O-22-37

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 2700 RIVER ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM CONSERVATION TO R4 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, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a rezone of the herein described land to allow for a multifamily development, which application was duly considered and approved (8 affirmative votes; 1 vacant) by the North Little Rock Planning Commission at a regular meeting thereof held on May 9, 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 2700 River Road, North Little Rock, Arkansas, from Open Lands to Multi Family was approved (8 affirmative votes; 1 vacant) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on May 9, 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 Conservation to R4 zone, said property being located at 2700 River Road in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> A PARCEL OF ACCRETION LAND IN THE N1/2 OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 12 WEST. LYING NORTH OF THE ARKANSAS RIVER, NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A PK NAIL AT THE NORTEAST CORNER OF SAID SECTION 33; THENCE N 87 52 00 W ALONG THE NORTH LINE OF SAID SECTION 33 FOR 912.46 FEET; THENCE S 01 37 07 W FOR 2080.78 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RIVER ROAD (50 R/W) AND THE POINT OF BEGINNING; THENCE CONTINUE S 01 37' 07 W FOR 355.95 FEET TO THE ORDINARY HIGHWATER MARK OF THE ARKANSAS RIVER; THENCE ALONG THE MEANDERS OF SAID ORDINARY HIGHWATER MARK THE FOLLOWING COURSES: N 49 29' 32" W FOR 171.85 FEET; N 44 07' 13" W FOR 81.94 FEET; N 52 44' 44" W

FOR 67.50 FEET; N 42 01' 38" W FOR 132.67 FEET; N 33 43' 20" W FOR 138.86 FEET; N 36 14' 24" W FOR 123.79 FEET; N 49 05' 00" W FOR 211.09 FEET; N 49 49' 01" W FOR 196.77 FEET; N 44 31' 01" W FOR 152.42 FEET; N 41 37' 58" W FOR 257.27 FEET; N 38 53' 04" W FOR 135.25 FEET; N 42 46' 41" W FOR 239.80 FEET; N 38 49' 02" W FOR 158.92 FEET; N 35 56' 13" W FOR 37.12 FEET; N 17 13' 37" W FOR 54.21 FEET; N 34 00' 36" W FOR 65.55 FEET; S 85 58' 36" W FOR 23.59 FEET; N 35 21' 53" W FOR 43.60 FEET; N 32 14' 50" W FOR 303.24 FEET; N 30 50' 24" W FOR 140.40 FEET; N 38 40' 07" W FOR 146.74 FEET; THENCE LEAVING SAID ORDINARY HIGHWATER MARK N 55 52' 21" E FOR 407.15 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID RIVER ROAD;THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: S 41 03' 49" E FOR 384.61 FEET; S 38 00' 08" E FOR 935.91 FEET; S 35 21' 43" E FOR 558.98 FEET; S 34 58' 10" E FOR 603.53 FEET TO THE BEGINNING OF A CURVE; ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02 29' 55", HAVING A RADIUS OF 1506.45 FEET, AND WHOSE LONG CHORD BEARS S 36 24' 27" E FOR 65.69 FEET TO THE POINT OF BEGINNING. CONTAINING 1,085,707 SQUARE FEET OR 24.924 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 Open Lands to Multi 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 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 10:50 A.M. _____ P.M.

