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-9605: DESCRIBED AS PART OF THE SOUTHWEST QUARTER OF THE
12	SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 02 NORTH, RANGE 14
13	WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY
14	DESCRIBED AS FOLLOWS; COMMENCING AT A FOUND ONE-HALF-INCH
15	REBAR USED FOR THE NORTHWEST CORNER OF THE SAID SOUTHWEST
16	QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE WEST
17	LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
18	SECTION 35; SOUTH 01 DEGREE 32 MINUTES 44 SECONDS WEST 374.82
19	FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY OF
20	DENNY ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY THE
21	FOLLOWING BEARINGS AND DISTANCES; 16.82 FEET ALONG THE ARC OF
22	A 925.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING
23	AND DISTANCE SOUTH 57 DEGREES 15 MINUTES 18 SECONDS EAST 16.82
24	FEET TO A POINT; THENCE SOUTH 57 DEGREES 46 MINUTES 33 SECONDS
25	EAST 8.74 FEET TO A POINT; THENCE 114.63 FEET ALONG THE ARC OF A
26	1825.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING
27	AND DISTANCE SOUTH 59 DEGREES 34 MINUTES 31 SECONDS EAST 114.62
28	FEET TO A POINT; THENCE SOUTH 61 DEGREES 22 MINUTES 29 SECONDS
29	EAST 288.60 FEET TO A POINT; THENCE 162.21 FEET ALONG THE ARC OF
30	A 1425.00 FOOT RADIUS CURVE TO THE LEFT ,HAVING A CHORD BEARING
31	AND DISTANCE SOUTH 64 DEGREES 38 MINUTES 09 SECONDS EAST 162.12
32	FEET TO A POINT; THENCE SOUTH 67 DEGREES 53 MINUTES 4S SECONDS
33	EAST 107.15 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF KANIS
34	ROAD; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY THE

1 FOLLOWING THREE COURSES (1) SOUTH 82 DEGREES 47 MINUTES 23 2 SECONDS WEST 240.43 FEET TO A POINT; (2) THENCE 268.03 FEET ALONG 3 THE ARC OF A 10975.00 RADIUS CURVE TO THE LEFT, HAVING A CHORD 4 **BEARING AND DISTANCE OF SOUTH 83 DEGREES 29 MINUTES 22 SECONDS** 5 WEST 268.03 FEET TO A POINT; (3) THENCE 126.01 FEET ALONG THE ARC OF A 9525.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD 6 **BEARING AND DISTANCE SOUTH 83 DEGREES 48 MINUTES 36 SECONDS** 7 8 WEST 126.01 FEET TO A POINT; THENCE ALONG THE WEST LINE OF SAID 9 SW SE; NORTH 01 DEGREE 32 MINUTES 44 SECONDS EAST 296.95 FEET TO 10 A POINT; THENCE CONTINUING ALONG SAID WEST LINE; NORTH 01 DEGREE 32 MINUTES 45 SECONDS EAST 97.18 FEET TO THE POINT OF 11 12 BEGINNING, CONTAINING 2.70 ACRES, MORE OR LESS: FROM R-2. SINGLE-FAMILY DISTRICT, TO C-1, NEIGHBORHOOD COMMERCIAL 13 14 DISTRICT (NORTHWESTERN CORNER OF KANIS ROAD AND DENNY 15 ROAD). 16 Section 2. 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 change provided for in Section 1 hereof.

19 Section 3. *Severability*. In the event any title, section, paragraph, item, sentence, clause, phrase, or 20 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or 21 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and 22 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the 23 ordinance.

Section 4. *Repealer*. All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

26 **PASSED: November 16, 2021**

27 **ATTEST: APPROVED:** 28 29 Susan Langley, City Clerk 30 Frank Scott, Jr., Mayor 31 **APPROVED AS TO LEGAL FORM:** 32 33 34 **Thomas M. Carpenter City Attorney** 35 //