

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED EAST OF KIM DRIVE AND ADJACENT TO COUNTRY CLUB OF ARKANSAS PHASES 25A AND 25C IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM I2 TO RU AND R5 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 Company, 200 Casey Drive, Maumelle, Arkansas 72113, seeking a rezone of the herein described land to allow for the development of a subdivision of single family residences and townhomes on real property located east of Kim Drive and adjacent to the Country Club of Arkansas Phases 25A & 25C, 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 February 11, 2025.

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 (“Zoning Ordinance”) is hereby amended by changing the classification of certain land from I2 to RU zoning, said property being located in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

The Southeast Quarter of the Northwest Quarter of Section 2, Township 2 North, Range 13 West, Pulaski County, Arkansas;

Less and except lands lying within the Southeast Quarter of the Northwest Quarter of Section 2, Township 2 North, Range 13 West, Pulaski County, Arkansas, more particularly described as follows:

Commencing at the Northwest Corner of said Southeast Quarter of the Northwest Quarter, thence along the North line of said Southeast Quarter South 88 degrees 52 minutes 33 seconds East 1318.85 feet to the Northeast Corner of said Southeast quarter; Thence along the East line of said Southeast Quarter South 01 degrees 52 minutes 57 seconds West 165.48 feet to the Point of Beginning; thence leaving said East line North 74 degrees 01 minutes 10 seconds West 28.82 feet to the intersection of Vestal Boulevard and Lori Kaye Drive; thence along the centerline of Lori Kaye Drive the following courses; North 74 degrees 01 minutes 10 seconds West 63.92 feet; thence along a curve to the left having a radius of 200.00 feet and a chord bearing and distance of North 81 degrees 26 minutes 52 seconds West 51.71 feet; thence North 88 degrees 52 minutes 33 seconds West 164.70 feet to the intersection of Lori Kaye Drive and Galileo Lane; thence along the centerline of Galileo Lane South 01 degrees 52 minutes 57 seconds West

1,046.53 feet to the intersection of Galileo Lane and Kant Road; thence along the centerline of Kant Road South 88 degrees 57 minutes 03 seconds East 266.03 feet to the intersection of Kant Road and Vestal Boulevard; thence leaving the said centerline South 88 degrees 57 minutes 03 seconds East 40.00 feet to the East line of the Southeast Quarter of the Northwest Quarter of Section 2, Township 2 North, Range 13 West; thence along said East line North 01 degrees 52 minutes 57 seconds East 1,015.66 feet to the Point of Beginning, containing 7.31 acres more or less. (See Exhibit A attached hereto).

SECTION 2: That the Zoning Ordinance of the City of North Little Rock, Arkansas is hereby amended by changing the classification of certain land from I2 to R5 zoning, said property being located in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

Lands lying within the Southeast Quarter of the Northwest Quarter of Section 2, Township 2 North, Range 13 West, Pulaski County, Arkansas, more particularly described as follows:

Commencing at the Northwest Corner of said Southeast Quarter of the Northwest Quarter, thence along the North line of said Southeast Quarter South 88 degrees 52 minutes 33 seconds East 1318.85 feet to the Northeast Corner of said Southeast Quarter; thence along the East line of said Southeast Quarter South 01 degrees 52 minutes 57 seconds West 165.48 feet to the Point of Beginning; thence leaving said East line North 74 degrees 01 minutes 10 seconds West 28.82 feet to the intersection of Vestal Boulevard and Lori Kaye Drive; thence along the centerline of Lori Kaye Drive the following courses; North 74 degrees 01 minutes 10 seconds West 63.92 feet; thence along a curve to the left having a radius of 200.00 feet and a chord bearing and distance of North 81 degrees 26 minutes 52 seconds West 51.71 feet; thence North 88 degrees 52 minutes 33 seconds West 164.70 feet to the intersection of Lori Kaye Drive and Galileo Lane; thence along the centerline of Galileo Lane South 01 degrees 52 minutes 57 seconds West 1,046.53 feet to the intersection of Galileo Lane and Kant Road; thence along the centerline of Kant Road South 88 degrees 57 minutes 03 seconds East 266.03 feet to the intersection of Kant Road and Vestal Boulevard; thence leaving the said centerline South 88 degrees 57 minutes 03 seconds East 40.00 feet to the East line of the Southeast Quarter of the Northwest Quarter of Section 2, Township 2 North, Range 13 West; thence along said East line North 01 degrees 52 minutes 57 seconds East 1,015.66 feet to the Point of Beginning, containing 7.31 acres more or less. (See Exhibit B attached hereto; see maps showing all of the property described herein attached hereto as Exhibit C.)

