O-22-16

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT THE NORTHWEST CORNER OF RIVER ROAD AND PAUL DUKE DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R3 TO RU 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 Jess Griffin for the Tyler Group, 240 Skyline Drive, Conway, Arkansas 72032, seeking a rezone of the herein described land to allow for a single family subdivision, which application was duly considered and approved (8 affirmative votes; 1 against) by the North Little Rock Planning Commission at a regular meeting thereof held on February 8, 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 at the northwest corner of River Road and Paul Duke Drive, North Little Rock, Arkansas, from Open Lands to Single Family was approved (8 affirmative votes; 1 against) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on February 8, 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 R3 to RU zone, said property being located at the northwest corner of River Road and Paul Duke Drive in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> LOT 1-26 OF THE RIVER ROCK ESTATES IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS. (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 Open Lands to Single Family 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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:

ATTEST:

Council Member Maurice Taylor

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:45 A.M. _____ P.M.

By M Miller, City Atty Off

DATE 3/3/22

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

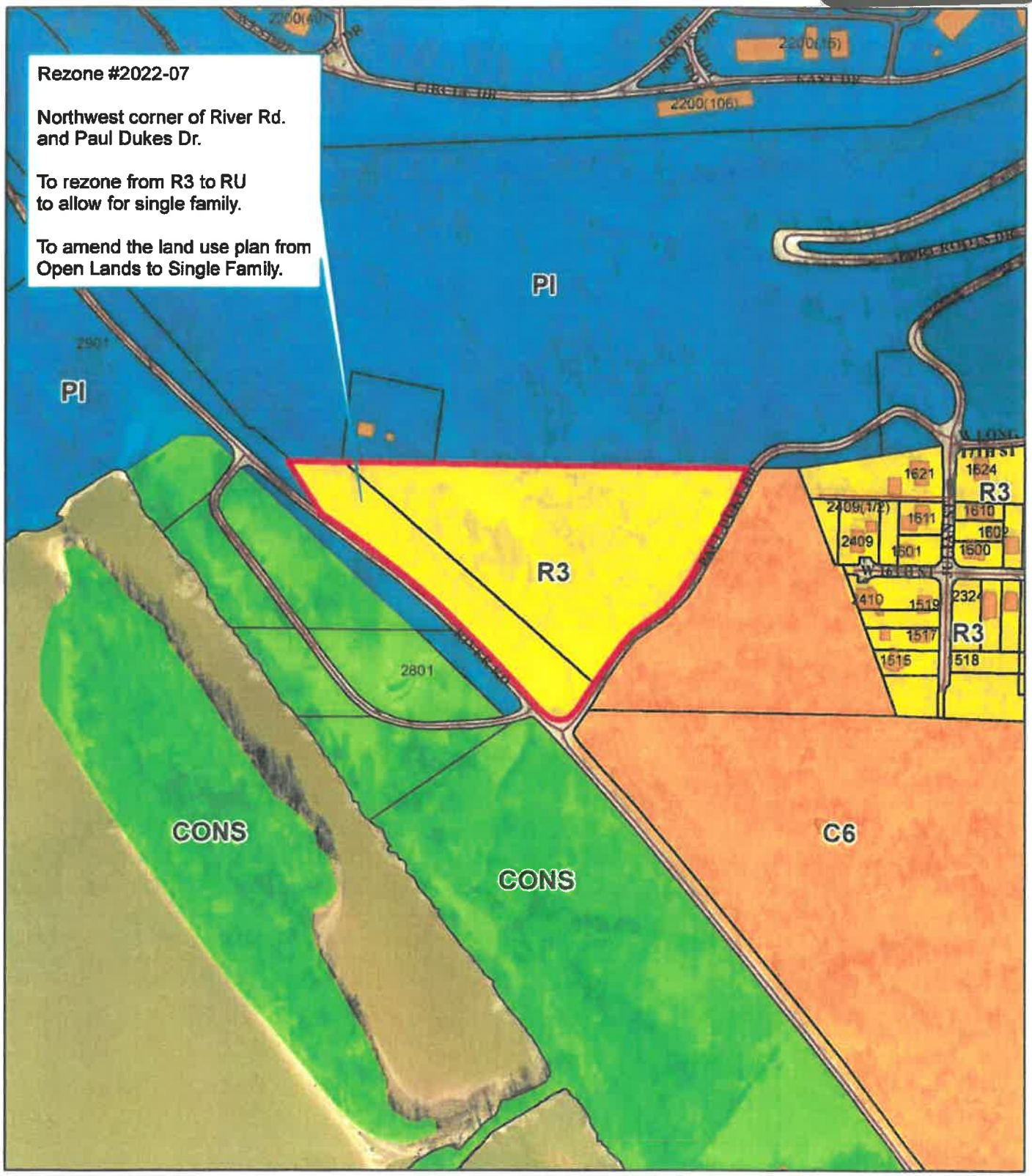
RECEIVED BY B/ogh

EXHIBIT

tabbies

A

Rezone Case #2022-07



Zoning Map

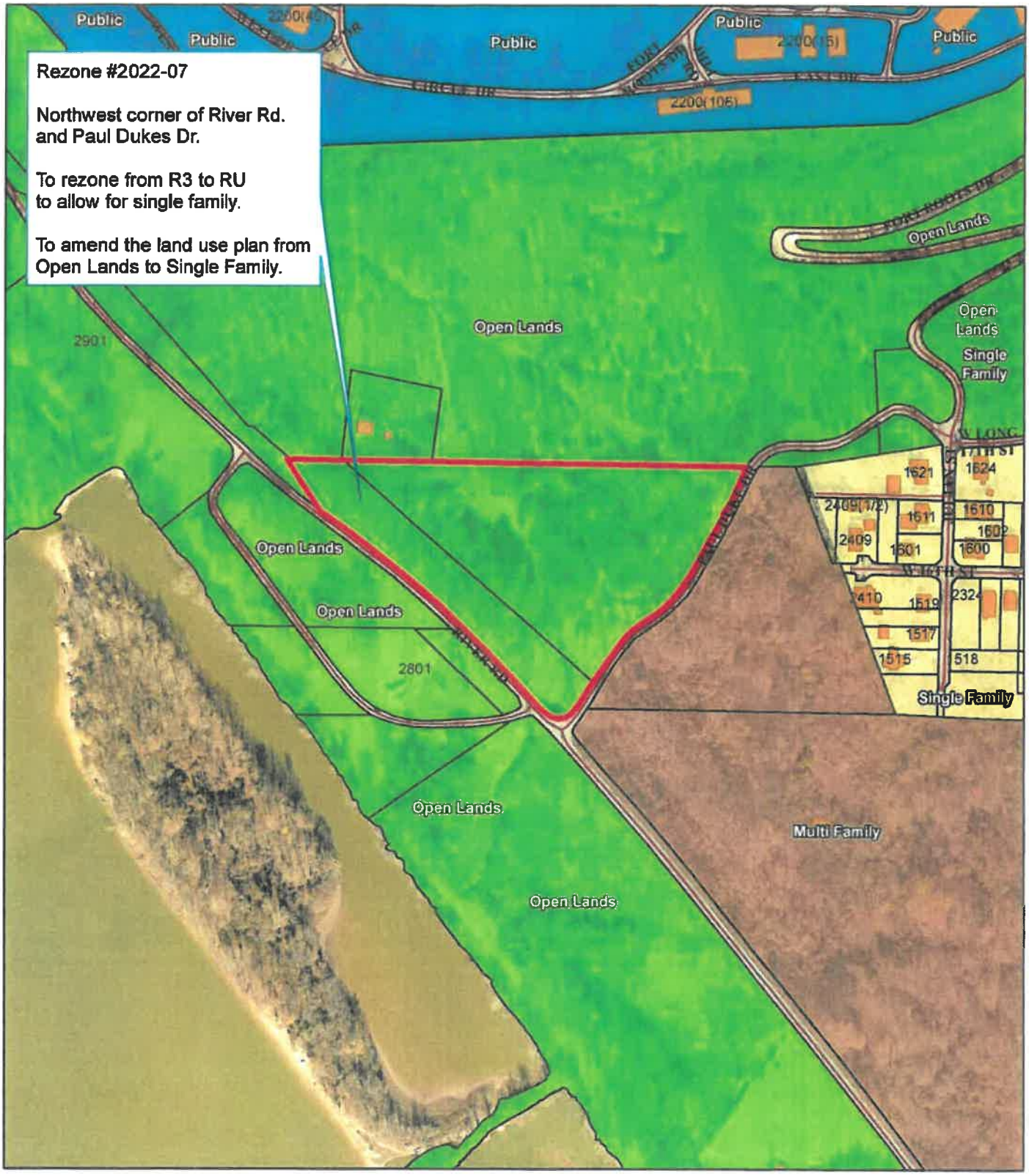
1 inch = 300 feet

0 150 300 600 Feet

Date: 1/20/2022

N W E S

Rezone Case #2022-07



Land Use Map

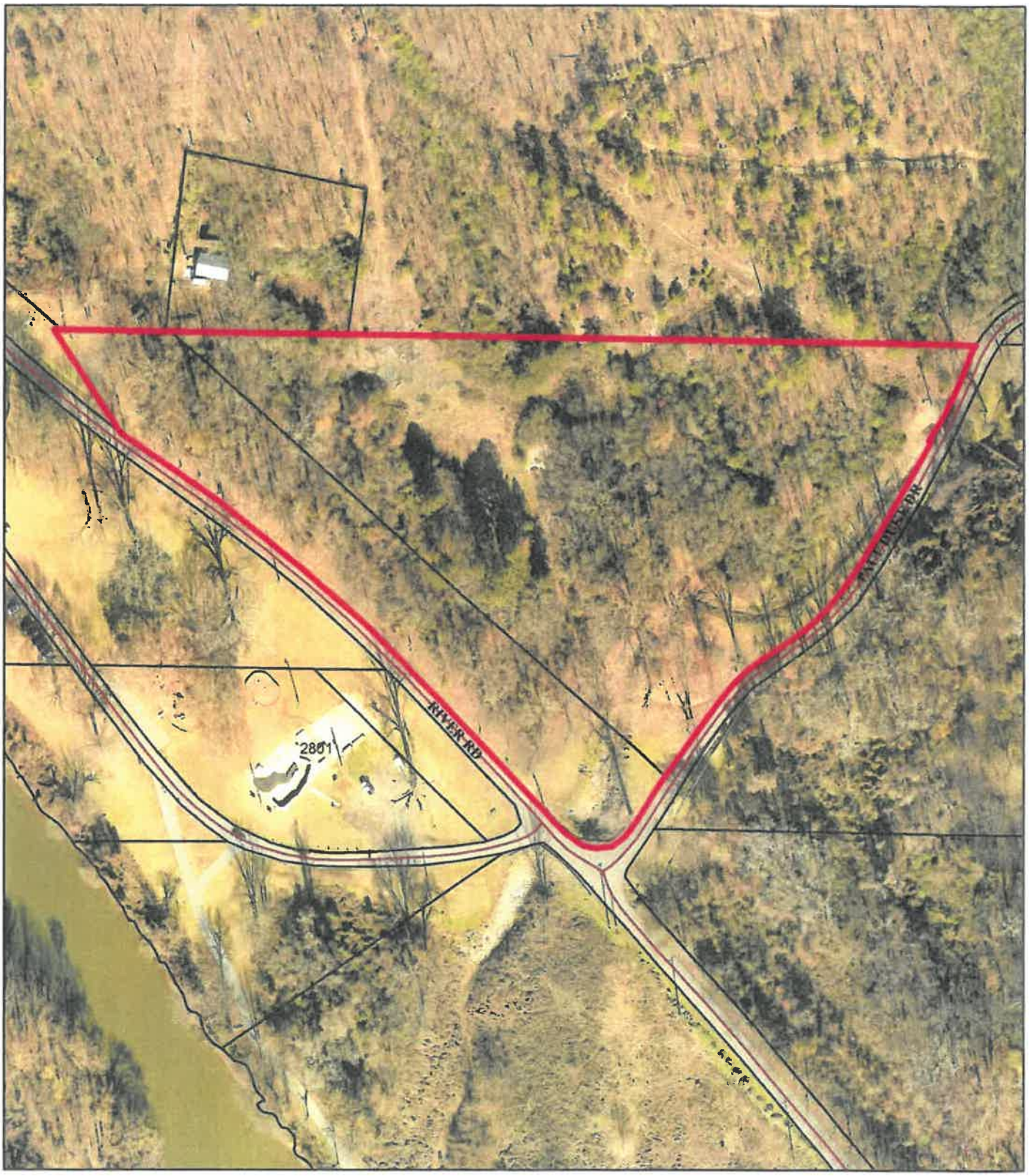
