

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE NORTHBROOK ADDITION, PHASE II, OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R1 TO RU ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263, TO ALLOW THE DEVELOPMENT OF A SINGLE FAMILY SUBDIVISION; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made, on behalf of I-430-365 LLC, by John Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a rezone of the herein described land to allow the development of a single family subdivision for certain real property located in the Northbrook Addition, Phase II, of the City of North Little Rock, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regular meeting thereof held on December 9, 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 real property located in the Northbrook Addition, Phase II, from R1 to RU zoning, said property more particularly described as:

PART OF THE NW 1/4 SW 1/4 AND THE SW 1/4 SW 1/4 SECTION 36, TOWNSHIP 3 NORTH, RANGE 12 WEST, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SW 1/4 SW 1/4; THENCE ALONG THE EAST LINE OF SAID SW 1/4 SW 1/4 S01°48'44"W FOR 146.68 FEET; THENCE N 88°20'59"W FOR 687.22 FEET TO THE BEGINNING OF A NONTANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 08' 58", HAVING A RADIUS OF 870.00 FEET, AND WHOSE LONG CHORD BEARS S02°31'05" W FOR 32.64 FEET; THENCE S01°26'36"W FOR 309.38 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01°13'27", HAVING A RADIUS OF 1630.00 FEET, AND WHOSE LONG CHORD BEARS S02°03'19"W FOR 34.82 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE N87°19'58"W FOR 214.69 FEET TO THE BEGINNING OF A NONTANGENTIAL CURVE ON THE EAST LINE OF STATE VETERANS CEMETARY ADDITION; THENCE ALONG SAID EAST LINE AND CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 24°16'58", HAVING A RADIUS OF 1398.48 FEET, AND WHOSE LONG

CHORD BEARS N10°26' 39"W FOR 588.27 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S73°10'30"E FOR 208.05 FEET; THENCE N16°49'30"E FOR 170.00 FEET; THENCE S73°10'30"E FOR 6.06 FEET; THENCE N16°49'30" E FOR 1212.03 FEET; THENCE S71°14'06" E FOR 3.98 FEET; THENCE N20°25'08"E FOR 110.14 FEET TO THE BEGINNING OF A NONTANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01°48'07", HAVING A RADIUS OF 225.00 FEET, AND WHOSE LONG CHORD BEARS N68°40'48"W FOR 7.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE N22°13'16"E FOR 50.00 FEET; THENCE N24°10'16"E FOR 110.17 FEET; THENCE N33°08'38"W FOR 27.20 FEET; THENCE N56°51'22"E FOR 160.00 FEET; THENCE S33°08' 38"E FOR 27.38 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 98°34'42", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS S82°25'59"E FOR 37.90 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00°56'36" HAVING A RADIUS OF 455.00 FEET, AND WHOSE LONG CHORD BEARS N48°44'58"E FOR 7.49 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S40°46'43"E FOR 60.00 FEET; THENCE N82°41'57"E FOR 201.87 FEET; THENCE N65°52'55"E FOR 87.91 FEET; THENCE S79°32'22"E FOR 160.04 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4 SW 1/4; THENCE ALONG SAID EAST LINE S01°50'48"W FOR 628.56 FEET TO THE POINT OF BEGINNING; AND CONTAINING 686,662 S.F. OR 15.764 ACRES, MORE OR LESS. (See maps and drawings 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:

Mayor Terry C. Hartwick

SPONSOR:

Vince Insalaco III
Council Member Vince Insalaco III

Scott Fowler
Council Member Scott Fowler

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>A. Fields, City Atty</u>			
DATE	<u>1-6-26</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>BT on/r</u>			