

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 R-4 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 Thomas Engineering Company, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a rezone of the herein described land to allow for residential development 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; 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 on Rockwater Boulevard, North Little Rock, Arkansas, from Single Family to Multi-Family was 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 R-4 to allow for residential development, 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:

BEGINNING 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; THENCE N 80° 30' 06" W FOR 184.00 FEET; THENCE S 09° 29' 54" W FOR 95.00 FEET; THENCE N 80° 30' 06" W FOR 499.62 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 364.40 FEET TO THE POINT OF BEGINNING, CONTAINING 6.39 ACRES, MORE OR LESS to the City of North Little Rock, Pulaski County, Arkansas (See maps attached collectively hereto as Exhibit A).

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Single Family to Multi-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 residential development, that the rezoning of the above-described land as provided for herein to allow for 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

SPONSORS:

ATTEST:

Maurice Taylor

Council Member Maurice Taylor *by AF* _____
Diane Whitbey, City Clerk

Linda Robinson
Council Member Linda Robinson *by AF*

APPROVED AS TO FORM:

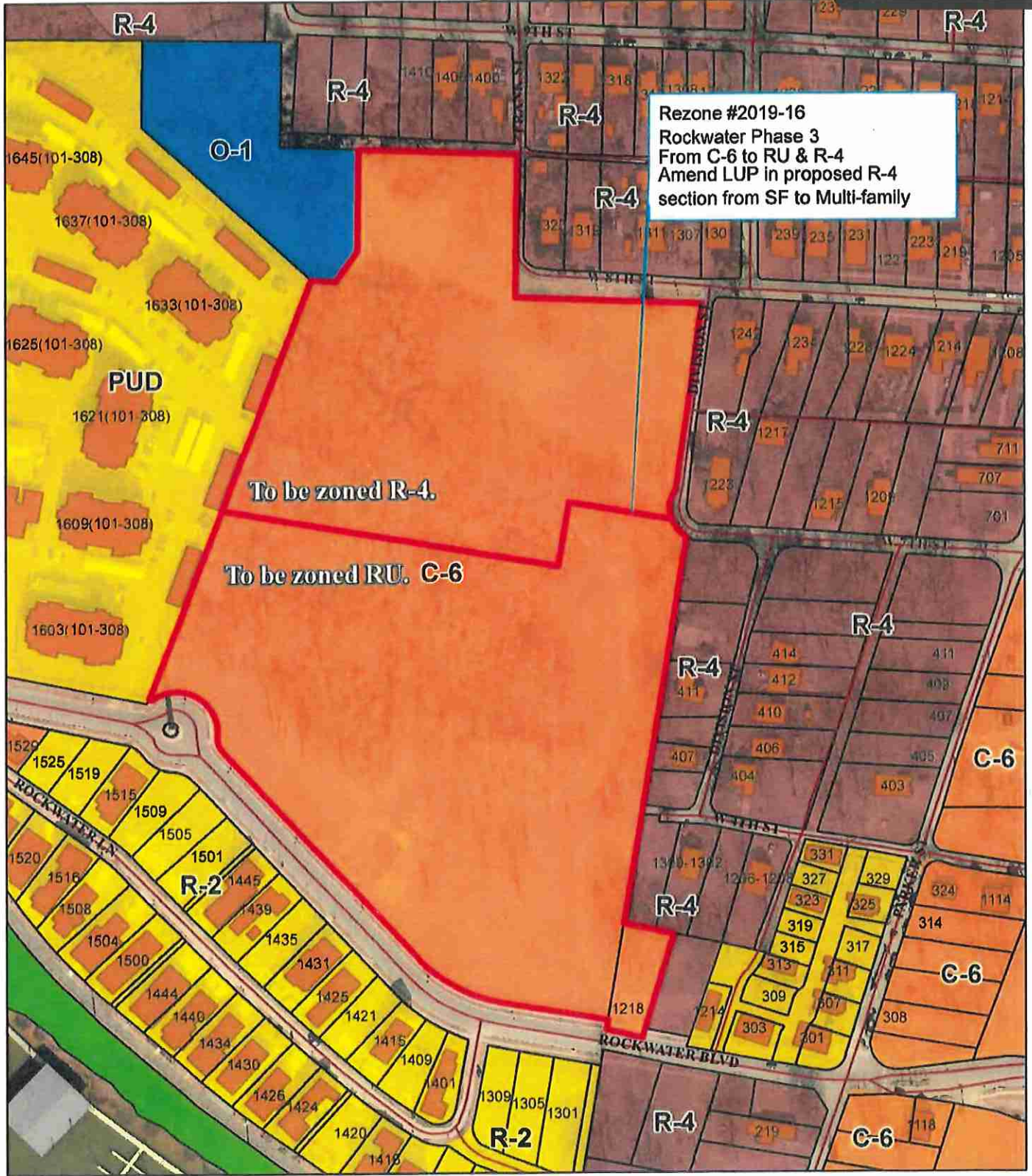


Amy Beckman Fields, City Attorney

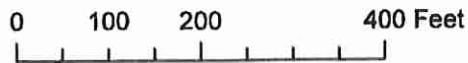
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>11:20</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. Ussery</u>			

Rezone Case #2019-16



1 inch = 200 feet



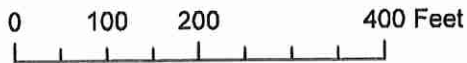
Zoning Map

Date: 8/30/2019

Rezone Case #2019-16



1 inch = 200 feet



Date: 8/15/2019



