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.

| e. Underpinning with per | manent materials. |
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| f. Orientation compatible | with placement of adjacent structures. |
| g. Off-street parking per s | single-family dwelling standards. |
| Section 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. | |
| Section 6. Repealer. All laws, ordinate | nces, resolutions, or parts of the same, that are inconsistent |
| with the provisions of this ordinance are he | reby repealed to the extent of such inconsistency. |
| PASSED: February 3, 2015 | |
| ATTEST: | APPROVED: |
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| Susan Langley City Clerk | Mark Stodola Mayor |
| Susan Langley, City Clerk | Mark Stodola, Mayor |
| Susan Langley, City Clerk APPROVED AS TO FORM: | Mark Stodola, Mayor |
| | Mark Stodola, Mayor |
| APPROVED AS TO FORM: Thomas M. Carpenter, City Attorney | Mark Stodola, Mayor |
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