

ORDINANCE NO. ____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT THE SOUTHEAST CORNER OF FAULKNER LAKE ROAD AND HIGHWAY 391 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C-2 ZONING CLASSIFICATION TO R-0 ZONING CLASSIFICATION BY AMENDING ORDINANCE NO. 7697; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Crafton Tull, 10825 Financial Center Parkway, Little Rock, Arkansas 72211, seeking a rezone of the herein described land to allow for zero-lot line residential development on property located the southeast corner of Faulkner Lake Road and Highway 391, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on December 10, 2019; 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 the property herein described and being located at the southeast corner of Faulkner Lake Road and Highway 391, North Little Rock, Arkansas, from Community Shopping to Single Family was approved (7 affirmative votes, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on December 10, 2019.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Ordinance No. 7697 of the City of North Little Rock, Arkansas ("the Zoning Ordinance") is hereby amended by changing the classification of certain land from C-2 to R-0 to allow for a zero-lot line residential development on said property being located at the southeast corner of Faulkner Lake Road and Highway 391 and more particularly described as:

BEING A PART OF THE SOUTH 1/2 OF SECTION 6, T-1-N, R-10-W, AND A PART OF THE SOUTH 1/2 OF SECTION 1, T-1-N, R-11-W, OF THE 5TH PRINCIPAL MERIDIAN, ALL IN PULASKI COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH 1/2, SECTION 6; THENCE SOUTH 88°43'01" EAST A DISTANCE OF 815.62 FEET; THENCE SOUTH 01 °17'20" WEST A DISTANCE OF 10.04 FEET; THENCE N 88°42'41 " WEST A DISTANCE OF 438.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 24°33'13" WEST A DISTANCE OF 763.16 FEET ; THENCE SOUTH 01°17'19" WEST A DISTANCE OF

104.89 FEET; THENCE SOUTH 89°58'30" WEST A DISTANCE OF 158.62 FEET; THENCE NORTH 00°20'15" WEST A DISTANCE OF 135.22 FEET; THENCE SOUTH 89°35'30" WEST A DISTANCE OF 249.97 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BAUCUM ROAD (HWY #391); THENCE ALONG SAID RIGHT OF WAY NORTH 26°25'37" EAST A DISTANCE OF 520.00 FEET; THENCE NORTH 28°53'45" EAST A DISTANCE OF 238.24 FEET; THENCE LEAVING SAID RIGHT OF WAYS 88°42'41" EAST A DISTANCE OF 382.40 FEET TO THE POINT OF BEGINNING, CONTAINING 6.790 ACRES MORE OR LESS, City of North Little Rock, Pulaski County, Arkansas (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 Community Shopping to Single Family as reflected on the maps collectively attached hereto 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 City benefits from single family housing development within its boundaries, that the rezoning of the above-described land as provided for herein to allow zero-lot line residential development will not be detrimental to or interfere with other occupants in the area and 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

SPONSOR:

ATTEST:

Maurice Taylor

Council Member Maurice Taylor *h20 AF* Diane Whitbey, City Clerk

APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

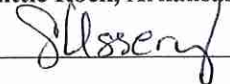
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED 10:45 A.M. _____ P.M.

By A. Fields

DATE 01-07-2020

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

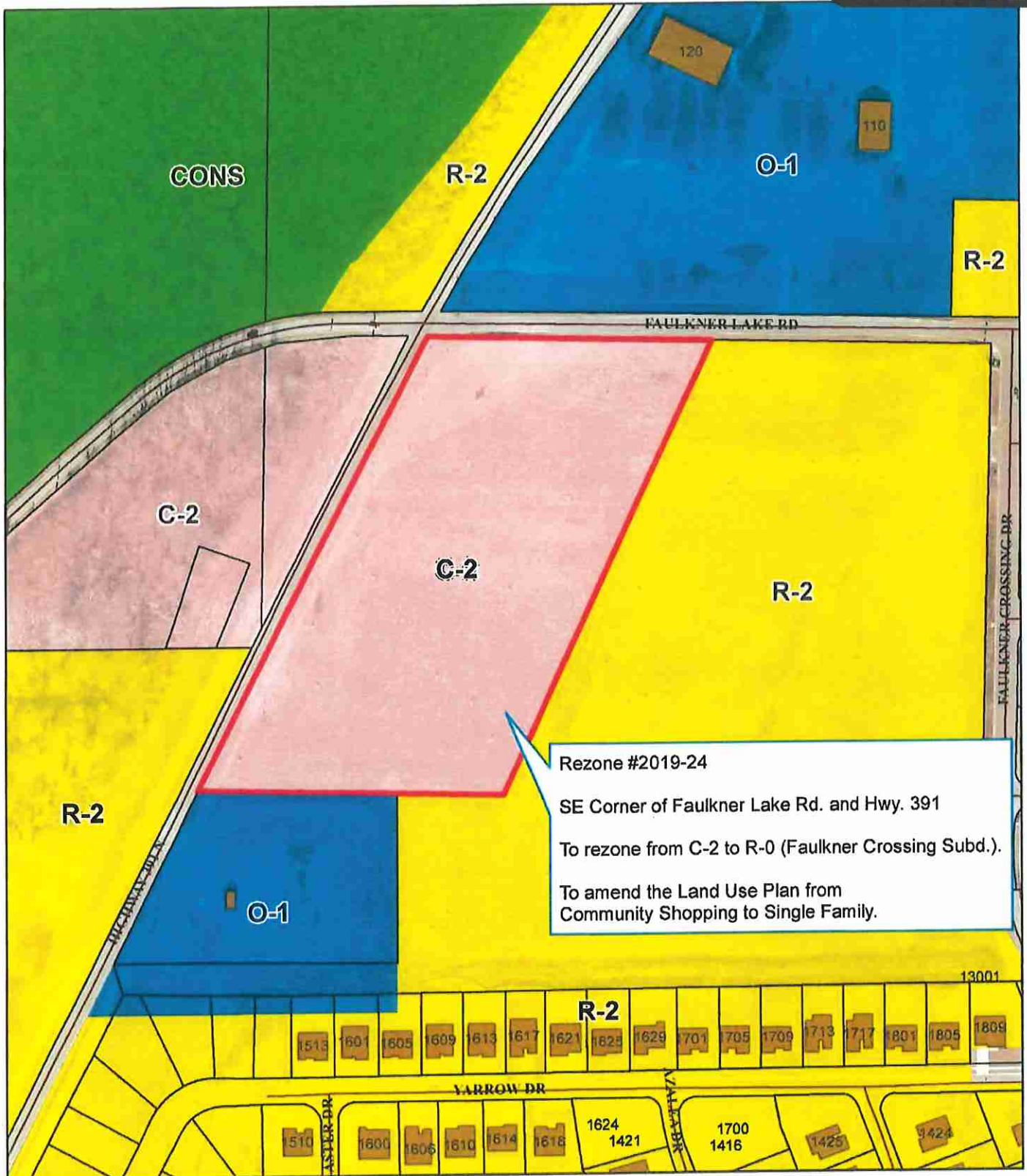
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Rezone Case #2019-24