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:

Ron Harris
Council Member Ron Harris *by AF*

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10:45</u>	A.M.	_____	P.M.
By	<u>Amy Fields</u>			
DATE	<u>3-4-25</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

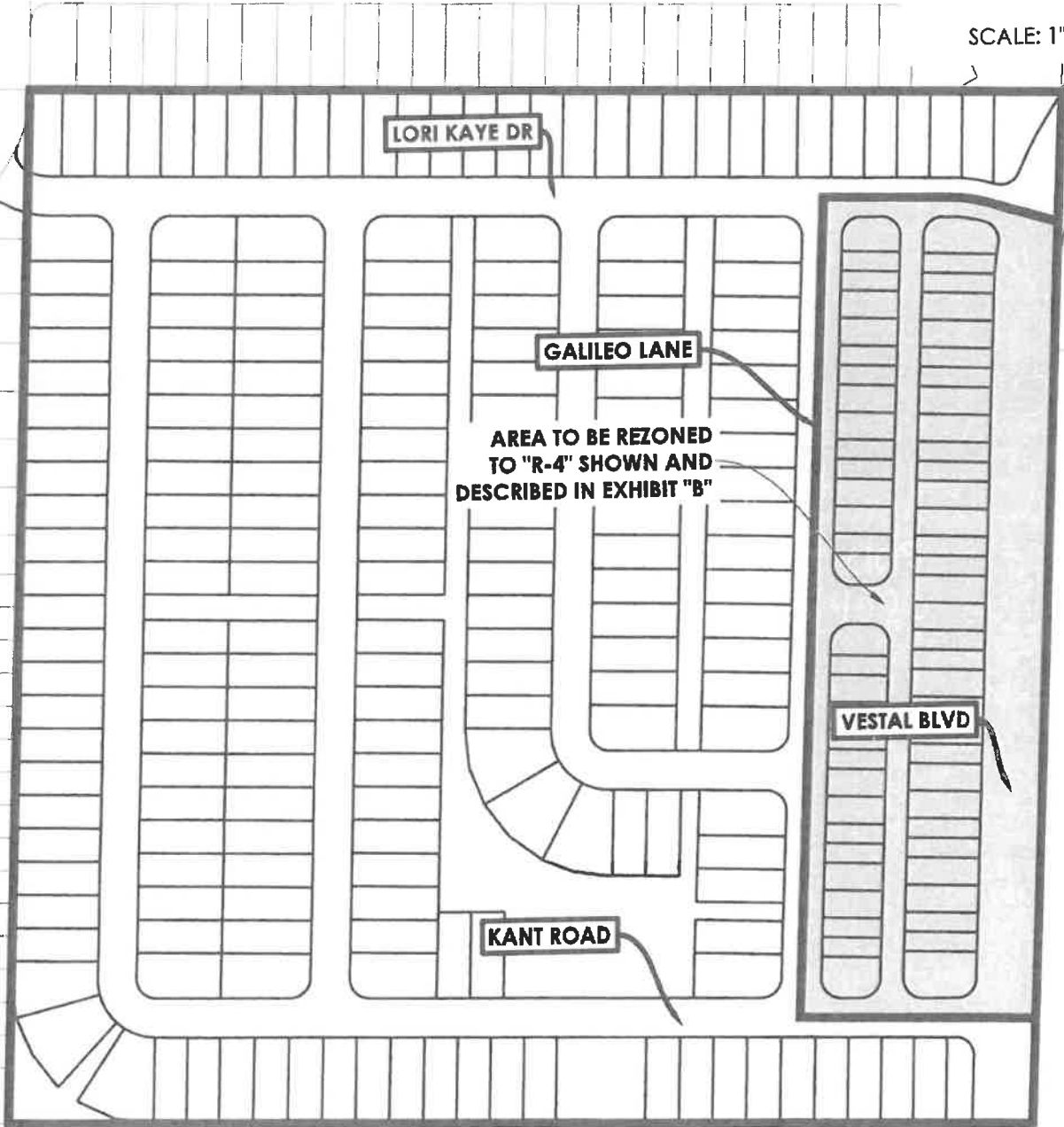
EXHIBIT "A" (PAGE 1 OF 2)

- EXHIBIT "A"
- EXHIBIT "B"

