

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED NORTH OF FAULKNER LAKE ROAD AND EAST OF STONE LINKS DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R2 TO RU ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; 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 the construction of detached single family homes located north of Faulkner Lake Road and east of Stone Links Drive, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on July 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 R2 to RU zoning, said property being located in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

A TRACT OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 10 WEST, AND THE NW 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 10 WEST, PULASKI COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 10 WEST, PULASKI COUNTY, ARKANSAS; THENCE SOUTH 01°21'24" WEST A DISTANCE OF 2186.55 FEET TO THE NORTH RIGHT OF WAY OF FAULKNER LAKE ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 88°48'46" WEST A DISTANCE OF 507.57 FEET TO THE EAST LINE OF BLOCK 4, STONE LINKS ADDITION TO THE CITY OF NORTH LITTLE ROCK, ARKANSAS; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID EAST LINE OF BLOCK 4 THE FOLLOWING COURSES; THENCE NORTH 01°20'33" EAST A DISTANCE OF 138.00 FEET; THENCE NORTH 35°23'40" WEST A DISTANCE OF 570.63 FEET; THENCE NORTH 20°41'47" WEST A DISTANCE OF 172.50 FEET; THENCE NORTH 00°24'27" WEST A DISTANCE OF 138.00 FEET; THENCE NORTH 16°00'58" WEST A DISTANCE OF 199.10 FEET; THENCE NORTH 38°15'54" WEST A DISTANCE OF 204.94 FEET; THENCE NORTH 54°43'06" WEST A DISTANCE OF 212.96 FEET; THENCE NORTH 73°17'13" WEST A

DISTANCE OF 89.94 FEET; THENCE NORTH 87°56'32" WEST A DISTANCE OF 408.66 FEET TO THE EAST RIGHT OF WAY OF STONE LINKS DRIVE; THENCE LEAVING SAID EAST LINE OF BLOCK 4 AND ALONG THE EAST RIGHT OF WAY OF STONE LINKS DRIVE THE FOLLOWING COURSES: THENCE NORTH 26°24'19" EAST A DISTANCE OF 42.89 FEET; THENCE NORTH 31°16'14" EAST A DISTANCE OF 98.82 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 455.74 FEET, A RADIUS OF 294.84 FEET, A CHORD BEARING OF NORTH 07°27'27" WEST, AND A CHORD LENGTH OF 411.71 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY ALONG THE EAST LINE OF LOT 15, BLOCK 7, STONE LINKS ADDITION TO THE CITY OF NORTH LITTLE ROCK, ARKANSAS; NORTH 44°04'51" EAST A DISTANCE OF 135.88 FEET; THENCE NORTH 71°49'10" EAST A DISTANCE OF 1701.53 FEET; THENCE SOUTH 88°27'32" EAST A DISTANCE OF 256.22 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 88°32'28" WEST A DISTANCE OF 397.46 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER NORTH 89°25'48" WEST 174.89 FEET TO THE POINT OF BEGINNING CONTAINING 64.771 ACRES MORE OR LESS. (See maps collectively attached hereto as Exhibit A)

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: 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 4: 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:

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\_\_\_\_\_  
Mayor Terry C. Hartwick

SPONSOR:

ATTEST:

  
Council Member Maurice Taylor

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

  
Amy Beckman Fields, City Attorney

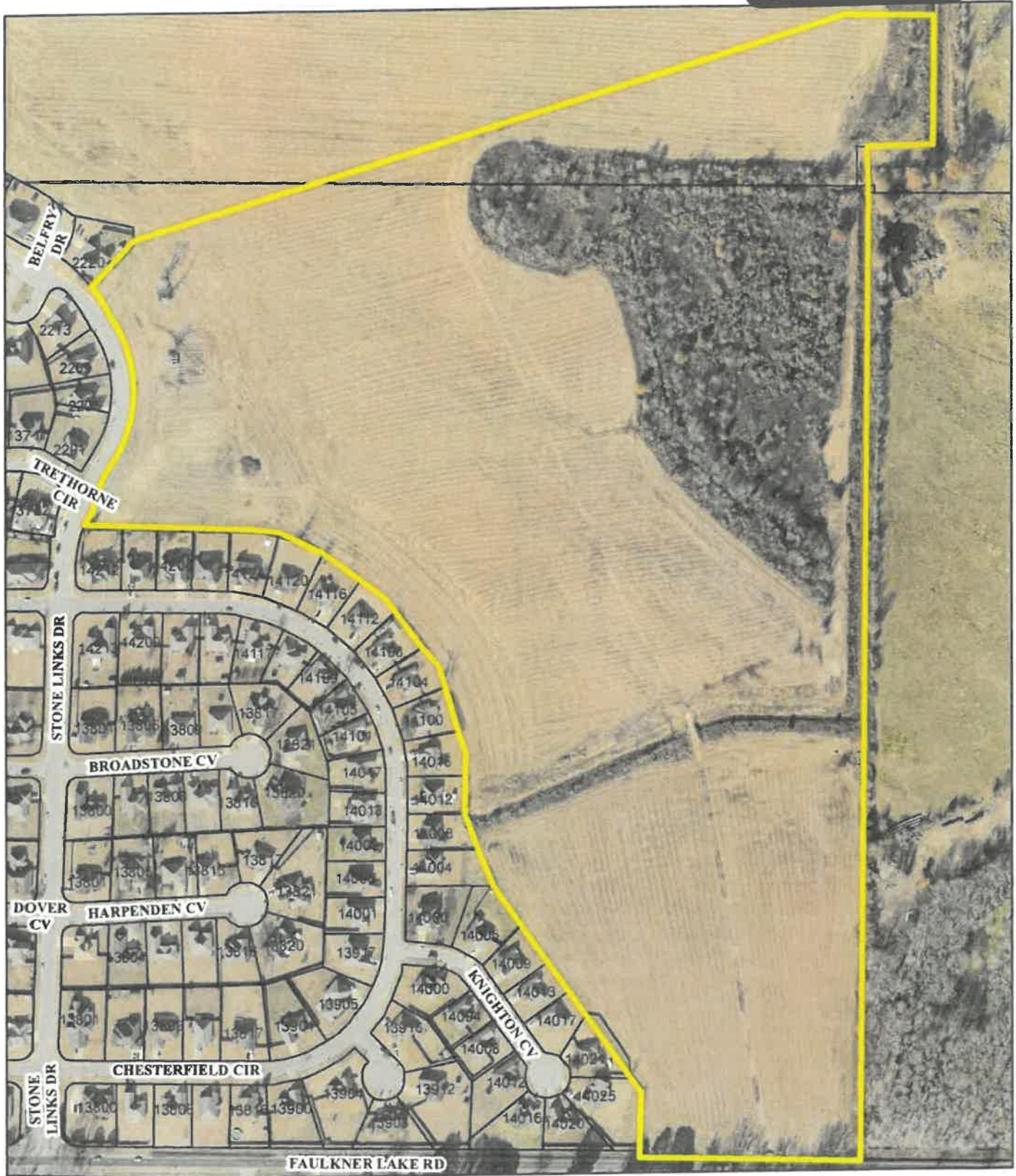
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	11:00	A.M.	_____	P.M.
By	A. Fields			
DATE	7.16.24			
<b>Diane Whitbey, City Clerk and Collector</b> North Little Rock, Arkansas				
RECEIVED BY	S. Ussery			