By A. Fields

DATE 5-3-22

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

RECEIVED BY S. Ussery

EXHIBIT

tabbies

A

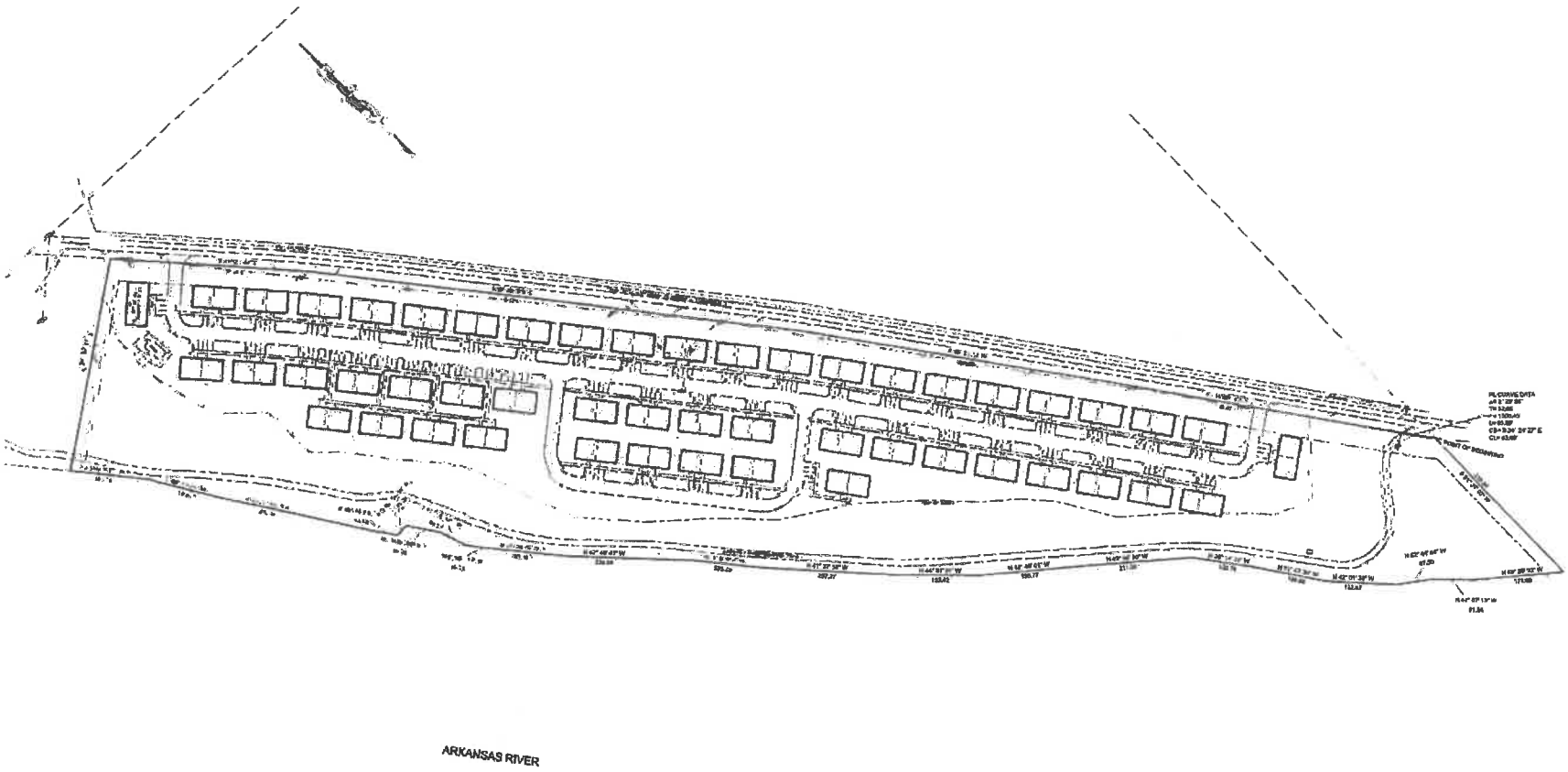
Rezone Case #2022-10

Ortho Map

1 inch = 350 feet

0 175 350 700 Feet

Date: 4/28/2022



100

DATA

DUPLEX BUILDINGS	49 BUILDINGS (98 UNITS)
PARKING SPACES	196 SPACES
PARKING RATIO	2 SP/ACE/UNIT
OFFICE SPACES	4 SPACES
TOTAL SPACES	200 SPACES

THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL: 501-955-4483

SKETCH PLAN
RIVER ROAD
NORTH LITTLE ROCK, ARKANSAS

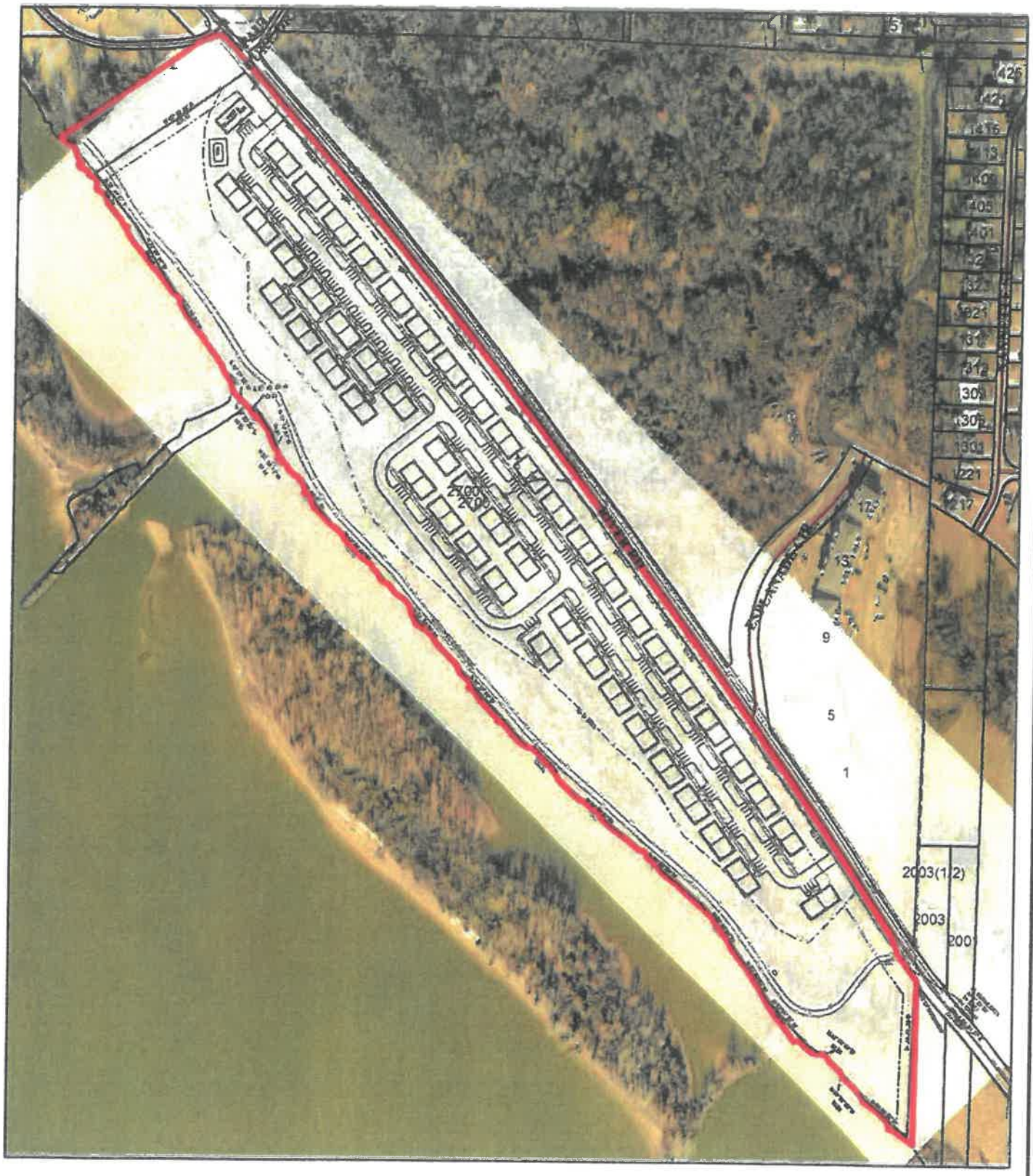
APPROVED	DRAWN BY	DATE	SHEET NO.
	JR	2/07/22	C1

SCALE 1" = 100'