1 inch = 300 feet

0 150 300 600 Feet

Date: 1/20/2022

N W E S

Rezone Case #2022-07



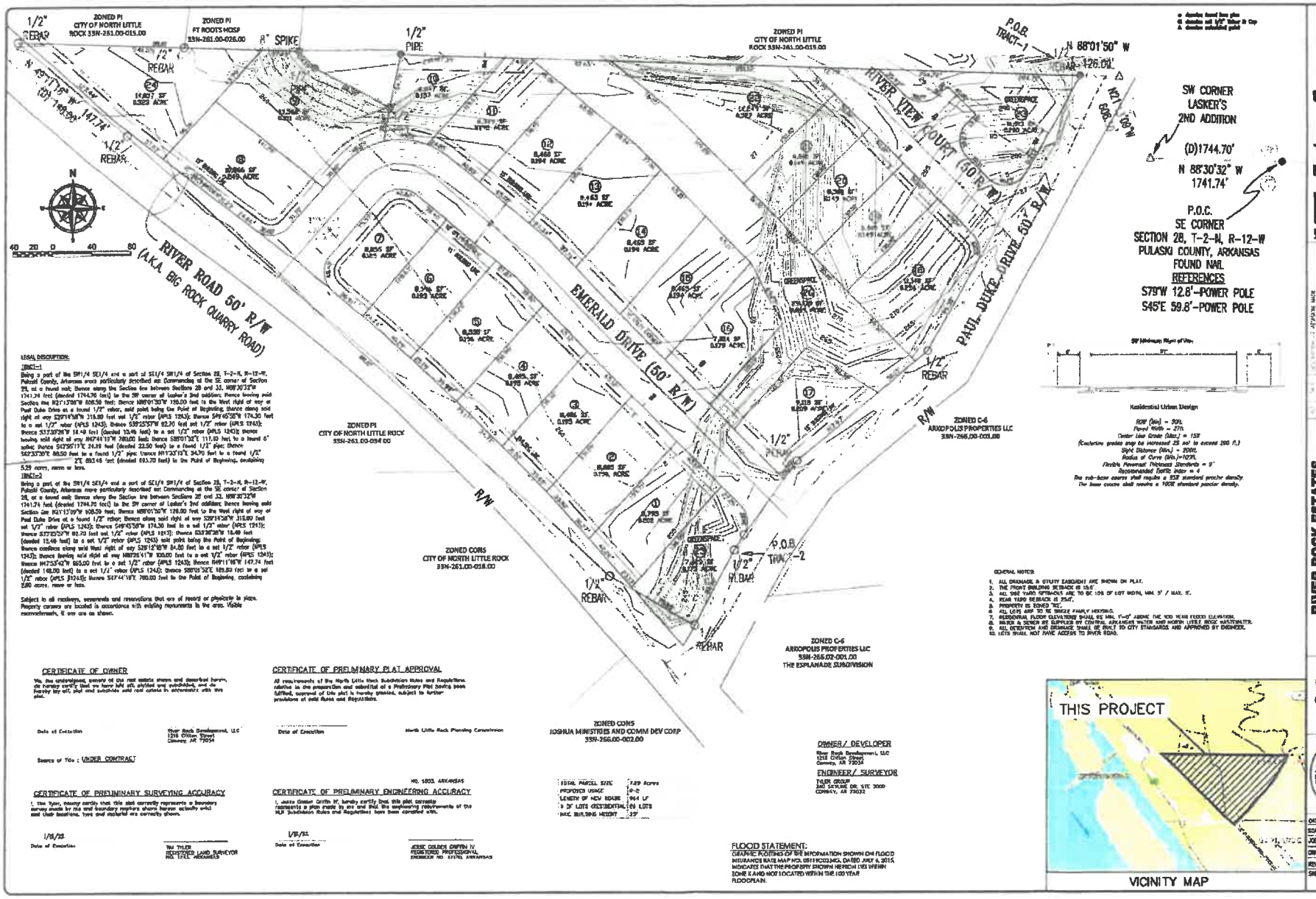
Ortho Map

1 inch = 150 feet

0 75 150 300 Feet

Date: 1/20/2022

N W E S



LEGAL DESCRIPTION:

TRACT-1

Being a part of the SW1/4 SE1/4 and a part of SE1/4 SW1/4 of Section 28, T-2-N, R-12-W, Pulaski County, Arkansas more particularly described as: Commencing at the SE corner of Section 28, at a found nail; thence along the Section line between Sections 28 and 33, N88°30'32"W 1741.74 feet (deeded 1744.70 feet) to the SW corner of Lasker's 2nd addition; thence leaving said Section line N21°13'08"W 808.59 feet; thence N88°01'50"W 126.00 feet to the West right of way of Paul Duke Drive at a found 1/2" rebar, said point being the Point of Beginning; thence along said right of way S39°15'58"W 315.80 feet set 1/2" rebar (APLS 1243); thence S49°45'58"W 174.30 feet to a set 1/2" rebar (APLS 1243); thence