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

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BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

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

Z-9606: Parcel 1: Part of the SW 1/4, Section 25, T-2-N, R-14-W and part of the NW 1/4, Section 36, T-2-N, R-14-W, Pulaski County, Arkansas, more particularly described as: Commencing at the southwest corner of Tract 7A, Chenal Valley, an addition to the City of Little Rock, Arkansas; thence, N 68° 08' 29" W, a distance of 323.11 feet; thence N 07° 13' 12" W, a distance of 79.14 feet; thence N 57° 19' 04" W, a distance of 258.53 feet; then along a curve to the right having a radius of 873.233 feet, and a chord bearing and distance of \$ 33° 06' 12" W, a distance of 482.75 feet; then along a 873.23-foot radius curve to the right, having a chord bearing and distance of S 47° 23' 48" W, a distance of 53.43 feet; then along the arc of a 5,321.63foot radius curve to the right, having a chord bearing and distance of N 27° 48' 49" W, a distance of 349.95 feet; thence S 62° 29' 06" W, a distance of 318.09 feet to a point on the east right-of-way of Chenal Parkway, thence along said east right-of-way following the arc of a 5,639.55-foot radius curve to the right, having a chord bearing and distance of N 25° 36' 44" W, a distance of 80.04 feet; thence continuing along said right-of-way along the arc of a 5,639.55-foot radius curve to the right, having a chord bearing and distance of N 23° 35' 57" W, a distance of 316.19 feet; thence continuing along said right-of-way N 21° 59' 34" W, a distance of 59.49 feet to the Point of Beginning: thence continuing along said right-of-way the following bearings and distances, N 21° 59' 34" W, a distance of 422.39 feet; thence N 68° 00' 26" E, a distance of 10.00 feet; thence N 21° 59' 34" W, a distance of 240.59 feet to the South right-ofway of Chenal Valley Drive; thence continuing along said south right-of-way the following four (4) courses: thence N 50° 50' 39" E, a distance of 44.43 feet; thence N 67° 45' 52" E, a distance of 71.59 feet; thence, N 79° 51' 33" E, a distance of 140.64 feet; thence along the arc of a 439.26-foot radius curve to the left, have a chord bearing

and distance of N 67° 28' 51" E, a distance of 188.33 feet; thence S 21° 59' 34" E, a 1 2 distance of 311.09 feet; thence N 68° 00' 26" E, a distance of 456.32 feet; thence S 26° 3 09' 53" E, a distance of 273.52 feet; thence along the arc of a 400.00-foot radius curve 4 to the right, with a chord bearing and distance of S 30° 09' 36" W, a distance of 558.98 5 feet; thence S 62° 29' 06" W, a distance of 186.89 feet; thence along the arc of a 5,269.53-foot radius curve to the right, having a chord bearing and distance of N 23° 6 44' 08" W, a distance of 320.53 feet; thence N 21° 59' 34" W, a distance of 59.49 feet; 7 8 thence S 68° 00' 26" W, a distance of 370.00 feet to the Point of Beginning. Containing 9 14.24 acres, more or less: From O-2, Office and Institutional District, to C-1, 10 Neighborhood Commercial District (with conditions). Parcel 2: Part of the SW 1/4, Section 25, T-2-N, R-14-W and part of the NW 1/4, 11 12 Section 36, T-2-N, R-14-W, Pulaski County, Arkansas, more particularly described 13 as: Commencing at the southwest corner of Tract 7A, Chenal Valley, an addition to 14 the City of Little Rock, Arkansas; thence, N 68° 08' 29" W a distance of 323.11 feet; thence N 07° 13' 12" W a distance of 79.14 feet; thence N 57° 19' 04" W a distance of 15 258.53 feet; then along a curve to the right having a radius of 873.233 feet, and a chord 16 17 bearing and distance of \$ 33° 06' 12" W a distance of 482.75 feet; then along a 873.23foot radius curve to the right, having a chord bearing and distance of S 47° 23' 48" 18 19 W a distance of 53.43 feet; then along the arc of a 5,321.63-foot radius curve to the 20 right, having a chord bearing and distance of N 27° 48' 49" W a distance of 349.95 21 feet; thence S 62° 29' 06" W a distance of 318.09 feet to a point on the east right-of-22 way of Chenal Parkway, thence along said east right-of-way following the arc of a 23 5,639.55-foot radius curve to the right, having a chord bearing and distance of N 25° 24 36' 44" W a distance of 80.04 feet; thence to the Point of Beginning: thence continuing 25 along said right-of-way along the arc of a 5,639.55-foot radius curve to the right, having a chord bearing and distance of N 23° 35' 57" W a distance of 316.19 feet; 26 thence continuing along said right-of-way N 21° 59' 34" W a distance of 59.49 feet; 27 thence N 68° 00' 26" E a distance of 370.00 feet; thence S 21° 59' 34" E a distance of 28 29 59.49 feet; thence along the arc of a 5,269.55-foot radius curve to the left, having a 30 chord bearing and distance of S 23° 31' 05" E a distance of 280.52 feet to the Point of 31 Beginning. Containing 3.04 acres, more or less: From O-2, Office and Institutional 32 District, to C-3, General Commercial District (with conditions). 33 Parcel 3: Part of the NW 1/4, Section 36, T-2-N, R-14-W, Pulaski County, Arkansas, 34 more particularly described as: Commencing at the southwest corner of Tract 7A, 35 Chenal Valley, an addition to the City of Little Rock, Arkansas; thence, N 68° 08' 29"

