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 permanent	materiais.		
f. Orientation compatible with placement of adjacent structures.						
g. Off-street parking per 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, 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.						
PASS	ED: March	n 3, 2015				
ATTE	EST:			APPROVED:		
Sucan	Langley, C	ity Clark		Mark Stodola, Mayor		
	.	TO FORM:		Wark Stoubia, Wayor		
AIIN	CVED AS	TO FORM.				
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