O-22- 51

**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 C3 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 Eric Holloway of Holloway Engineering, 200 Casey Drive, Maumelle, Arkansas 72113, seeking a rezone of the herein described land to allow for a single family subdivision, which application was duly considered and approved (7 affirmative votes; 1 absent; 1 vacant) by the North Little Rock Planning Commission at a regular meeting thereof held on May 10, 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 in Country Club of Arkansas Phase XXV-C, North Little Rock, Arkansas, from Community Shopping to Single Family was approved (7 affirmative votes; 1 absent; 1 vacant) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on May 10, 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 C3 to RU zone, said property being located in Country Club of Arkansas Phase XXV-C in North Little Rock, Pulaski County, Arkansas and more particularly described as:

> 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, 909.89 FEET; THENCE N00°00'00"E, 30.01 FEET TO THE POINT OF BEGINNING; THENCE N88°57'03"W. 218.86 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N43°44'28"W, 35.48 FEET; THENCE N01°28'07"E, 59.97 FEET; THENCE N02°12'34"W, 70.14 FEET; THENCE N01°28'07"E, 25.63 FEET; THENCE S88°14'41"E, 25.63 FEET;

THENCE S88°14'41"E, 249.43 FEET; THENCE S01°45'19"W, 177.75 FEET TO THE POINT OF BEGINNING CONTAINING 1.009 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 Community Shopping 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:

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 11:00 A.M. _____ P.M.
By Amy Fields
DATE 6-7-22

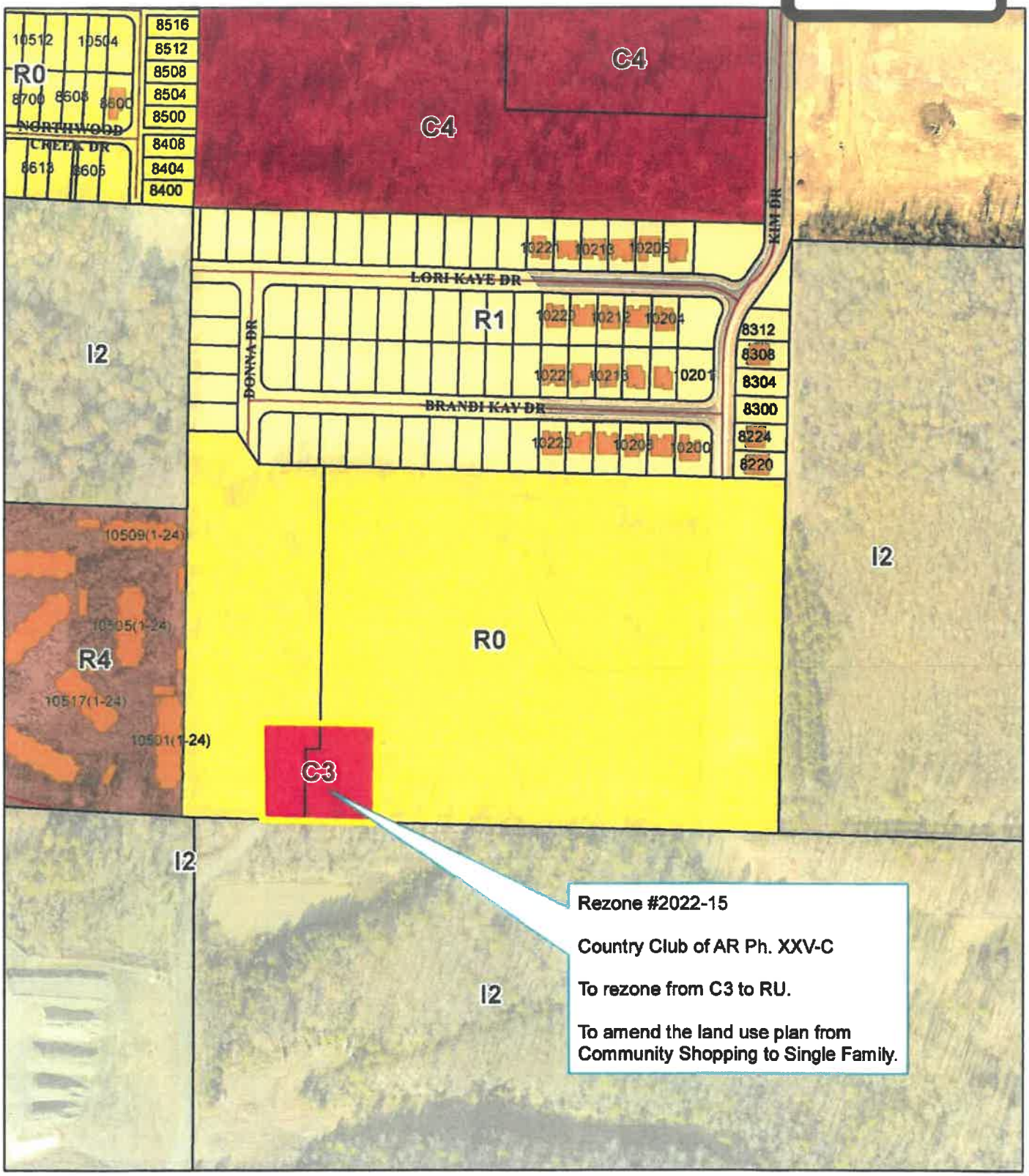
**Diane Whitbey, City Clerk and Collector**
**North Little Rock, Arkansas**