S39°25'57"W 92.70 feet set 1/2" rebar (APLS 1243); thence S33°30'28"W 18.49 feet (deeded 13.46 feet) to a set 1/2" rebar (APLS 1243); thence leaving said right of way N67°41'19"W 780.00 feet; thence S85°01'32"E 117.03 feet to a found 6" spike; thence S12°50'13"E 24.48 feet (deeded 23.50 feet) to a found 1/2" pipe; thence S62°33'30"E 88.50 feet to a found 1/2" pipe; thence N11°33'13"E 34.70 feet to a found 1/2" 2"E 693.48 feet (deeded 693.70 feet) to the Point of Beginning, containing 5.29 acres, more or less.

TRACT-2

Being a part of the SW1/4 SE1/4 and a part of SE1/4 SW1/4 of Section 28, T-2-N, R-12-W, Pulaski County, Arkansas more particularly described as: Commencing at the SE corner of Section 28, at a found nail; thence along the Section line between Sections 28 and 33, N88°30'32"W 1741.74 feet (deeded 1744.70 feet) to the SW corner of Lasker's 2nd addition; thence leaving said Section line N21°13'08"W 808.59 feet; thence N88°01'50"W 126.00 feet to the West right of way of Paul Duke Drive at a found 1/2" rebar; thence along said right of way S39°15'58"W 315.80 feet set 1/2" rebar (APLS 1243); thence S49°45'58"W 174.30 feet to a set 1/2" rebar (APLS 1243); thence S39°25'57"W 92.70 feet set 1/2" rebar (APLS 1243); thence S33°30'28"W 18.49 feet (deeded 13.46 feet) to a set 1/2" rebar (APLS 1243) said point being the Point of Beginning; thence continue along said West right of way S39°15'58"W 84.80 feet to a set 1/2" rebar (APLS 1243); thence leaving said right of way N88°28'41"W 100.00 feet to a set 1/2" rebar (APLS 1243); thence N47°53'42"W 865.00 feet to a set 1/2" rebar (APLS 1243); thence N49°11'16"W 147.74 feet (deeded 148.00 feet) to a set 1/2" rebar (APLS 1243); thence S00°01'52"E 183.82 feet to a set 1/2" rebar (APLS 1243); thence S47°44'16"E 780.00 feet to the Point of Beginning, containing 2.80 acres, more or less.

