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 FOR
6	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 indicated
11	Z-9604: DESCRIBED AS PART OF THE EAST HALF OF THE NORTHEAST
12	QUARTER OF THE NORTHWEST QUARTER SECTION 36, TOWNSHIP 1
13	NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PULASKI
14	COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS
15	FOLLOWS: COMMENCING, AT A POINT ON THE NORTH LINE OF SECTION
16	36, T-1-N, R-13-W AND ON THE WEST LINE OF THE WEST 3/4 OF THE EAST
17	1/2 OF THE NE 1/4 NW 1/4; SAID POINT BEING 660 FEET WEST OF THE NE
18	CORNER OF THE NW 1/4 OF SAID SECTION 36; THENCE, S 02°36'35" W
19	ALONG SAID WEST LINE A DISTANCE OF 20.00 FEET TO THE NE CORNER
20	OF J. G. DICKEY'S SUBDIVISION AS RECORDED IN PLAT BOOK NO. 5, PAGE
21	7 PULASKI COUNTY; THENCE, CONTINUE ALONG SAID WEST LINE S
22	02°36'35" W A DISTANCE OF 315.56 FEET TO A ½-INCH REBAR SET AT THE
23	POINT OF BEGINNING; THENCE, S 87°30'38" E, A DISTANCE OF 495.74 FEET
24	TO A SET 1/2" REBAR; THENCE, S 02°20'27" W A DISTANCE OF 299.64 FEET
25	TO A 1/2-INCH REBAR SET ON THE NORTH RIGHT-OF-WAY OF SOUTH
26	UNIVERSITY AVENUE; THENCE, ALONG SAID RIGHT-OF-WAY S 45°15'54"
27	W A DISTANCE OF 274.68 FEET AN EXISTING RIGHT-OF-WAY MARKER;
28	THENCE S 50°44'03" W, A DISTANCE OF 225.87 FEET TO A SET 1/2-INCH
29	REBAR; THENCE S 52°09'47" W, A DISTANCE OF 187.71 FEET TO A SET 1/2-
30	INCH REBAR ON THE WEST LINE OF SAID J.D. DICKEY'S SUBDIVISION;
31	THENCE, ALONG SAID WEST LINE N 02°36'35" E A DISTANCE OF 773.16
32	FEET TO THE POINT OF BEGINNING AND CONTAINING 6.26 ACRES
33	(270,692.05 SQUARE-FEET), MORE OR LESS. SUBJECT TO AN EASEMENT

AS DESCRIBED IN PULASKI COUNTY INSTRUMENT NO. 2019-072261: FROM

34

1	O-3, GENERAL OFFICE DISTRICT, C-3, GENERAL COMMERCIAL
2	DISTRICT, AND I-2, LIGHT INDUSTRIAL DISTRICT, TO C-3, GENERAL
3	COMMERCIAL DISTRICT (7500 SOUTH UNIVERSITY AVENUE).
4	Section 2. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock
5	and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect
6	and designate the change provided for in Section 1 hereof.
7	Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
8	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
9	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
10	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
11	ordinance.
12	Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with
13	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
14	PASSED: October 19, 2021
15	ATTEST: APPROVED:
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17	
18	Susan Langley, City Clerk Frank Scott, Jr., Mayor
19	APPROVED AS TO LEGAL FORM:
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21 22	Thomas M. Carpenter City Attorney
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