

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT ROCKWATER BOULEVARD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) AND R-4 TO C-6 CLASSIFICATION TO ALLOW FOR A RESIDENTIAL SUBDIVISION WITH ZERO FRONT YARD SETBACKS BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; 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, 3810 Lookout Road, North Little Rock, AR 72116, seeking a reclassification of the herein described land from Traditional Neighborhood Development (TND) and R-4 to C-6 classification to allow for a residential subdivision with zero front yard setbacks; which application was duly considered and approved (9 affirmative votes; 0 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on June 12, 2018; 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 Rockwater Boulevard, North Little Rock, Arkansas, from Multi-Family and Community Shopping to Single Family was approved (9 affirmative votes; 0 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on June 12, 2018.

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, is hereby amended by changing the classification of certain lands from Traditional Neighborhood Development (TND) and R-4 to C-6 classification to allow for a residential subdivision with zero front yard setbacks on said property located at Rockwater Boulevard in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

FROM TND TO C-6:

PART OF THE SOUTHWEST 1/4 NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 SOUTHWEST 1/4, SECTION 3, TOWNSHIP

BEGINNING AT THE NORTHEAST CORNER OF PHASE 1, LOT 1, ROCKWATER VILLAGE; THENCE S 76° 06' 19" EAST FOR 33.82 FEET; THENCE NORTH 36°00' 00" EAST FOR 59.16 FEET; THENCE N 00° 00' 00" EAST FOR 151.93 FEET; THENCE S 87° 54' 21" EAST FOR 236.79 FEET TO THE WEST RIGHT OF-WAY LINE OF FRANKLIN STREET (25' ROW); THENCE SOUTH 00° 57' 06" WEST ALONG SAID RIGHT-OF-WAY FOR 209.99 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST 8TH STREET; THENCE SOUTH 87° 54' 21" EAST ALONG SAID RIGHT-OF-WAY LINE FOR 310.57 FEET TO THE WEST LINE OF MRS. E.A. GILES ADDITION; THENCE SOUTH 09° 29' 54" WEST ALONG SAID WESTERN LINE FOR 1069.18 FEET; THENCE NORTH 80° 30' 06" WEST FOR 157.59 FEET TO A CURVE TO 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 NORTH 61° 48' 59" WEST FOR 140.96 FEET; THENCE NORTH 43° 07' 52" WEST ALONG SAID RIGHT-OF-WAY LINE FOR 422.88 FEET TO 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 NORTH 18° 08' 01" WEST FOR 20.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 61.27 FEET; THENCE ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE BY A CHORD BEARING NORTH 59° 54' 09" WEST FOR 110.27 FEET; THENCE NORTH 78° 35' 33" WEST 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 NORTH 21° 18' 14" EAST ALONG SAID EASTERN LINE FOR 661.33 FEET TO THE POINT OF BEGINNING, CONTAINING 667,881 SQUARE FEET OR 15.332 ACRES, MORE OR LESS.

FROM R-4 TO C-6:

LOT 11 AND THE WEST 35 FEET OF LOT 12, BLOCK 12, GILES ADDITION, CITY OF NORTH LITTLE ROCK, ARKANSAS. (See maps attached as Exhibits A and B, respectively, hereto.)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended from Multi-Family and Community Shopping to Single Family as reflected on the map attached hereto as Exhibit C 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 provisions shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That it is hereby found and determined that the City benefits from growth within its boundaries; that the rezoning of the above-described lands 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:

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\_\_\_\_\_  
Mayor Joe A. Smith

SPONSOR:

ATTEST:

*Linda Robinson*

\_\_\_\_\_  
Council Member Linda Robinson *by AF*

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

*Amy Beckman Fields*

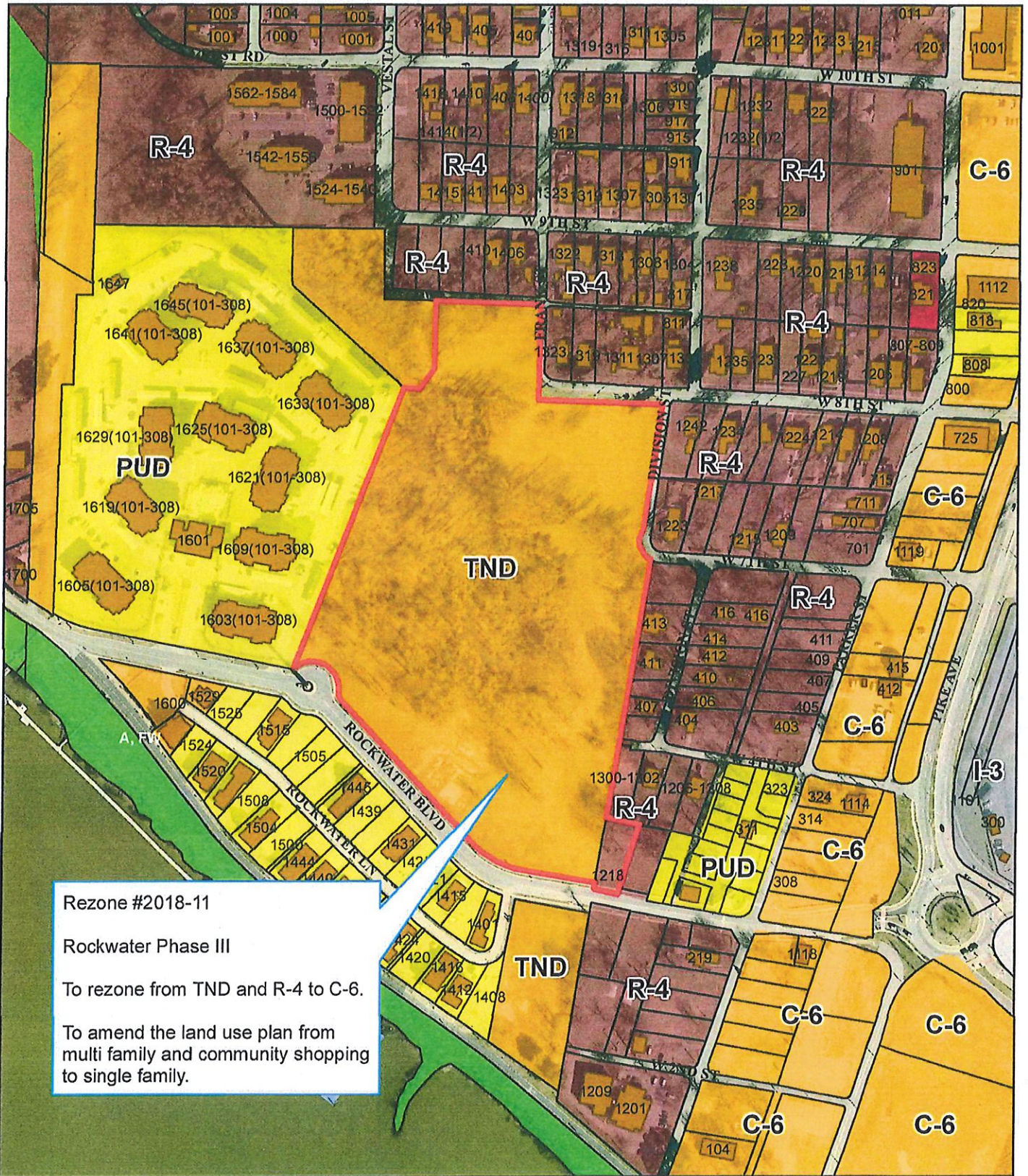
\_\_\_\_\_  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

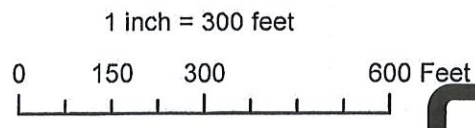
FILED	<u>11:55</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>6-18-18</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<u><i>[Signature]</i></u>			



# Rezone Case #2018-11



Rezoning #2018-11  
 Rockwater Phase III  
 To rezone from TND and R-4 to C-6.  
 To amend the land use plan from multi family and community shopping to single family.