Subject to all easements, easements and reservations that are of record or physicaly in place. Property corners are located in accordance with existing monuments in the area. Visible encroachments, if any are as shown.

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 of Execution

River Rock Development, LLC
1216 Clifton Street
Conway, AR 72034

Source of Title : UNDER CONTRACT

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

All requirements of the North Little Rock Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date of Execution

North Little Rock Planning Commission

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

I, Tim Tyler, county certify that this plat correctly represents a boundary survey made by me and boundary markers shown hereon actually exist and their locations, type and material are correctly shown.

1/9/22
Date of Execution

TIM TYLER
REGISTERED LAND SURVEYOR
NO. 1211, ARKANSAS

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, Jesse Colbert Griffin IV, hereby certify that this plat correctly represents a plat made by me and that the engineering requirements of the NLR Subdivision Rules and Regulations have been complied with.

1/9/22
Date of Execution

JESSE COLBERT GRIFFIN IV
REGISTERED PROFESSIONAL
ENGINEER NO. 12176, ARKANSAS

TOTAL PARCEL SIZE	7.89 Acres
PROPOSED USAGE	R-2
LENGTH OF NEW ROADS	964 LF
3 SF LOTS RESIDENTIAL	26 LOTS
MAX. BUILDING HEIGHT	35'

FLOOD STATEMENT:
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 0511 PUCOUNTY, DATED JULY 6, 2015 INDICATES THAT THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

GENERAL NOTES:

1. ALL DRAINAGE & UTILITY EASEMENTS ARE SHOWN ON PLAT.
2. THE FRONT BUILDING SETBACK IS 15.0'
3. ALL SIDE YARD SETBACKS ARE TO BE 10% OF LOT WIDTH, MIN. 5' / MAX. 15'.
4. REAR YARD SETBACK IS 25.0'.
5. PROPERTY IS ZONED "R2".
6. ALL LOTS ARE TO BE SINGLE FAMILY HOUSING.
7. RESIDENTIAL FLOOR ELEVATIONS SHALL BE MIN. 1'-0" ABOVE THE 100 YEAR FLOOD ELEVATION.
8. WATER & SEWER ARE SUPPLIED BY CENTRAL ARKANSAS WATER AND NORTH LITTLE ROCK WASTEWATER.
9. ALL DETENTION AND DRAINAGE SHALL BE BUILT TO CITY STANDARDS AND APPROVED BY ENGINEER.
10. LOTS SHALL NOT HAVE ACCESS TO RIVER ROAD.

Residential Urban Design

ROW (Min) = 50ft.
Paved Width = 27ft.
Center Line Grade (Max.) = 15%
(Centerline grades may be increased 2% not to exceed 20% (.)
Sight Distance (Min.) = 200ft.
Radius of Curve (Min.)=100ft.
Flexible Pavement Thickness Standards = 9"
Recommended Traffic Index = 4
The sub-base course shall require a 95% standard proctor density
The base course shall require a 100% standard proctor density.

VICINITY MAP

Tyler Group
surveying, mapping, engineering
2400 SATURN DR. STE. 3000/CONWAY, AR. 72032
501-329-1000/www.tylergroup.com/info@tylergroup.com

RIVER ROCK ESTATES
RIVER ROCK DEVELOPMENT LLC
Acres in the NW1/4 SW1/4 Sec. 28, T-2-N, R-12-W, Pulaski Co., Arkansas

PRELIMINARY PLAT

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 17070
JESSE COLBERT GRIFFIN IV

CERTIFICATE OF AUTHORIZATION
Tim Tyler Surveying & Mapping
No. 370
ARKANSAS

DATE:	1/9/22
SCALE:	1"=100'
JOB NO.	121-0457
DRAWN BY:	JCC
REVIEWED BY:	DLW
SHEET NO:	