1	ORDINANCE NO.		
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3	AN ORDINANCE TO RECLASSIFY PROPERTY LOCATED IN THE CITY OF		
4	LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF		
5	THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.		
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7	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,		
8	ARKANSAS.		
9	Section 1. That the zone classification of the following property be and is hereby changed as indicated:		
10	Z-9484 : Described as Lots 8 and 10 and the south half of Lot 11, Block 2, Cedar		
11	Heights Addition to the City of Little Rock, Pulaski County, Arkansas.		
12	AND		
13	The south ten (10) feet of Lot 7 and all of Lot A, the north thirty-five (35) feet of Lot		
14	7 and the south twenty-three (23) feet of Lot 8, all in Block 4, Cedar Heights Addition		
15	to the City of Little Rock, Pulaski County, Arkansas: From R-3, Single-Family		
16	District, to R-4, Two-Family District (1705, 1709, 1719, 1919, 1921 and 1923 South		
17	Cedar Street).		
18	Section 2. That the zoning of the above described property is subject to the following conditions which		
19	were proposed by the applicant for the property described in Section 1 of this ordinance and which shall be		
20	covenants running with the land to bind subsequent grantees of the property:		
21	 There will be no direct vehicular access from South Cedar Street to any of the six (6) lots. 		
22	 All vehicular access for the three (3) lots within the 1700 block of South Cedar Street will be 		
23	via the platted alley right-of-way along their east property lines.		
24	 All vehicular access for the three (3) lots within the 1900 block of South Cedar Street will be 		
25	via the platted alley right-of-way along their east property lines, or from Charles Bussey		
26	Avenue with a future dedicated access easement along the lots' rear (east) property lines.		
27	Section 3. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock		
28	and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect		
29	and designate the change provided for in Sections 1 and 2 hereof.		
30	Section 4. That the ordinance shall take effect and be in full force thirty (30) days after the date of its		
31	passage and approval.		
32	Section 5. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
33	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
34	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		

1	effect as if the portion so declared or adjudged i	invalld or unconstitutional was not originally a part of the	
2	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.		
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5	PASSED: March 3, 2020		
6	ATTEST:	APPROVED:	
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9	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
10	APPROVED AS TO LEGAL FORM:		
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12	Thomas M. Carpenter, City Attorney		
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