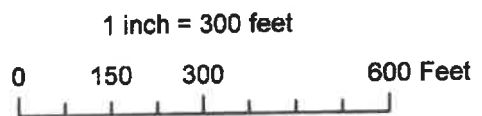


# Rezone Case #2024-15

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**EXHIBIT**  
**A**



**Ortho Map**

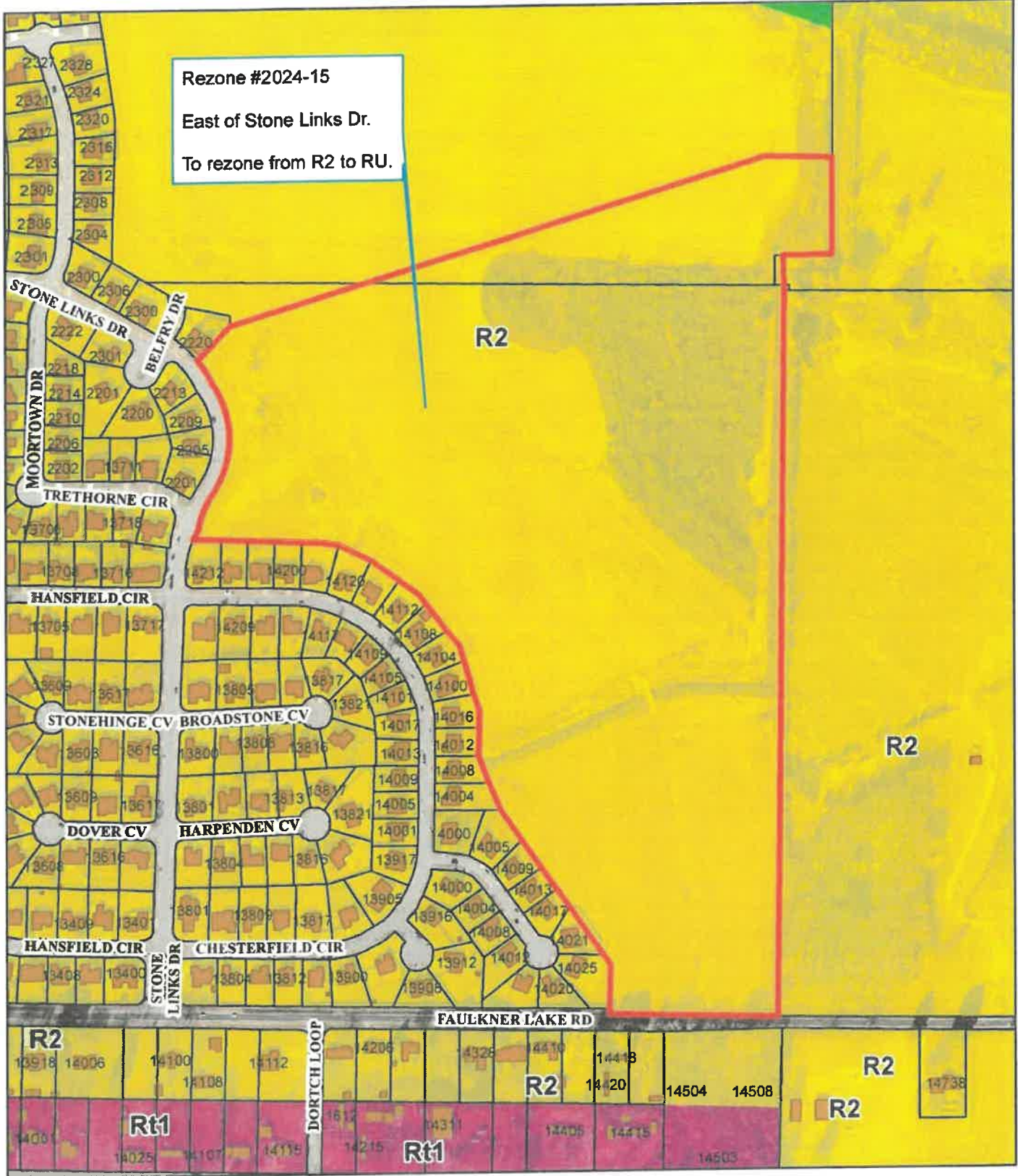


Date: 6/25/2024

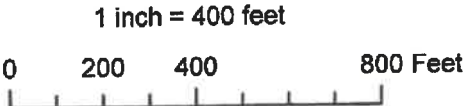


# Rezone Case #2024-15

Rezone #2024-15  
East of Stone Links Dr.  
To rezone from R2 to RU.



Zoning Map



Date: 6/25/2024