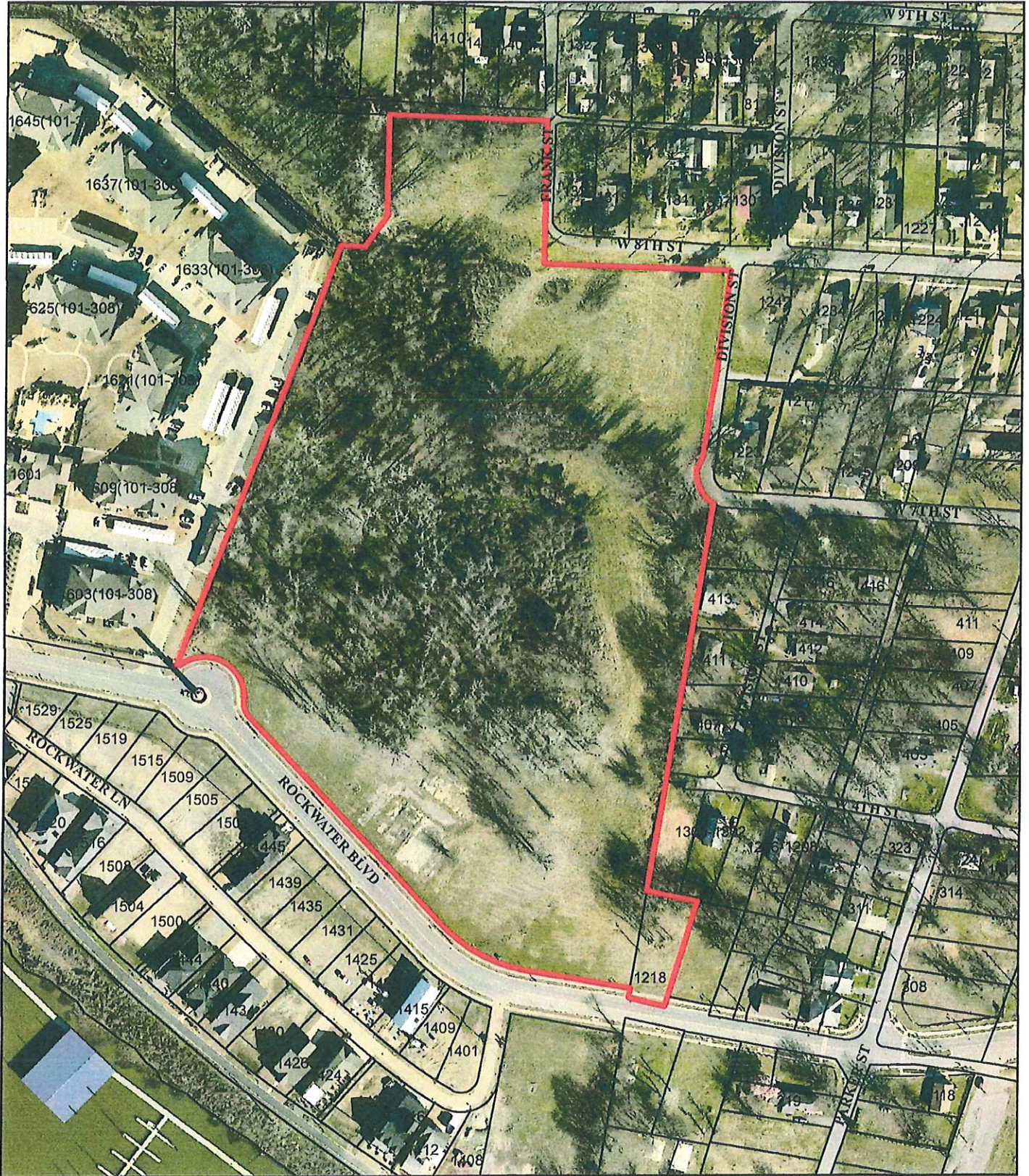
Date: 6/19/2018

**EXHIBIT**  
**A**





# Rezone Case #2018-11



1 inch = 200 feet

0 100 200 400 Feet

Date: 6/19/2018

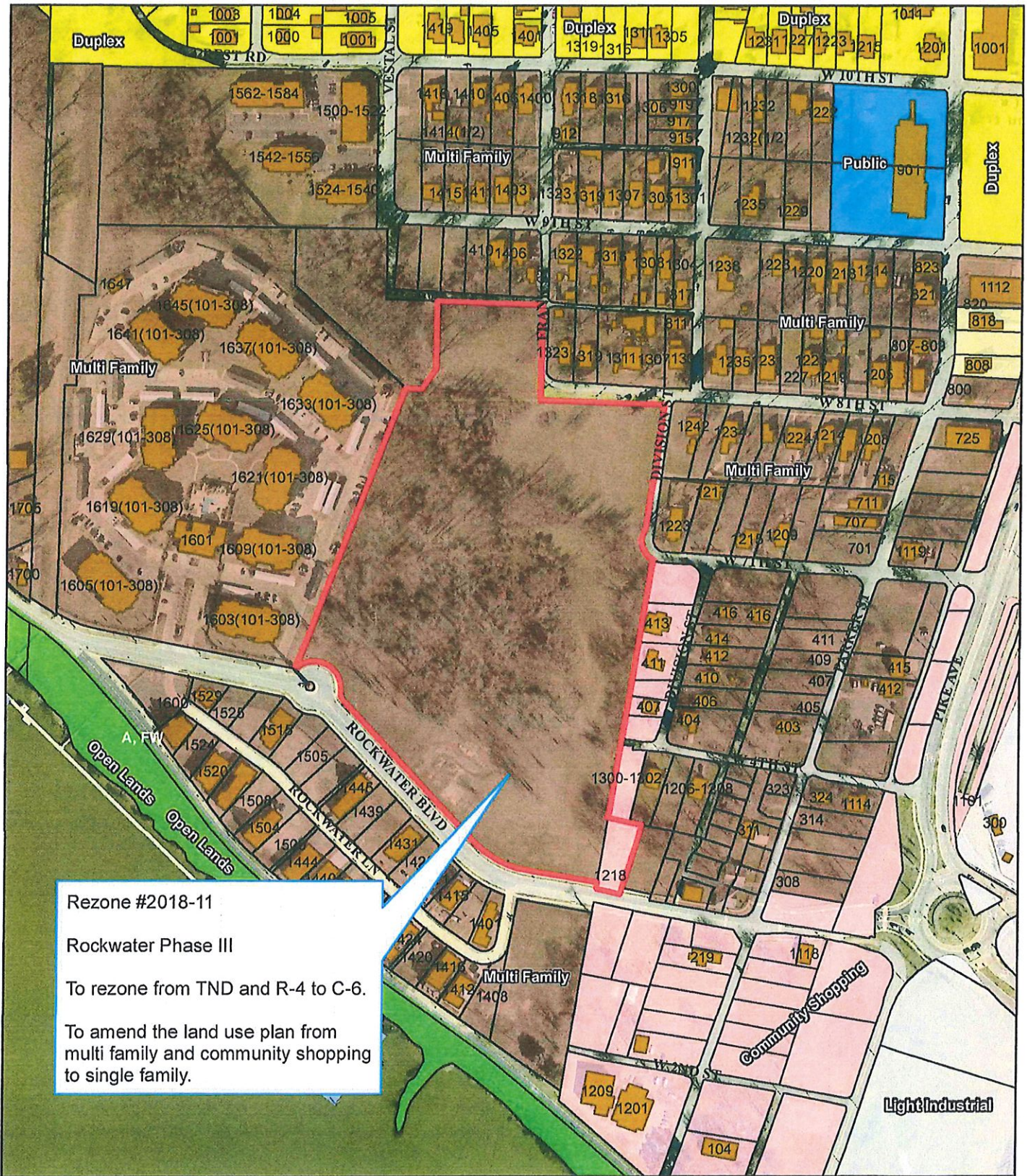
EXHIBIT

B



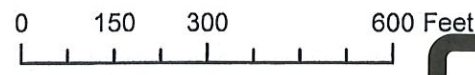


# Rezone Case #2018-11



Rezone #2018-11  
 Rockwater Phase III  
 To rezone from TND and R-4 to C-6.  
 To amend the land use plan from  
 multi family and community shopping  
 to single family.

1 inch = 300 feet



Land Use Map

Date: 6/19/2018

EXHIBIT

tabbles

**C**

