

O-19-118

ORDINANCE NO. ____

AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT ROCKWATER BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM C-6 ZONING CLASSIFICATION TO THE RU ZONING CLASSIFICATION BY AMENDING ORDINANCE NO. 7697; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Thomas Engineering Company, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a rezone of the herein described land to allow for single family homes on property located at Rockwater Boulevard, which application was duly considered and approved (6 affirmative votes, 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on September 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-6 to RU to allow for single family homes, said property being located on Rockwater Boulevard and more particularly described as:

PART OF THE SW1/4 NW1/4 AND PART OF THE NW1/4 SW 1/4, SECTION 3, TOWNSHIP 2 NORTH, RANGE 12 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PHASE 1, LOT 1, ROCKWATER VILLAGE; THENCE S 86° 31' 27" E FOR 35.80 FEET; THENCE N 35° 05' 01" E FOR 55.32 FEET; THENCE N 00° 57' 06" E FOR 148.51 FEET; THENCE S 87° 54' 21" E FOR 234.41 FEET TO THE WEST RIGHT OF-WAY LINE OF FRANKLIN STREET (25' ROW); THENCE S 00° 57' 06" W ALONG SAID RIGHT OF-WAY FOR 209.99 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF W 8TH STREET; THENCE S 87° 54' 21" E ALONG SAID RIGHT-OF-WAY LINE FOR 310.57 FEET TO THE WEST LINE OF MRS. E.A. GILES ADDITION; THENCE S 09° 29' 54" W ALONG SAID WESTERN LINE FOR 324.78 FEET TO THE POINT OF BEGINNING; THENCE S 09° 29' 54" W ALONG SAID WESTERN LINE FOR 744.40 FEET; THENCE N 80° 30' 06" W FOR 157.59 FEET TO A CURVE THE RIGHT HAVING A RADIUS OF 200 FEET AND ALSO BEING ON THE NORTHERN RIGHT-OF-WAY LINE OF ROCKWATER BOULEVARD (60' ROW); THENCE ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE BY A CHORD BEARING N 61° 48' 59" W FOR 140.96 FEET; THENCE N 43° 07' 52" W ALONG SAID RIGHT-OF-WAY LINE FOR 422.88 FEET THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 24

FEET; THENCE ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE BY A CHORD BEARING N 18° 07' 23" W FOR 20.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE BY A CHORD BEARING N 59° 54' 18" W FOR 110.27 FEET; THENCE N 78° 35' 33" W ALONG SAID RIGHT-OF-WAY LINE FOR 4.55 FEET TO A POINT ON THE EASTERN LINE OF PHASE 1 LOT 1 ROCKWATER VILLAGE; THENCE N 21° 18' 14" E ALONG SAID EASTERN LINE FOR 296.93 FEET; THENCE S 80° 30' 06" E FOR 499.62 FEET; THENCE N 09° 29' 54" E FOR 95.00 FEET; THENCE S 80° 30' 06" E FOR 184.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.93 ACRES, MORE OR LESS.

AND

LOT 11 AND THE WEST 35 FEET OF LOT 12, BLOCK 12, GILES ADDITION, CITY OF NORTH LITTLE ROCK, ARKANSAS to the City of North Little Rock, Pulaski County, Arkansas (See maps attached collectively 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 City benefits from single family homes, that the rezoning of the above-described land as provided for herein to allow for single family homes 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

SPONSORS:

ATTEST:

Maurice Taylor
Council Member Maurice Taylor

Diane Whitbey, City Clerk

Yonda Robinson
Council Member Linda Robinson *by AT*

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

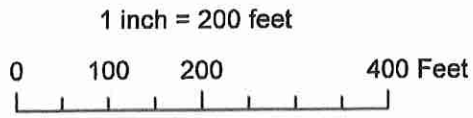
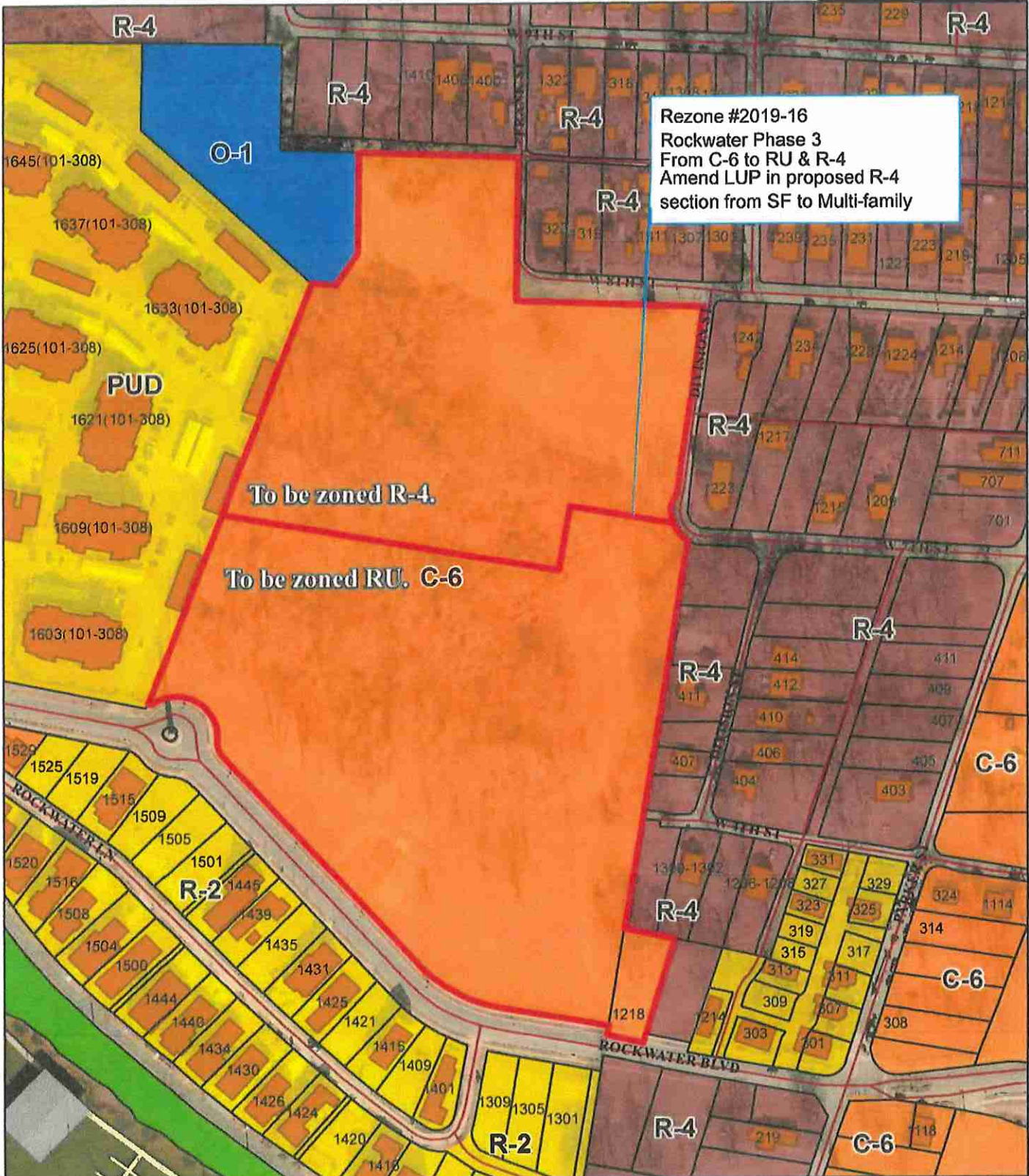
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED <u>10/20</u> A.M. _____ P.M.
By <u>A. Fields</u>
DATE <u>10-8-19</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>S. Kserny</u>

Rezone Case #2019-16

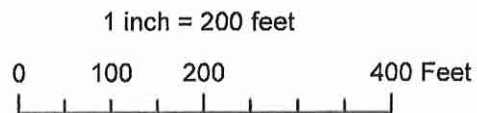
tabbles

Rezone #2019-16
Rockwater Phase 3
From C-6 to RU & R-4
Amend LUP in proposed R-4
section from SF to Multi-family

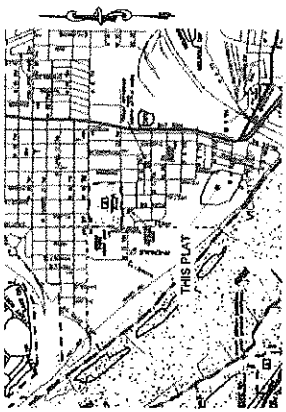


Date: 8/30/2019

Rezone Case #2019-16



Date: 8/15/2019



LEGAL DESCRIPTION

PART OF THE SW 1/4 NW 1/4, SECTION 13, TOWNSHIP 1 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHWEST CORNER OF PHASE 1, LOT 1, ROCKWATER VILLAGE;

THENCE 100' 00' 00" FROM N 45° 00' 00" E TO THE POINT OF BEGINNING;

THENCE 100' 00' 00" S 45° 00' 00" E TO THE WEST RIGHT-OF-WAY LINE OF FRANKLIN STREET (20 FEET);

THENCE 100' 00' 00" W ALONG SAID WEST RIGHT-OF-WAY LINE FOR 100 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF W 8TH STREET;

THENCE 100' 00' 00" E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 100 FEET TO THE WEST LINE OF THIS, L.A. GILES ADDITION;

THENCE 100' 00' 00" W ALONG SAID WEST LINE FOR 100 FEET TO THE POINT OF BEGINNING.

