

O-20-91

ORDINANCE NO. ____

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT NORTHBROOK DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C3 TO R1 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 Engineering Company, 3810 Lookout Road, North Little Rock, 72116, seeking a rezone of the herein described land to allow for a single family residential subdivision, 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 September 8, 2020; 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 located at Northbrook Drive, North Little Rock, Arkansas, from Light Industrial to Single Family was approved (8 affirmative, 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on September 8, 2020.

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 R1 zone, said property being located at Northbrook Drive in North Little Rock, Pulaski County, Arkansas and more particularly described as:

PART OF THE NW1/4 SW1/4 AND THE SW1/4 SW1/4 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 SW1/4 SW1/4; THENCE ALONG THE EAST LINE OF SAID SW1/4 SW1/4 S 01 48' 44" W FOR 146.68 FEET; THENCE N 88 20' 59" W FOR 687.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL 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 S 02 31' 05" W FOR 32.64 FEET; THENCE S 01 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 S 02 03' 19" W FOR 34.82 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL

LINE; THENCE N 87 19' 58" W FOR 214.69 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE ON THE EAST LINE OF STATE VETERANS CEMETARY ADDITION; HENCE 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 N 10 26' 39" W FOR 588.27 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S 73 10' 30" E FOR 208.05 FEET; THENCE N 16 49' 30" E FOR 170.00 FEET; THENCE S 73 10' 30" E FOR 16.06 FEET; THENCE N 16 49' 30" E FOR 121.69 FEET; THENCE N 71 14' 06" W FOR 6.02 FEET; THENCE N 20 25' 08" E FOR 110.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL 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 N 68 40' 48" W FOR 7.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE N 22 13' 16" E FOR 50.00 FEET; THENCE N 24 10' 16" E FOR 110.17 FEET; THENCE N 33 08' 38" W FOR 27.20 FEET; THENCE N 56 51' 22" E FOR 160.00 FEET; THENCE S 33 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 S 82 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 N 48 44' 58" E FOR 7.49 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S 40 46' 43" E FOR 60.00 FEET; THENCE N 82 41' 57" E FOR 201.87 FEET; THENCE N 65 52' 55" E FOR 87.91 FEET; THENCE S 79 32' 22" E FOR 160.04 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4 SW1/4; THENCE ALONG SAID EAST LINE S 01 50' 48" W FOR 628.56 FEET TO THE POINT OF BEGINNING; AND CONTAINING 685,444 S.F. OR 15.736 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 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 Joe A. Smith

SPONSORS:

ATTEST:

Charlie Hight
Council Member Charlie Hight *by AF*

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</u>			
DATE	<u>9-22-20</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Hsery</u>			

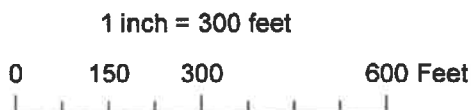
Rezone Case #2020-14



Rezone #2020-14
 Northbrook Sub. Phase 2
 To rezone from C3 to R1 and
 to amend the Land Use Plan
 from Light Industrial to Single Family.



Zoning Map



Date: 8/6/2020

PRELIMINARY PLAT OF
LOTS 12-19, BLOCK 1, LOTS 1-24, BLOCK 5, LOTS 1-7,
BLOCK 6, LOTS 1-12, BLOCK 7 & LOTS 1-4, BLOCK 8
NORTHBROOK SUBDIVISION
 IN THE CITY OF NORTH LITTLE ROCK
 AND IN SW 1/4 SECTION 36
 TOWNSHIP 3 NORTH, RANGE 12 WEST
 PULASKI COUNTY, ARKANSAS