CYPRESS BEND PH III & IV
ZONED "I2" REQUESTING TO "RU"



SCALE: 1" = 200'



HOLLOWAY ENGINEERING
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admin@holloway-eng.com

CYPRESS BEND PH III & IV
NORTH LITTLE ROCK, PULASKI COUNTY, AR

REZONING EXHIBIT

EXHIBIT "A" (PAGE 2 OF 2)

LEGAL DESCRIPTION:

The Southeast Quarter of the Northwest Quarter of Section 2, Township 2 North, Range 13 West, Pulaski County, Arkansas

Less and Except

Lands lying within the Southeast quarter of the Northwest quarter of Section 2, Township 2 North, Range 13 West, Pulaski County, Arkansas, more particularly described as follows

Commencing at the Northwest Corner of said Southeast quarter of the Northwest Quarter, thence along the North line of said Southeast quarter South 88 degrees 52 minutes 33 seconds East 1318.85 feet to the Northeast Corner of said Southeast quarter; Thence along the East line of said Southeast Quarter South 01 degrees 52 minutes 57 seconds West 165.48 feet to the Point of Beginning; thence leaving said East line North 74 degrees 01 minutes 10 seconds West 28.82 feet to the intersection of Vestal Boulevard and Lori Kaye Drive; thence along the centerline of Lori Kaye Drive the following courses; North 74 degrees 01 minutes 10 seconds West 63.92 feet; thence along a curve to the left having a radius of 200.00 feet and a chord bearing and distance of North 81 degrees 26 minutes 52 seconds West 51.71 feet; thence North 88 degrees 52 minutes 33 seconds West 144.70 feet to the intersection of Lori Kaye Drive and Galileo Lane; thence along the centerline of Galileo Lane South 01 degrees 52 minutes 57 seconds West 1,046.53 feet to the intersection of Galileo Lane and Kant Road; thence along the centerline of Kant Road South 88 degrees 57 minutes 03 seconds East 266.03 feet to the intersection of Kant Road and Vestal Boulevard; thence leaving the said centerline South 88 degrees 57 minutes 03 seconds East 40.00 feet to the East line of the Southeast Quarter of the Northwest Quarter of Section 2, Township 2 North, Range 13 West; thence along said East line North 01 degrees 52 minutes 57 seconds East 1,015.66 feet to the Point of Beginning containing 7.31 acres more or less.



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CYPRESS BEND PH III & IV
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REZONING EXHIBIT

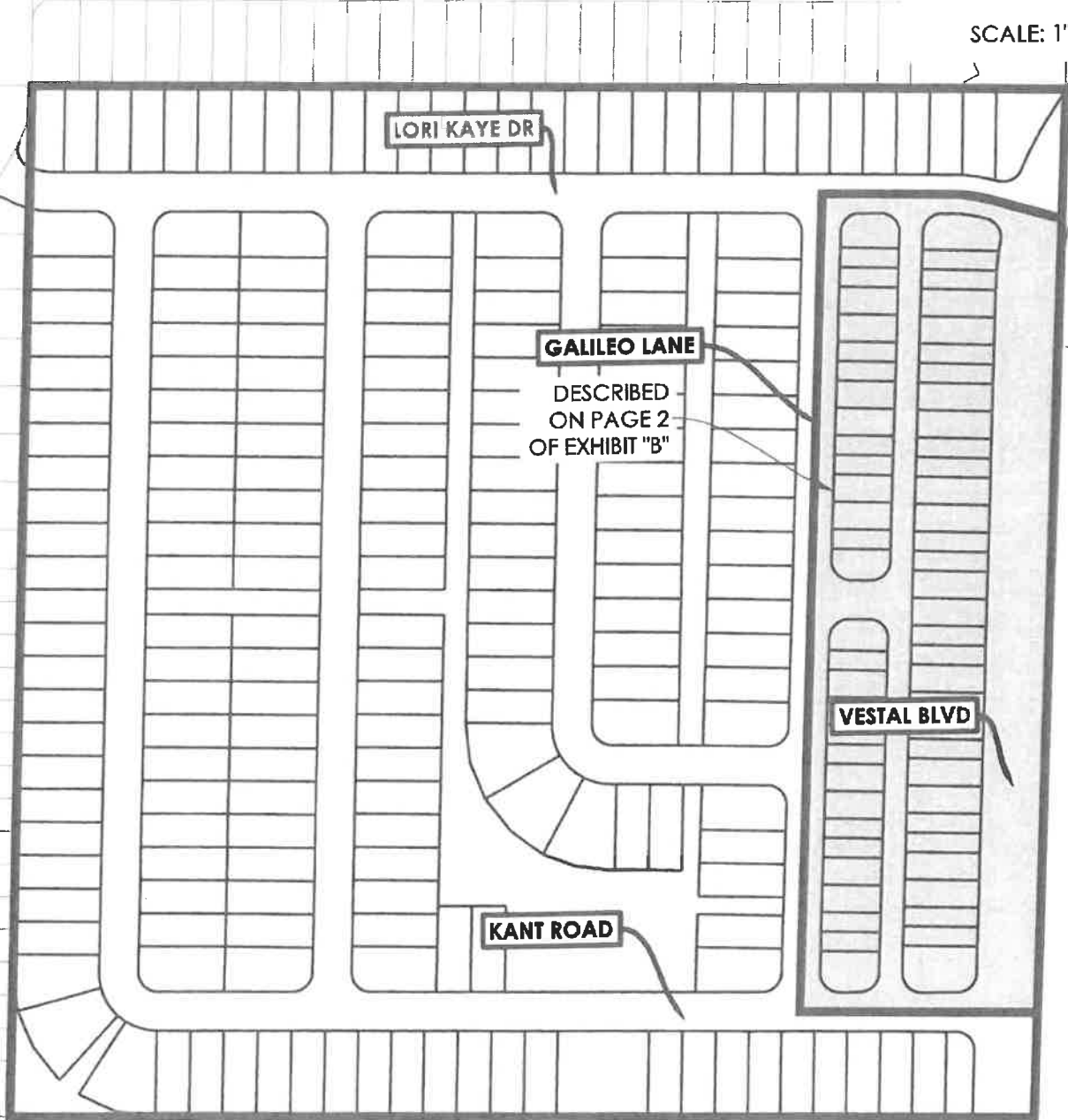
EXHIBIT "B" (PAGE 1 OF 2)