RIVER ROAD-DUPLEX DEVELOPMENT2.dwg

PLOTTED: 2/7/2022

Rezone Case #2022-10



Ortho Map

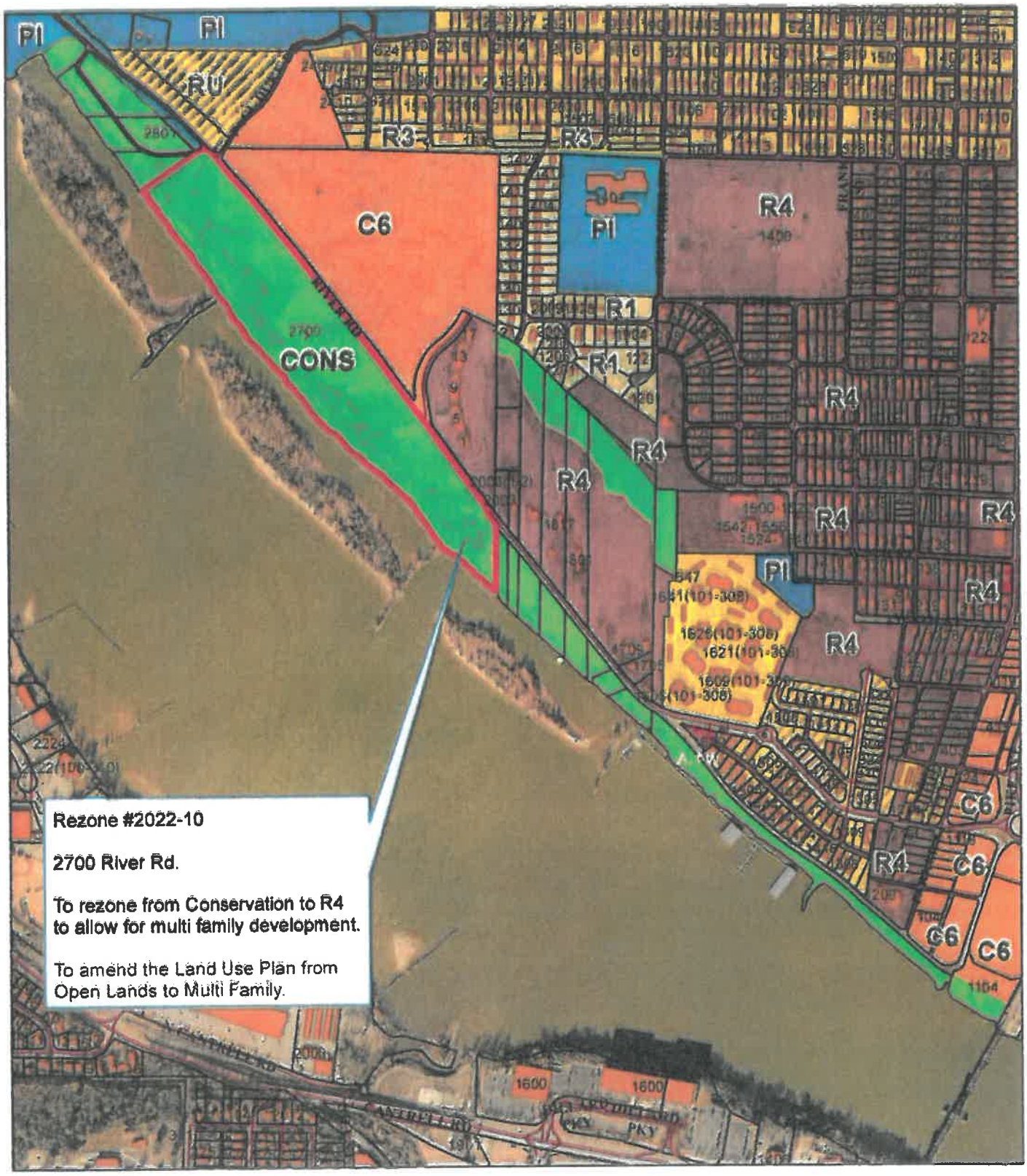
1 inch = 300 feet

0 150 300 600 Feet

N
W E
S

Date: 4/28/2022

Rezone Case #2022-10