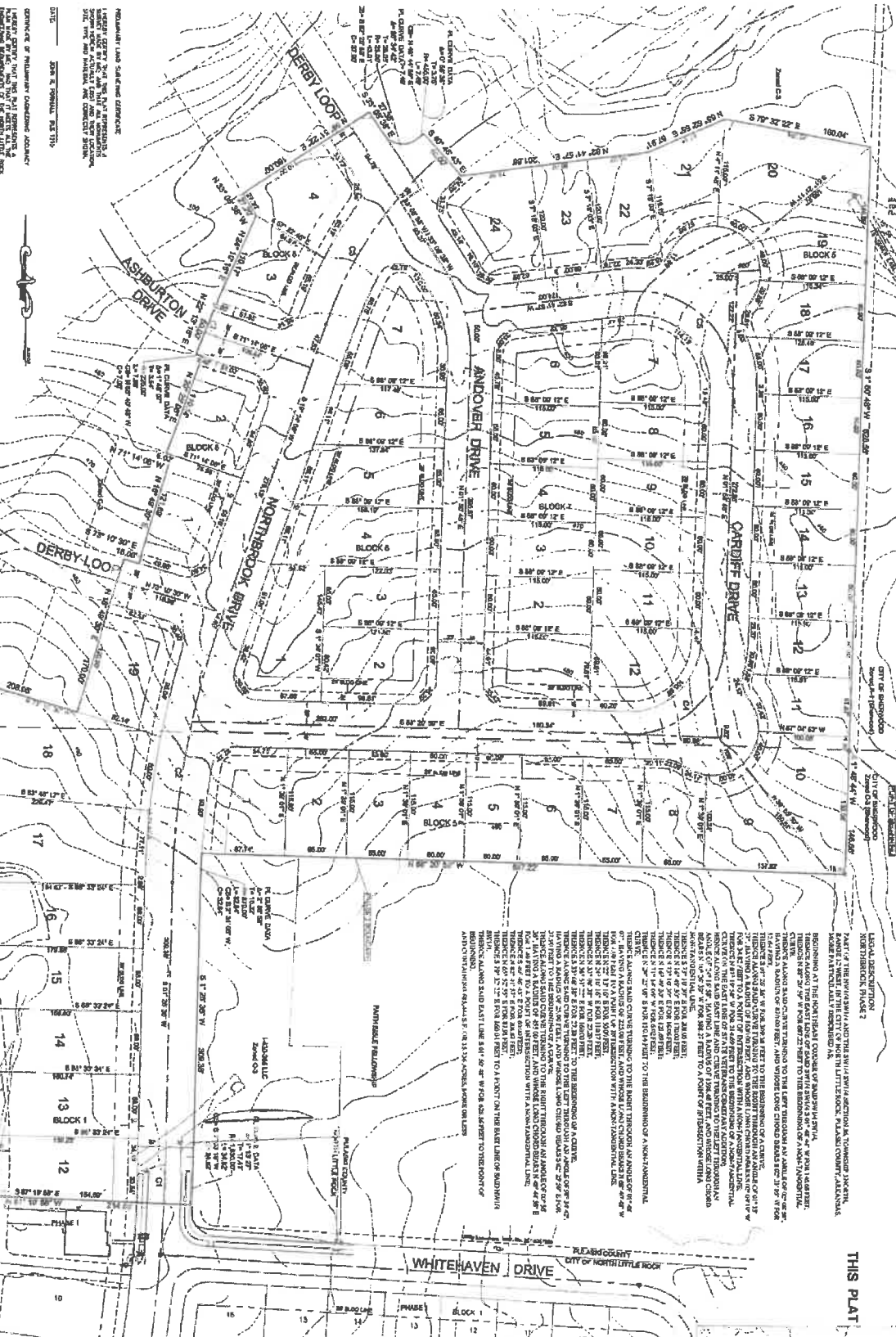
OWNER AND SUBDIVIDER:
 CAGROSS, LLC
 10000 W. UNIVERSITY BLVD.
 NORTH LITTLE ROCK, AR 72116

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LEGEND

- SHOWN WITH STREETS
- SHOWN WITH STREETS
- SHOWN WITH STREETS
- SHOWN WITH STREETS

OWNER AND SUBDIVIDER:
 CAGROSS, LLC
 10000 W. UNIVERSITY BLVD.
 NORTH LITTLE ROCK, AR 72116

DATE: 8/4/2020

SCALE: 1" = 100'

GRAPHIC SCALE

THOMAS ENGINEERING COMPANY
 2400 JEFFERSON ROAD, SUITE 100, NORTH LITTLE ROCK, AR 72116
 TEL: 501-752-7140 FAX: 501-752-5811

PRELIMINARY PLAT 2
 NORTH LITTLE ROCK, ARKANSAS