- EXHIBIT "A"
- EXHIBIT "B"

**PART OF CYPRESS BEND PH III
ZONED "I2" REQUESTING TO "R5"**



SCALE: 1" = 200'



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CYPRESS BEND PH III & IV
NORTH LITTLE ROCK, PULASKI COUNTY, AR

REZONING EXHIBIT

EXHIBIT "B" (PAGE 2 OF 2)

LEGAL DESCRIPTION:

Lands lying within the Southeast quarter of the Northwest quarter of Section 2, Township 2 North, Range 13 West, Pulaski County, Arkansas, more particularly described as follows

Commencing at the Northwest Corner of said Southeast quarter of the Northwest Quarter, thence along the North line of said Southeast quarter South 88 degrees 52 minutes 33 seconds East 1318.85 feet to the Northeast Corner of said Southeast quarter; Thence along the East line of said Southeast Quarter South 01 degrees 52 minutes 57 seconds West 165.48 feet to the Point of Beginning; thence leaving said East line North 74 degrees 01 minutes 10 seconds West 28.82 feet to the intersection of Vestal Boulevard and Lori Kaye Drive; thence along the centerline of Lori Kaye Drive the following courses; North 74 degrees 01 minutes 10 seconds West 63.92 feet; thence along a curve to the left having a radius of 200.00 feet and a chord bearing and distance of North 81 degrees 26 minutes 52 seconds West 51.71 feet; thence North 88 degrees 52 minutes 33 seconds West 164.70 feet to the intersection of Lori Kaye Drive and Galileo Lane; thence along the centerline of Galileo Lane South 01 degrees 52 minutes 57 seconds West 1,046.53 feet to the intersection of Galileo Lane and Kant Road; thence along the centerline of Kant Road South 88 degrees 57 minutes 03 seconds East 266.03 feet to the intersection of Kant Road and Vestal Boulevard; thence leaving the said centerline South 88 degrees 57 minutes 03 seconds East 40.00 feet to the East line of the Southeast Quarter of the Northwest Quarter of Section 2, Township 2 North, Range 13 West; thence along said East line North 01 degrees 52 minutes 57 seconds East 1,015.66 feet to the Point of Beginning containing 7.31 acres more or less.