EXHIBIT

A.

tabbles



1 inch = 200 feet

0 100 200 400 Feet

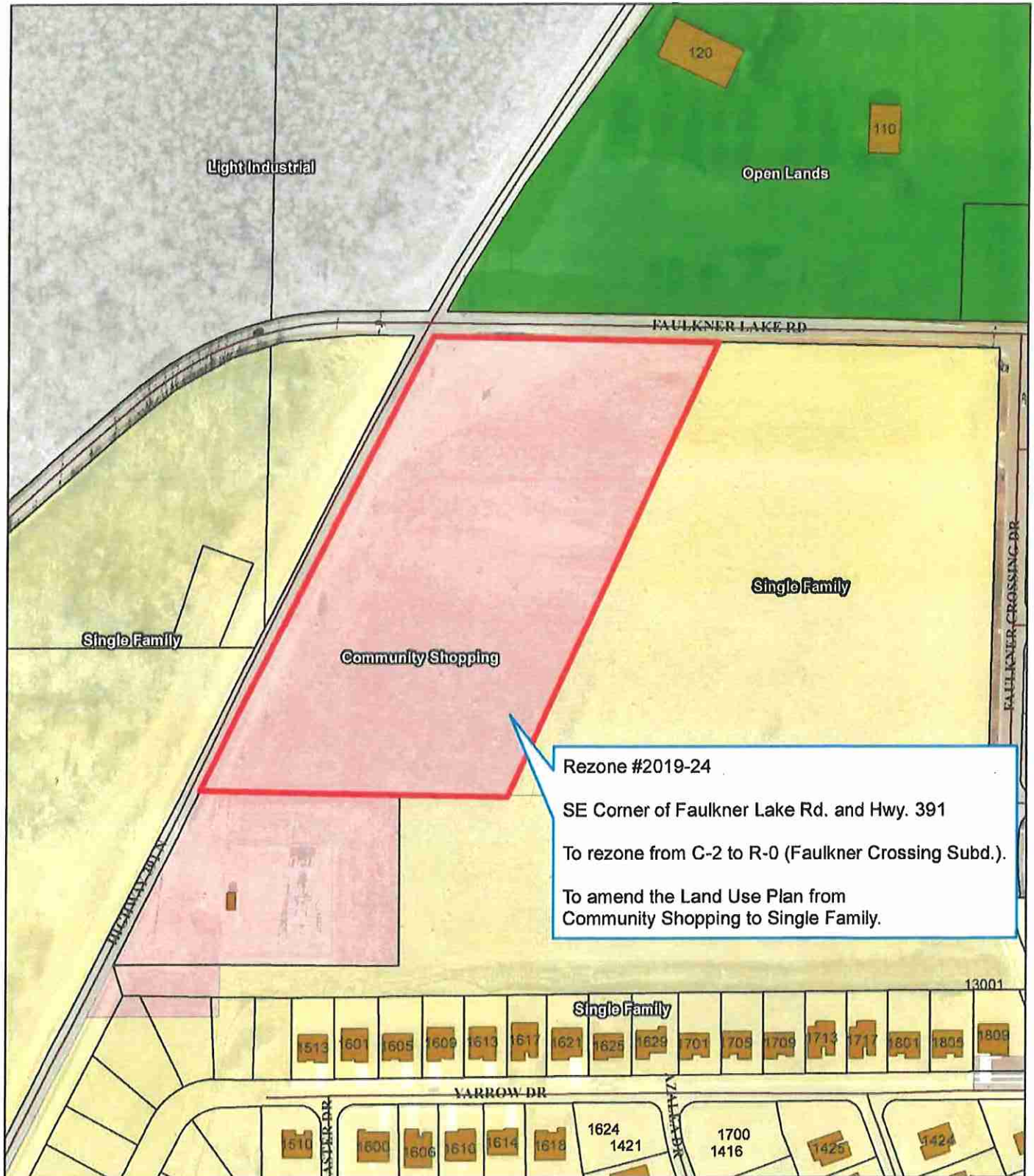


Zoning Map

Date: 11/14/2019



Rezone Case #2019-24



Land Use Map

1 inch = 200 feet

0 100 200 400 Feet

Date: 11/14/2019

