1	ORDINANCE NO
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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.
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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	<b>Z-3371-HHH:</b> DESCRIBED AS LOT 4, GLENN RIDGE CROSSING TO THE CITY
12	OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AND BEING SHOWN ON
13	PLAT RECORDED AS INSTRUMENT NO. 2008046671, RECORDS OF PULASKI
14	COUNTY, ARKANSAS.
15	TOGETHER WITH:
16	A SIXTY (60)-FOOT ACCESS EASEMENT LYING WITHIN THE NORTHWEST
17	QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1
18	NORTH, RANGE 13 WEST, LITTLE ROCK, PULASKI COUNTY, ARKANSAS,
19	MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE
20	NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST
21	QUARTER OF SAID SECTION 21, THENCE SOUTH 00 DEGREES 00 MINUTES 00
22	SECONDS WEST 67.79 FEET, THENCE SOUTH 90 DEGREES 00 MINUTES 00
23	SECONDS WEST 248.45 FEET TO THE POINT OF BEGINNING WHICH IS ALSO
24	A POINT ON THE CENTERLINE OF BOWMAN PLAZA DRIVE, THENCE 30 FEET
25	EITHER SIDE OF THE FOLLOWING DESCRIBED LINE: SOUTH 25 DEGREES 57
26	MINUTES 06 SECONDS EAST FOR 153.51 FEET, THENCE ALONG A 9.5531
27	DEGREE CURVE TO THE RIGHT FOR 225.63 FEET HAVING A CHORD BEARING
28	AND DISTANCE OF SOUTH 15 DEGREES 10 MINUTES 29 SECONDS EAST AND
29	224.30 FEET, THENCE SOUTH 02 DEGREES 13 MINUTES 37 SECONDS WEST FOR
30	204.44 FEET, THENCE ALONG A 26.7791 DEGREE CURVE TO THE RIGHT FOR
31	169.73 FEET HAVING A CHORD BEARING AND DISTANCE OF SOUTH 24
32	DEGREES 57 MINUTES 11 SECONDS WEST AND 165.31 FEET, THENCE ALONG
33	A 28.4195 DEGREE CURVE TO THE RIGHT FOR 155.84 FEET HAVING A CHORD

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BEARING AND DISTANCE OF SOUTH 69 DEGREES 49 MINUTES 25 SECONDS

1	WEST AND 151.99 FEET, THENCE NORTH 88 DEGREES 01 MINUTES 55
2	SECONDS WEST FOR 113.61 FEET TO THE POINT OF TERMINATION OF SAID
3	ACCESS EASEMENT. FROM C-3, GENERAL COMMERCIAL DEVELOPMENT
4	TO C-4, OPEN DISPLAY DISTRICT (600 COLONEL GLENN PLAZA LOOP).
5	LESS AND EXCEPT
6	THE SOUTH FIFTY (50) FEET OF THE ABOVE DESCRIBED PROPERTY WHICH
7	SHALL REMAIN ZONED OS, OPEN SPACE DISTRICT.
8	Section 2. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock
9	and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect
10	and designate the change provided for in Section 1 hereof.
11	Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
12	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
13	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
14	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
15	ordinance.
16	Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with
17	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
18	PASSED: April 18, 2023
19	ATTEST: APPROVED:
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22	Susan Langley, City Clerk Frank Scott, Jr., Mayor
23	APPROVED AS TO LEGAL FORM:
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<ul><li>25</li><li>26</li></ul>	Thomas M. Carpenter, City Attorney
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