RECEIVED BY Savannah Staggs

EXHIBIT

A

# Rezone Case #2022-15




Zoning Map

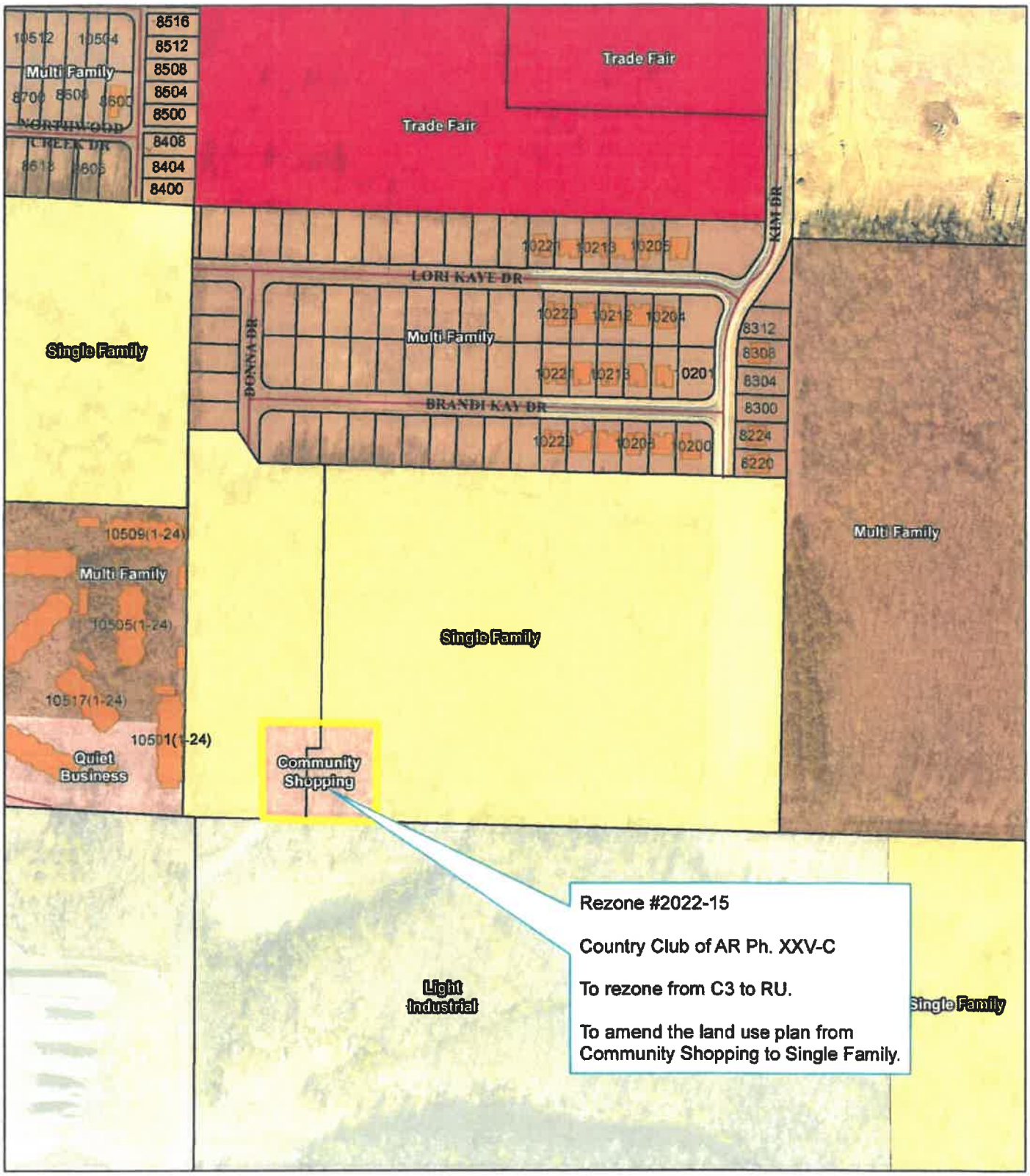
1 inch = 300 feet

0 150 300 600 Feet

Date: 3/30/2022

N W E S

# Rezone Case #2022-15




Land Use Map

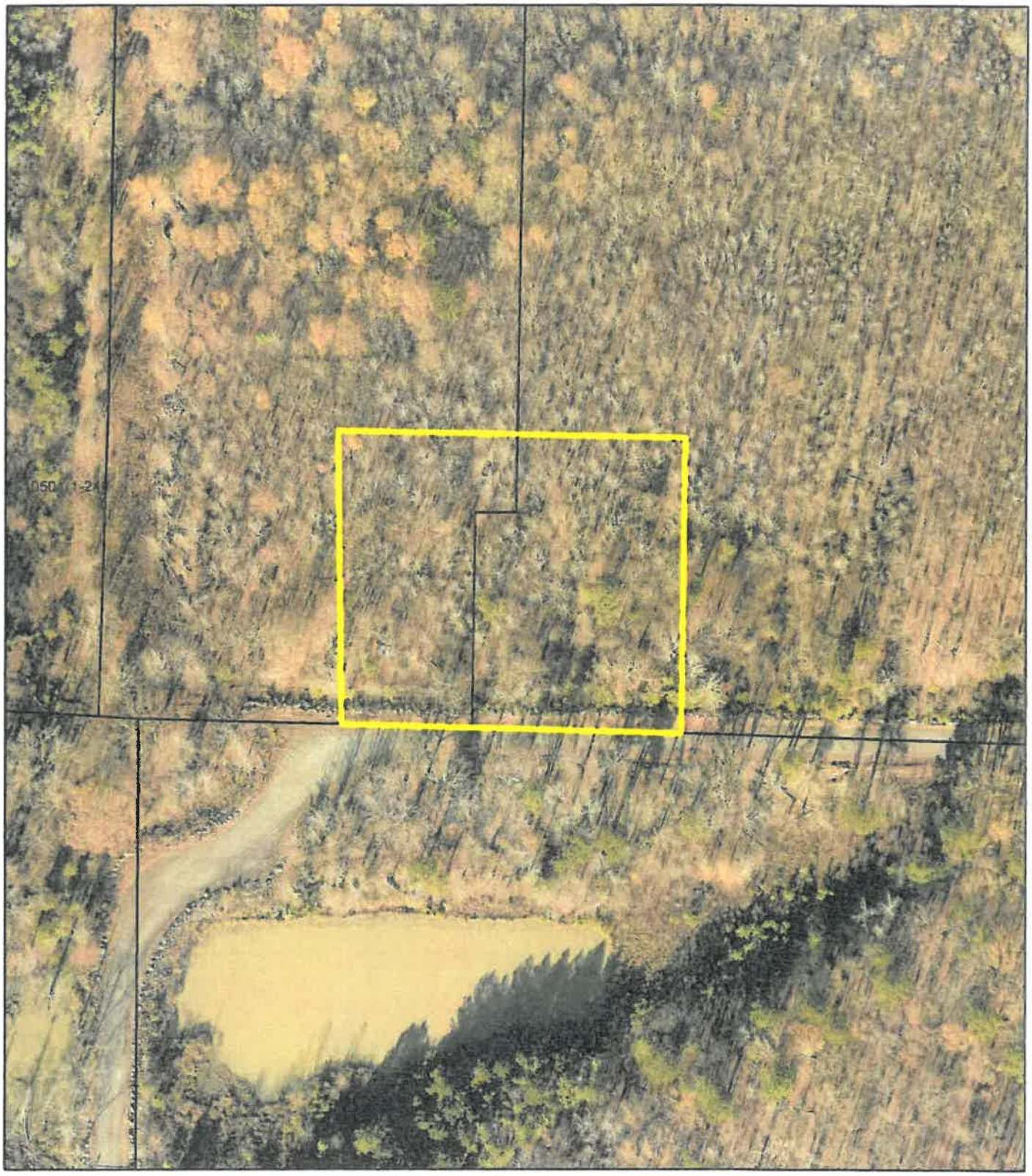
1 inch = 300 feet

0 150 300 600 Feet

Date: 3/30/2022

N W E S

# Rezone Case #2022-15



Ortho Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 3/30/2022

N W E S

PROFESSIONAL SURVEYOR NO 1808, AR

S88°14'41"E 109.90'

TIE INTO
EX. SEWER (42' FROM PROPERTY LINE)
N: 183884.20
E: 1200370.12

S33°54'28"E 86.40'

N: 183812.49
E: 1200418.42

PHASE 25-A
COUNTRY CLUB OF ARKANSAS
RECORDED 12-18-2020 AS
INST# 2020085456, RECORDS OF
PULASKI COUNTY, AR
ZONED R-1

15' DRAINAGE EASEMENT

S88°14'41"E 1158.63'

15' DRAINAGE EASEMENT

TIE INTO
EX. SEWER

TIE INTO
EX. WATER

8" SEWER

DEBBIE DRIVE
(27' BC-BC, 50' ROW) S88°14'41"E 1043.66

DONNA DRIVE
(27' BC-BC, 50' ROW)

KIM DRIVE
(27' BC-BC, 50' ROW)

8" WATER

8" SEWER

MARILYN DRIVE DRIVE
(27' BC-BC, 50' ROW) S88°14'41"E 1043.75

30' WIDE ALLEY/ DRAINAGE
& UTILITY EASEMENT

N01°28'07"E 837.99'

S01°25'08"W 751.54'

PAUL EELLS DRIVE
(40' BC-BC, 60' ROW)

N88°57'03"W 1319.22'

NORTH 1/2 STREET TO BE
COMPLETED THIS PHASE/
30' ROW DEDICATION

SW CORNER
SW 1/4, NW 1/4,
SECTION 2
T-02-N, R-13-W
PUL. CO. AR