W, a distance of 323.11 feet; thence N 07° 13′ 12″ W, a distance of 79.14 feet; thence N 57° 19′ 04″ W, a distance of 258.53 feet; then along a curve to the right having a radius of 873.233 feet, and a chord bearing and distance of S 33° 06′ 12″ W, a distance of 482.75 feet to the Point of Beginning; then along a 873.23-foot radius curve to the right, having a chord bearing and distance of S 47° 23′ 48″ W, a distance of 53.43 feet; then along the arc of a 5,321.63-foot radius curve to the right, having a chord bearing and distance of N 27° 48′ 49″ W, a distance of 349.95 feet; thence S 62° 29′ 06″ W, a distance of 318.09 feet to a point on the east right-of-way of Chenal Parkway, thence along said east right-of-way, following the arc of a 5,639.55-foot radius curve to the right, having a chord bearing and distance of N 25° 36′ 44″ W, a distance of 80.04 feet; thence N 62° 29′ 06″ E, a distance of 370.32 feet; thence along the arc of a of 5270.00 foot curve to the left, having a chord bearing and distance of S 27° 18′ 17″ E, a distance of 415.90 feet to the Point of Beginning. Containing 1.09 acres, more or less: From O-2, Office and Institutional District, to C-3, General Commercial District.

Parcel 4: Part of the SW 1/4, Section 25, T-2-N, R-14-W and part of the NW 1/4, Section 36, T-2-N, R-14-W, Pulaski County, Arkansas, more particularly described as: Commencing at the southwest corner of Tract 7A, Chenal Valley, an addition to the City of Little Rock, Arkansas; thence, N 68° 08' 29" W, a distance of 323.11 feet; thence N 07° 13' 12" W, a distance of 79.14 feet to the Point of Beginning; thence N 57° 19' 04" W, a distance of 258.53 feet; then along a curve to the right having a radius of 873.23 feet, and a chord bearing and distance of S 33° 06' 12" W, a distance of 482.75 feet; thence along the arc of a 5,270-foot radius curve to the right, having a chord bearing and distance of N 27° 31' 21" W a distance of 375.91 feet; thence N 62° 29' 06" E for a distance of 186.63; then along the arc of a 400-foot radius curve to the left, having a chord bearing and distance of N 21° 45' 19" E, a distance of 522.00 feet; thence N 80° 14' 51" E, a distance of 461.07 feet; thence S 30° 59' 04" W, a distance of 184.96; thence S 20° 08' 09" W, a distance of 384.56 feet; thence S 07° 13' 12" E, a distance of 236.34 feet to the Point of Beginning. Containing 6.82 acres, more or less: From O-2, Office and Institutional District, to C-3, General Commercial District (with conditions).

<u>Parcel 5</u>: Part of the SW 1/4, Section 25, T-2-N, R-14-W and part of the NW 1/4, Section 36, T-2-N, R-14-W, Pulaski County, Arkansas, more particularly described as: Beginning at the southwest corner of Tract 7A, Chenal Valley, an addition to the City of Little Rock, Arkansas; thence, N 68° 08' 29" W, a distance of 323.11 feet;

thence, N 07° 13' 12" W, a distance of 315.48 feet: thence, N 20° 08' 09" E, a distance 1 2 of 384.56 feet; thence, N 30° 59' 04" E, a distance of 184.96 feet; thence S 51° 07' 39" 3 E, a distance of 256.66 feet to the northwest corner of Tract 7A, said addition; thence 4 along the west line of said Tract 7A the following bearings and distances; S 26° 04' 5 49" W, a distance of 255.34 feet; thence S 03° 46' 36" W, a distance of 223.15 feet; thence S 06° 34′ 05" E, a distance of 342.07 feet to the point of beginning. Containing 6 7 5.37 acres, more or less: From MF-24, Multifamily District, to C-3, General 8 Commercial District (with conditions) (southeast corner of Chenal Parkway and 9 Chenal Valley Drive). 10 Section 2. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock 11 and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect 12 and designate the change provided for in Section 1 hereof. 13 Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or 14 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or 15 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and 16 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the 17 ordinance. 18 Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with 19 the provisions of this ordinance are hereby repealed to the extent of such inconsistency. 20 **PASSED: March 15, 2022** 21 **ATTEST: APPROVED:** 22 23 24 Susan Langley, City Clerk Frank Scott, Jr., Mayor 25 APPROVED AS TO LEGAL FORM: 26 27 28 Thomas M. Carpenter City Attorney 29 // 30 // 31 // 32 // 33 //