1	ORDINANCE NO		
2			
3	AN ORDINANCE RECLASSIFYING PROPERTY LOCATED IN THE		
4	CITY OF LITTLE ROCK'S ZONING JURISDICTION, AMENDING THE		
5	OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,		
6	ARKANSAS; AND FOR OTHER PURPOSES.		
7			
8	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE		
9	ROCK, ARKANSAS.		
10	Section 1. That the zone classification of the following property be and is hereby changed as		
11	indicated:		
12	Z-8989 : Described as part of the west half of the Northeast Quarter of Section		
13	14, Township 1 North, Range 14 West, Pulaski County, Arkansas, being more		
14	particularly described as follows: Beginning at a point which is 240.90 feet east		
15	and 105.60 feet south of the southwest corner of the Northwest Quarter of the		
16	Northeast Quarter of Section 14, Township 1 North, Range 14 West, thence run		
17	east 39.60 feet to a point, thence run north 31 degrees 50 minutes east 453.50 feet		
18	to a point on the southerly right-of-way of Upper Hot Springs Pike (Colonel		
19	Glenn Road), thence run northwesterly along said right-of-way 78.12 feet to a		
20	point, thence run south 36 degrees 45 minutes west 244.15 feet to a point, thence		
21	run south 18 degrees 45 minutes west 244.45 feet to the point of beginning:		
22	From R-2, Single-Family District, to R-7A, Manufactured Home District (17911		
23	Colonel Glenn Road).		
24	Section 2. That the zoning of the above described property is subject to the following conditions		
25	which were agreed to by the applicant for the property described in Section 1 of this ordinance and		
26	which shall be covenants running with the land to bind subsequent grantees of the property:		
27	• Compliance with the following siting criteria as per Section 36-262(d) (2) of the City's		
28	Zoning Ordinance:		
29	a. A pitched roof of three (3) in twelve (12) or fourteen (14) degrees or		
30	greater.		
31	b. Removal of all transport features.		
32	c. Permanent foundation.		
33	d Exterior wall finished in a manner compatible with the neighborhood		

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	f. Orientation compati	ible with placement of adjacent structures.	
	g. Off-street parking p	er single-family dwelling standards.	
Sectio	n 3. That the map referred to	in Chapter 36 of the Code of Ordinances of the City of Little	
Rock and designated district map be and is hereby amended to the extent and in the respects			
necessary to affect and designate the changes provided for in Sections 1 and 2 hereof.			
Section 4. That the ordinance shall take effect and be in full force thirty (30) days after the date			
of its passage and approval.			
Section 5. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase,			
or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or			
adjudication shall not affect the remaining portions of the ordinance which shall remain in full force			
and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a			
part of the	ordinance.		
Sectio	n 6. Repealer. All laws, ordi	inances, resolutions, or parts of the same, that are inconsistent	
with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.			
PASSED:	January 20, 2015		
ATTEST:		APPROVED:	
Sugar I a	valor. City Clark	Monk Stadala Mayon	
	ngley, City Clerk	Mark Stodola, Mayor	
	ngley, City Clerk ED AS TO FORM:	Mark Stodola, Mayor	
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