

1 ORDINANCE NO. _____

2
3 **AN ORDINANCE TO RECLASSIFY PROPERTY LOCATED IN THE**
4 **CITY OF LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL**
5 **ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND**
6 **FOR OTHER PURPOSES.**

7
8 **BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,**
9 **ARKANSAS.**

10 **Section 1.** That the zone classification of the following property be and is hereby changed as
11 indicated:

12 **Z-9202:** **Described as PART THE NORTHEAST QUARTER OF THE**
13 **SOUTHEAST QUARTER, SECTION 13, TOWNSHIP 1 NORTH, RANGE 12**
14 **WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY**
15 **DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER**
16 **OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE**
17 **NORTH 02 DEGREES 32 MINUTES 03 SECONDS EAST 573.74 FEET TO A**
18 **POINT; THENCE NORTH 85 DEGREES 57 MINUTES 05 SECONDS WEST**
19 **66.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES**
20 **36 MINUTES 43 SECONDS WEST 620.26 FEET TO A POINT; THENCE NORTH**
21 **88 DEGREES 53 MINUTES 25 SECONDS WEST 391.80 FEET TO A POINT;**
22 **THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST 242.96 FEET**
23 **TO A POINT; THENCE NORTH 00 DEGREES 46 MINUTES 00 SECONDS EAST**
24 **137.23 FEET TO A POINT; THENCE NORTH 67 DEGREES 30 MINUTES**
25 **56 SECONDS EAST 580.66 FEET TO A POINT; THENCE SOUTH 74 DEGREES**
26 **45 MINUTES 30 SECONDS EAST 131.08 FEET TO A POINT; THENCE SOUTH**
27 **56 DEGREES 01 MINUTES 03 SECONDS EAST 383.59 FEET TO A POINT;**
28 **THENCE SOUTH 85 DEGREES 20 MINUTES 15 SECONDS EAST 188.40 FEET**
29 **TO A POINT; THENCE NORTH 76 DEGREES 01 MINUTES 40 SECONDS EAST**
30 **3.45 FEET TO A POINT; THENCE SOUTH 29 DEGREES 34 MINUTES 21**
31 **SECONDS EAST 161.75 FEET TO THE POINT OF BEGINNING, CONTAINING**
32 **285,551 SQUARE-FEET, OR 6.56 ACRES, MORE OR LESS: From R-3, Single-**
33 **Family District, to OS, Open Space District. (TRACT 1)**

1 AND

2 PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
3 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
4 QUARTER ALL IN SECTION 13, TOWNSHIP 1 NORTH, RANGE 12 WEST,
5 PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY
6 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF
7 SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE
8 NORTH 02 DEGREES 37 MINUTES 14 SECONDS EAST 397.87 FEET TO A
9 POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 26 SECONDS EAST
10 255.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 55 MINUTES 11
11 SECONDS EAST 391.80 FEET TO A POINT; THENCE SOUTH 86 DEGREES 59
12 MINUTES 10 SECONDS EAST 102.50 FEET TO A POINT; THENCE 171.55
13 FEET ALONG THE ARC OF A 772.83 FOOT RADIUS CURVE TO THE LEFT
14 HAVING A CHORD BEARING AND DISTANCE OF SOUTH 65 DEGREES 14
15 MINUTES 48 SECONDS WEST 171.20 FEET TO A POINT; THENCE SOUTH 58
16 DEGREES 53 MINUTES 50 SECONDS WEST 717.65 FEET TO A POINT;
17 THENCE NORTH 02 DEGREES 37 MINUTES 14 SECONDS EAST 58.20 FEET
18 TO THE POINT OF BEGINNING, CONTAINING 165,645 SQUARE-FEET, OR
19 3.80 ACRES, MORE OR LESS” From R-3, Single-Family District, to OS, Open
20 Space District. (TRACT 2)

21 AND

22 PART OF FRISBY ADDITION, PULASKI COUNTY, ARKANSAS, BEING
23 MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE
24 SOUTHEAST CORNER OF BLOCK 4 OF FRISBY ADDITION; THENCE
25 NORTH 02 DEGREES 18 MINUTES 19 SECONDS WEST 325.08 FEET TO A
26 POINT AND THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 24
27 MINUTES 58 SECONDS WEST 99.51 FEET TO A POINT; THENCE NORTH 02
28 DEGREES 17 MINUTES 12 SECONDS EAST 355.38 FEET TO A POINT;
29 THENCE SOUTH 88 DEGREES 33 MINUTES 12 SECONDS EAST 60.66 FEET
30 TO A POINT; THENCE SOUTH 34 DEGREES 20 MINUTES 09 SECONDS EAST
31 65.95 FEET TO A POINT; THENCE SOUTH 02 DEGREES 22 MINUTES 44
32 SECONDS WEST 302.12 FEET TO THE POINT OF BEGINNING, CONTAINING
33 34,422 SQUARE-FEET, OR 0.79 ACRES, MORE OR LESS: From R-3, Single-
34 Family District, to OS, Open Space District. (TRACT 3, 1 OF 2)

