ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED SOUTH OF HIGHWAY 165 AND WEST OF CYPRESS CROSSING SUBDIVISION IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM I2 TO RU, R1, R4 AND R5 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 Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72114, seeking a rezone of the herein described land to allow a mixed-use residential development located south of Highway 165 and west of Cypress Crossing Subdivision, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regular meeting thereof held on January 9, 2024; and

WHEREAS, a revised Land Use Plan for property herein described and being located at south of Highway 165 and west of Cypress Crossing Subdivision, North Little Rock, Arkansas, from Light Industrial to Single Family was approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on January 9, 2024.

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 I2 to RU, R1, R4 and R5 zoning, said property being located south of Highway 165 and west of Cypress Crossing Subdivision in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

A TRACT OF LAND BEING PART OF THE SPANISH LAND GRANT 2417 AND BEING IN PART OF SECTIONS 11 TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMM AT THE SE COR OF SPANISH LAND GRANT COM'L DISTRICT LOT 5B TH N76*44'24"W 586.17177 FT TH N13*06'10"E 25.69993 FT TH N76*33'15"W 487.85153 FT TH S00*03'18"W 739.12304 FT TH N65*02'05"W 14.5429 FT TH S00*00'00"W 61.16601 FT TH S45*31'09"E 2047.64027 F TH N12*32'22"E 973.3805 FT TH N77*06'20"W 784.56572 FT TH N13*18'51"E 842.2701 FT TH N77*06'20"W 49.6399 FT TO POB, TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, AR. (See maps collectively attached hereto as Exhibit A)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Light Industrial 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

SPONSOR: ATTEST:

_____   _____
Council Member Maurice Taylor   Diane Whitbey, City Clerk

APPROVED AS TO FORM:
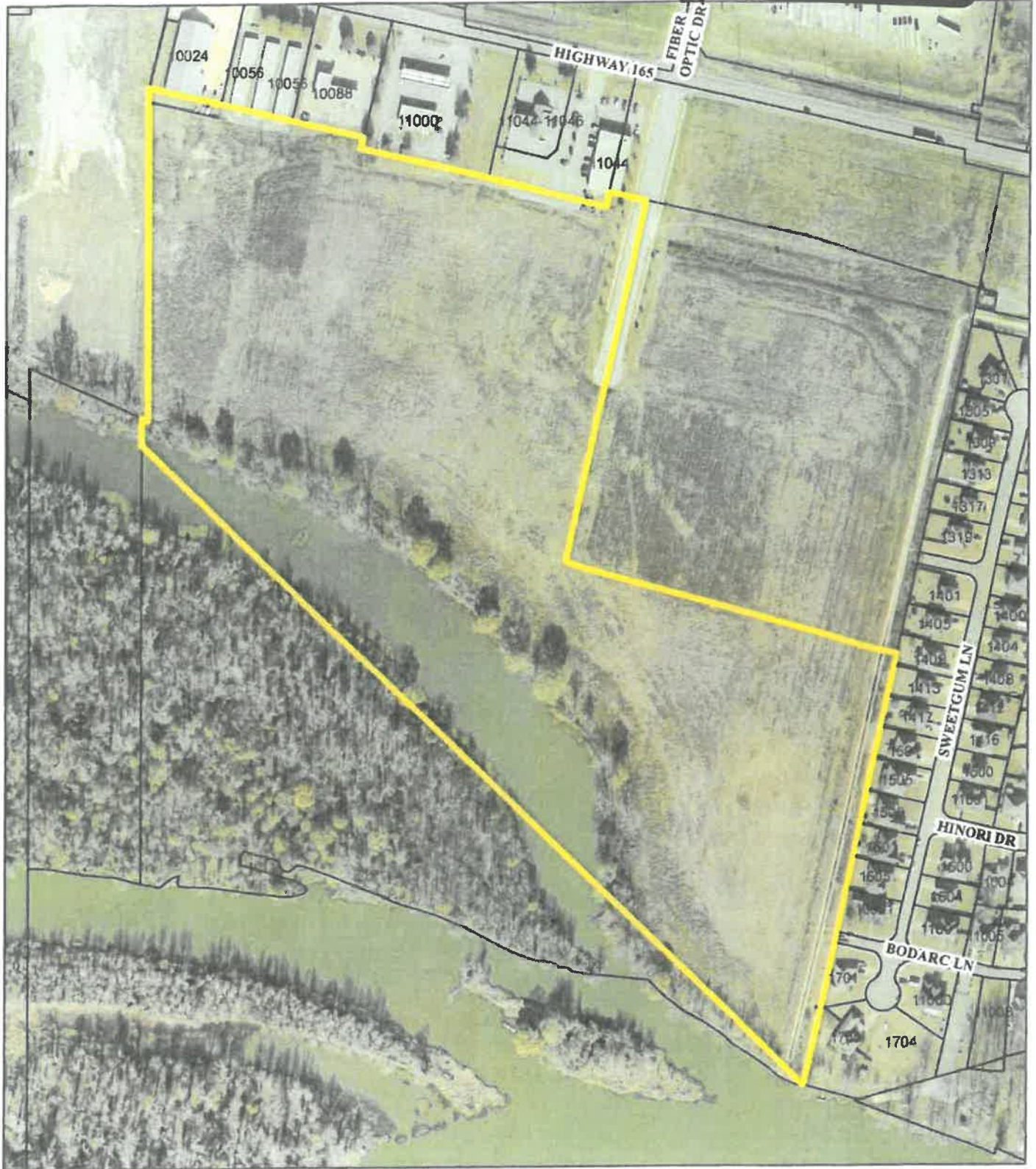
_____
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:00 A.M. _____ P.M.