THENCE 100' 00' 00" W ALONG SAID WEST LINE FOR 100 FEET TO THE POINT OF BEGINNING, CONTAINING 0.28 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

PART OF THE SW 1/4 NW 1/4, SECTION 13, TOWNSHIP 1 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PHASE 1, LOT 1, ROCKWATER VILLAGE;

THENCE 100' 00' 00" S 45° 00' 00" E TO THE POINT OF BEGINNING;

THENCE 100' 00' 00" W ALONG SAID WEST RIGHT-OF-WAY LINE FOR 100 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF W 8TH STREET;

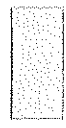
THENCE 100' 00' 00" E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 100 FEET TO THE WEST LINE OF THIS, L.A. GILES ADDITION;

THENCE 100' 00' 00" W ALONG SAID WEST LINE FOR 100 FEET TO THE POINT OF BEGINNING.

THENCE 100' 00' 00" W ALONG SAID WEST LINE FOR 100 FEET TO THE POINT OF BEGINNING, CONTAINING 0.28 ACRES, MORE OR LESS.

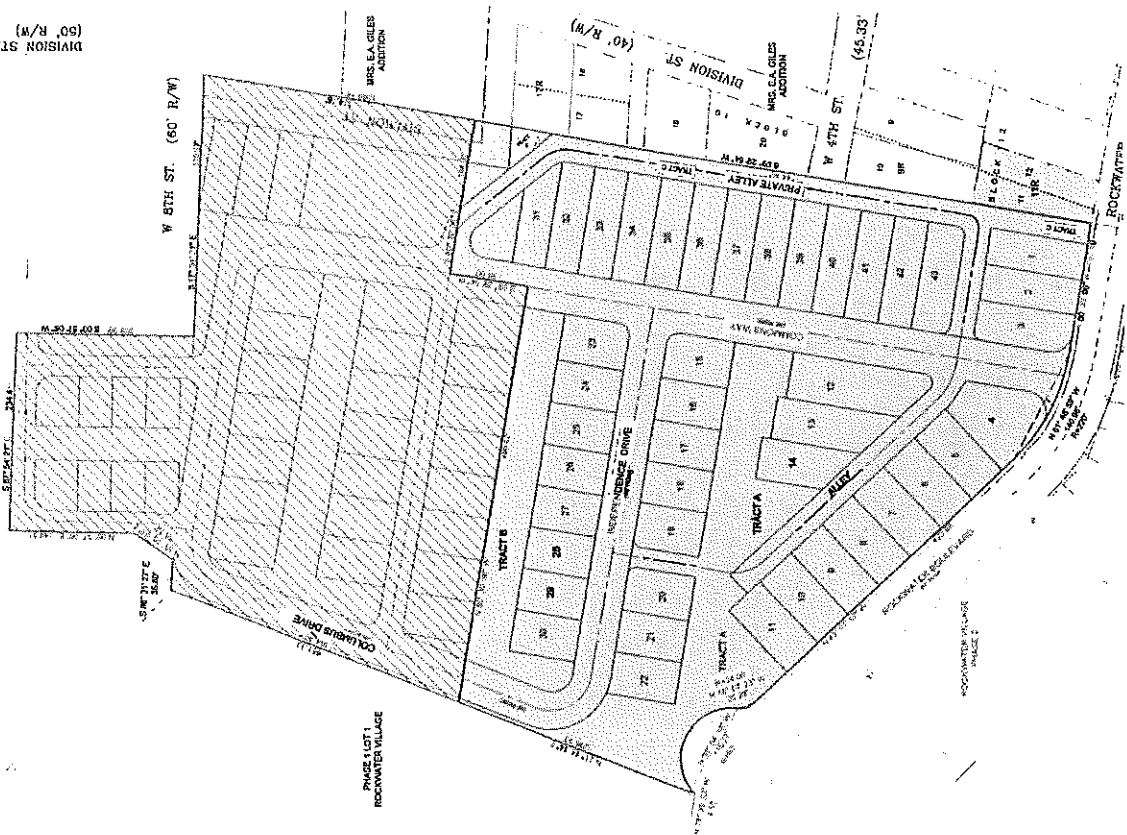
AND

LOT 1 AND THE WEST 25 FEET OF LOT 2, SUBJECTS, GOLF ADDITION, CITY OF MICHIGAN LITTLE ROCK, ARKANSAS.



RECORDING MAP
ROCKWATER VILLAGE
 PULASKI COUNTY, ARKANSAS
 TRIGONAL SURVEYING COMPANY
 1001 W. 8TH STREET, LITTLE ROCK, ARKANSAS 72202
 PHONE (501) 666-1111
 FAX (501) 666-1112

DIVISION ST. (50' R/W)



PHASE 1, LOT 1
 ROCKWATER VILLAGE