. ALL SIDEWALKS TO BE 5' WIDE CONCRETE.
13. LOTS 93 & 174-188 SHALL NOT BE ACCESSED FROM PAUL ELLIS DR.
14. THE 30' WIDE ALLEY IS ALSO A UTILITY & DRAINAGE EASEMENT.
15. ALL WATER MAINS TO BE 8" CLASS DUCTILE IRON PIPE.
16. ALL SEWER MAINS TO BE 8" SDR-26 PVC PIPE.
17. NO LOTS EXCEPT LOT 173 SHALL HAVE VEHICULAR ACCESS FROM PAUL ELLIS DR.

27' RESIDENTIAL URBAN STREET SECTION

40' COLLECTOR STREET SECTION

GENERAL PAVING NOTES
1. SUBGRADE TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS, OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 95% OF MAXIMUM DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT. (ASHTO T-180).
2. FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 90% MAXIMUM (ASHTO T-180).
3. CRUSHED STONE MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 95% MAXIMUM (ASHTO T-180).
4. TRENCH DRAINS TO BE DETERMINED IN THE FIELD BY THE ENGINEER.

SURVEY CODE:
800-020-1390-020-030-05-1809



Holloway Engineering, Surveying & Civil Design
200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

BY	DATE

COUNTRY CLUB OF ARKANSAS
PHASE 25C
CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, AR
FOR: COUNTRY CLUB DEV, LLC

PRELIMINARY PLAT

JOB NO.: 2021-122
DATE: 12/27/21
DRAWN BY: KMD
SHEET NUMBER:
C0.02