By Amy Fields OA

DATE 3-19-24

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

RECEIVED BY _____

2

Rezone Case #2024-01

1 inch = 300 feet

0   155   310   620 Feet

NLR
Community Planning

Ortho Map

Date: 12/27/2023

N
W   E
S

Rezone Case #2024-01

I2

9906

10024

10056

10088

11000

HIGHWAY 165

FIBER OPTIC DR

11044 11046

C2

11054

1000

1000

I2

C4

C4

9902

9902

I2

PI

CYPRESS XING

MYRNA LN

SWEETGUM LN

HINORI DR

BODARC LN
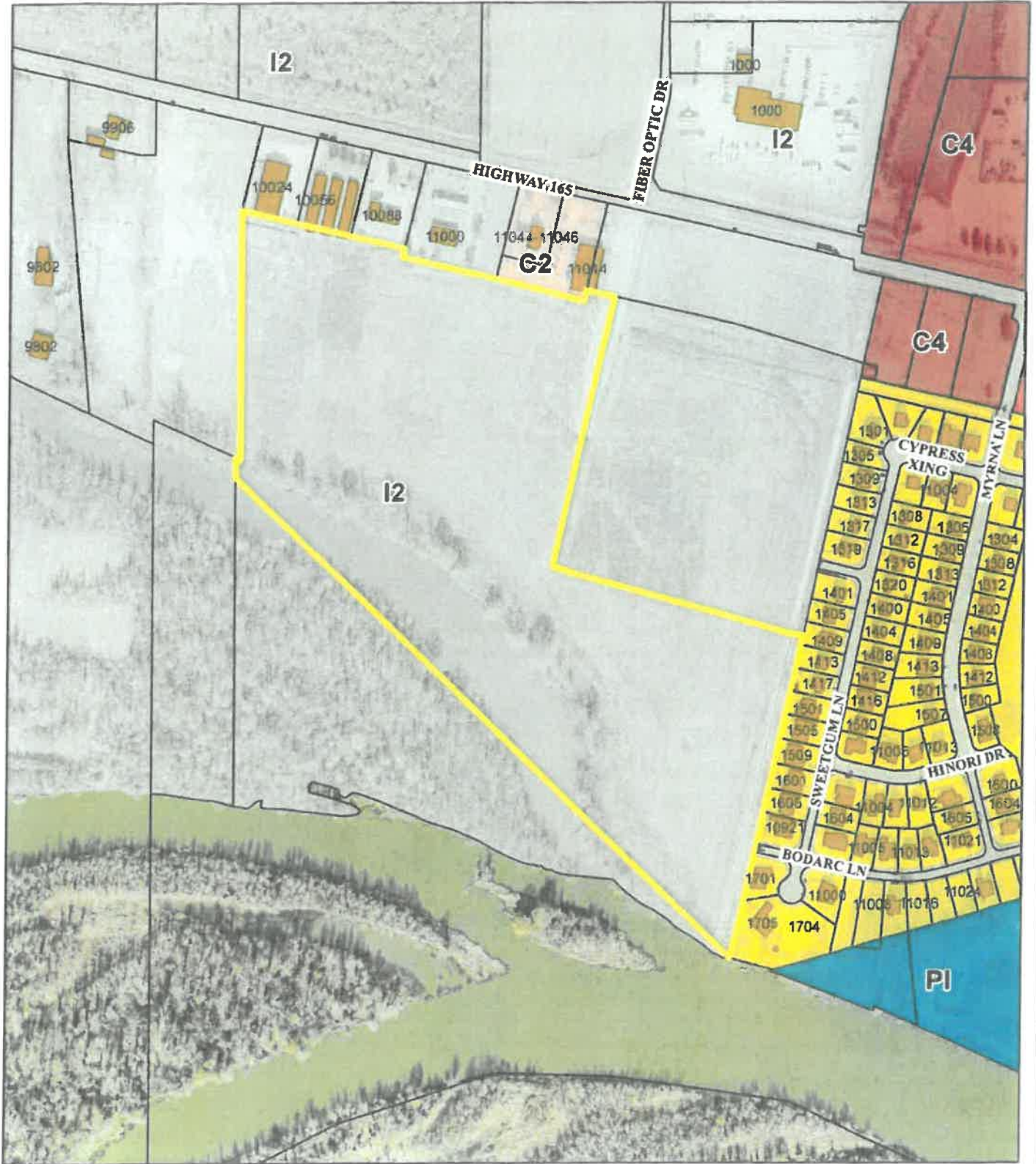
1 inch = 400 feet

0   205   410   820 Feet

Ortho Map

Date: 12/27/2023

N W E S
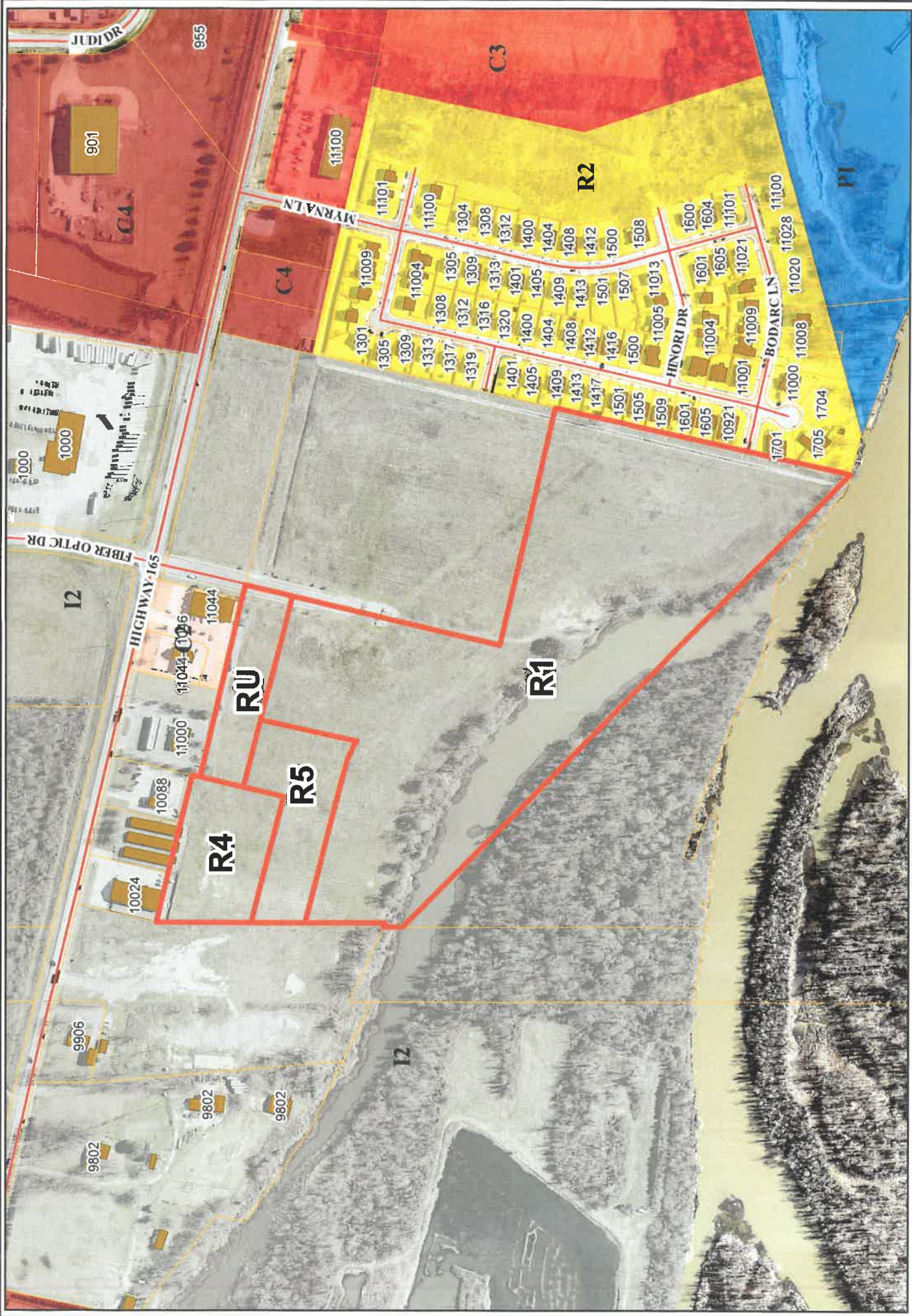
RZ2024-01 - Proposed Zoning Classifications