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CYPRESS BEND PH III & IV
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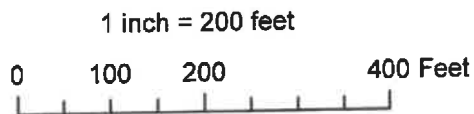
REZONING EXHIBIT

Rezone Case #2025-01

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EXHIBIT
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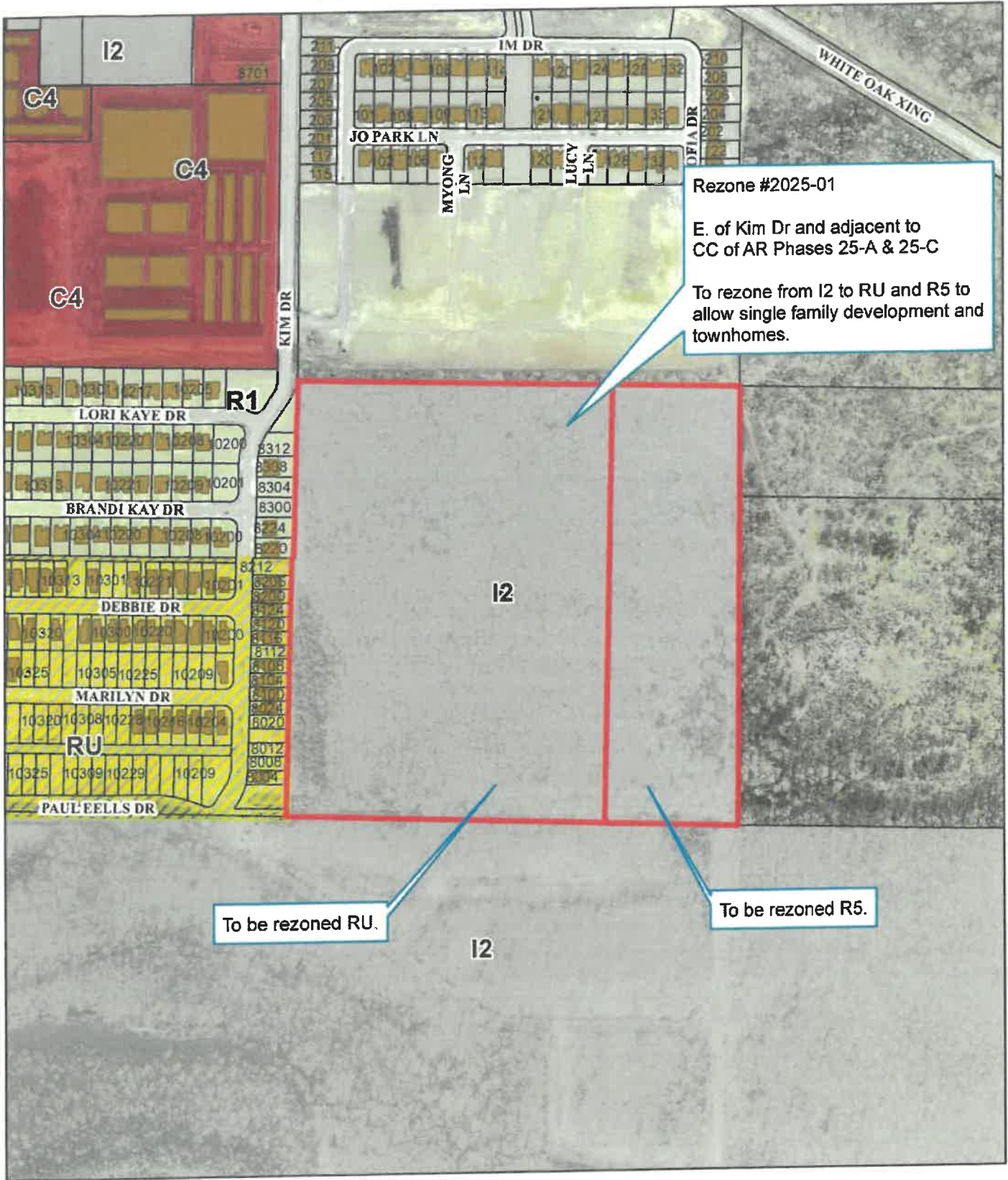


Ortho Map



Date: 2/27/2025

Rezone Case #2025-01



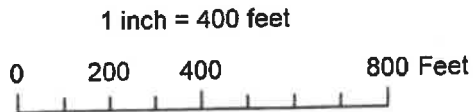
Rezoning #2025-01
E. of Kim Dr and adjacent to
CC of AR Phases 25-A & 25-C
To rezone from I2 to RU and R5 to
allow single family development and
townhomes.

To be rezoned RU.

To be rezoned R5.



Zoning Map



Date: 2/27/2025