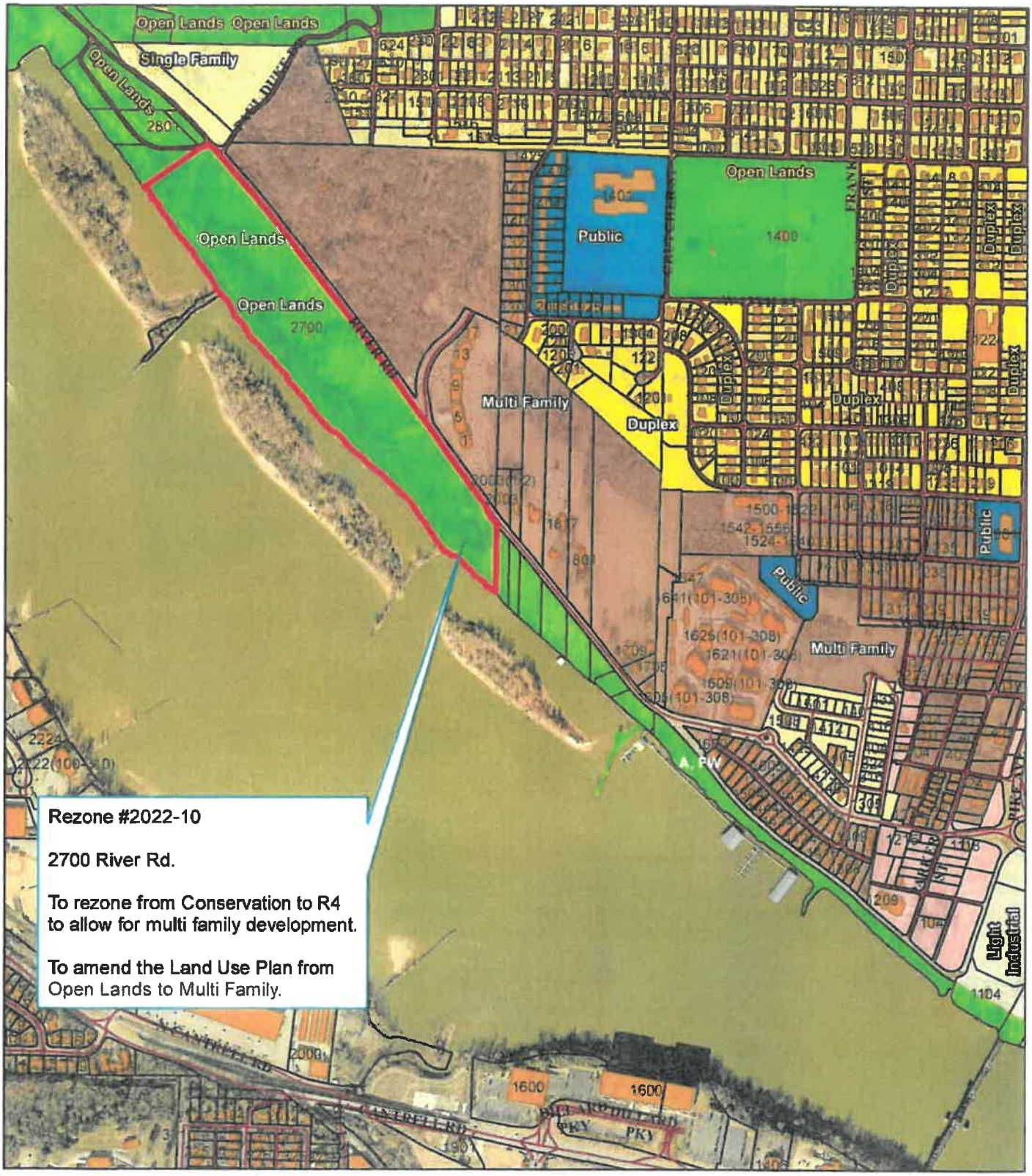
Zoning Map

1 inch = 750 feet

0 365 730 1,460 Feet

Date: 4/27/2022

Rezone Case #2022-10



Land Use Map

1 inch = 750 feet

0 365 730 1,460 Feet

N W E S

Date: 4/27/2022