Date: 3/13/2024

This map is not survey accurate.

N

0 200 400 800 Feet

NLR PLANNING

JUDI DR
955
901
C4
11100
C4
MYRNA LN
11101
11009
11100
11004
1304
1308
1312
1305
1309
1313
1301
1308
1312
1316
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1409
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1400
1404
1408
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1416
1401
1405
1409
1413
1417
R2
C3
1500
1508
1501
1507
1500
1501
1505
1509
1601
1605
10921
1600
1604
1601
1605
1508
1507
11013
11005
11005
HINORI DR
11021
11009
11004
11001
11009
11000
11101
BODARC LN
11028
11020
11008
11100
P1
1701
1705
1704
1705
R1
I2
FIBER OPTIC DR
HIGHWAY 165
11044
11046
11044
11044
11000
RU
R5
R4
10088
10024
10000
1000
1000
I2
9906
9802
9802
9802

ARKANSAS RIVER

US HIGHWAY 165 (R/W VARIES)

STILLWATER DRIVE

DRIVE 1

DRIVE 2

DRIVE 3

GRAPHIC SCALE

TYPICAL SECTION

LEGEND

PROPERTY LINE
BUILDING LINE
EASEMENT
ZONING LINE

VICINITY MAP

THIS SITE

PRELIMINARY PLAT OF STILLWATER ADDITION
LOTS 1-64,
TRACTS A, B, C, D, E, & F
AND DEDICATION OF
STILLWATER DRIVE, DRIVE 1, DRIVE 2, & DRIVE 3
AS SHOWN HEREON
AND IN SECTIONS 11 & 12, TOWNSHIP 1 NORTH, RANGE 11
WEST, CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS

THOMAS ENGINEERING COMPANY

PRELIMINARY PLAT
STILLWATER ADDITION
NORTH LITTLE ROCK, ARKANSAS