1 AND

2 PART OF FRISBY ADDITION, PULASKI COUNTY, ARKANSAS, BEING
3 MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE
4 SOUTHEAST CORNER OF BLOCK 4 OF FRISBY ADDITION; THENCE
5 NORTH 02 DEGREES 18 MINUTES 19 SECONDS WEST 40.00 FEET TO A
6 POINT AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 03
7 MINUTES 13 SECONDS WEST 501.03 FEET TO A POINT; THENCE NORTH 02
8 DEGREES 18 MINUTES 19 SECONDS EAST 150.00 FEET TO A POINT;
9 THENCE SOUTH 88 DEGREES 29 MINUTES 34 SECONDS EAST 500.80 FEET;
10 THENCE SOUTH 02 DEGREES 15 MINUTES 07 SECONDS WEST 145.08 FEET
11 TO THE POINT OF BEGINNING, CONTAINING 73,892 SQUARE-FEET, OR
12 1.70 ACRES, MORE OR LESS: From R-3, Single-Family District, to OS, Open
13 Space District. (TRACT 3, 2 OF 2)

14 AND

15 PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
16 SECTION 24, TOWNSHIP 1 NORTH, RANGE 12 WEST, PULASKI COUNTY,
17 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
18 COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST
19 QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH 87 DEGREES
20 44 MINUTES 36 SECONDS WEST 770.41 FEET TO A POINT; THENCE SOUTH
21 01 DEGREES 26 MINUTES 36 SECONDS WEST 84.42 FEET TO THE POINT OF
22 BEGINNING; THENCE SOUTH 01 DEGREES 26 MINUTES 36 SECONDS
23 WEST 587.04 FEET TO A POINT; THENCE NORTH 77 DEGREES 28
24 MINUTES 54 SECONDS WEST 368.76 FEET TO A POINT; THENCE NORTH
25 01 DEGREES 35 MINUTES 21 SECONDS EAST 519.26 FEET TO A POINT;
26 THENCE SOUTH 88 DEGREES 04 MINUTES 19 SECONDS EAST 360.58 FEET
27 TO THE POINT OF BEGINNING, CONTAINING 199,838 SQUARE-FEET, OR
28 4.59 ACRES, MORE OR LESS: From R-2, Single-Family District, to OS, Open
29 Space District. (TRACT 6)

30 AND

31 PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
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33 QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE
34 NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF

1 THE SOUTHEAST QUARTER ALL IN SECTION 13, TOWNSHIP 1 NORTH,
2 RANGE 12 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE
3 PARTICULARLY DESCRIBED AS FOLLOWING: COMMENCING AT THE
4 NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE
5 SOUTHWEST QUARTER, THENCE NORTH 01 DEGREES
6 31 MINUTES 18 SECONDS EAST 182.06 FEET TO THE POINT OF
7 BEGINNING; THENCE NORTH 03 DEGREES 47 MINUTES 12 SECONDS EAST
8 81.76 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 28
9 SECONDS EAST 136.10 FEET TO A POINT; THENCE SOUTH 00 DEGREES 18
10 MINUTES 13 SECONDS WEST 503.95 FEET TO A POINT; THENCE SOUTH 64
11 DEGREES 03 MINUTES 24 SECONDS WEST 319.75 FEET TO A POINT;
12 THENCE SOUTH 57 DEGREES 10 MINUTES 08 SECONDS WEST 441.53 FEET
13 TO A POINT; THENCE SOUTH 58 DEGREES 31 MINUTES 11 SECONDS WEST
14 407.52 FEET TO A POINT; THENCE SOUTH 01 DEGREES 26 MINUTES 36
15 SECONDS WEST 480.94 FEET TO A POINT; THENCE NORTH 88 DEGREES 28
16 MINUTES 42 SECONDS WEST 358.53 FEET TO A POINT; THENCE NORTH 01
17 DEGREES 31 MINUTES 18 SECONDS EAST 480.00 FEET TO A POINT;
18 THENCE SOUTH 88 DEGREES 35 MINUTES 16 SECONDS EAST 209.35 FEET
19 TO A POINT; THENCE NORTH 00 DEGREES 57 MINUTES 13 SECONDS EAST
20 149.60 FEET TO A POINT; THENCE SOUTH 88 DEGREES 28 MINUTES 47
21 SECONDS EAST 150.00 FEET TO A POINT; THENCE NORTH 01 DEGREES 31
22 MINUTES 18 SECONDS EAST 90.00 FEET TO A POINT; THENCE SOUTH 88
23 DEGREES 28 MINUTES 42 SECONDS EAST 330.00 FEET TO A POINT;
24 THENCE NORTH 01 DEGREES 31 MINUTES 18 SECONDS EAST 349.83 FEET
25 TO A POINT; THENCE NORTH 50 DEGREES 11 MINUTES 46 SECONDS EAST
26 679.12 FEET TO THE POINT OF BEGINNING, CONTAINING 534,406 SQUARE-
27 FEET, OR 12.27 ACRES, MORE OR LESS: From R-3, Single-Family District, to
28 OS, Open Space District. (TRACT 7) (Generally south of Interstate 440, and east
29 and north of Springer Boulevard)

30 **Section 2.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little
31 Rock and designated District Map be and is hereby amended to the extent and in the respects necessary to
32 affect and designate the change provided for in Section 1 hereof.

33 **Section 3.** That the ordinance shall take effect and be in full force thirty (30) days after the date of its
34 passage and approval.

1 **Section 4. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
2 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
3 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
4 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
5 ordinance.

6 **Section 5. Repealer.** All laws, ordinances, resolutions, or parts of the same, that are inconsistent
7 with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

8 **PASSED: August 15, 2017**

9 **ATTEST:**

APPROVED:

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11 _____
12 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

13 **APPROVED AS TO LEGAL FORM:**

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15 _____
16 **Thomas M. Carpenter, City Attorney**

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