| 1  | ORDINANCE NO   |  |
|----|--|--|
| 2  |  |  |
| 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.  |  |
| 7  |  |  |
| 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-9655</b> : Described as lands lying in the Southwest Quarter of the Northeast Quarter                 |  |
| 12 | of Section 3, Township 1 South, Range 13 West, Little Rock, Pulaski County,                                |  |
| 13 | Arkansas more particularly described as follows: Beginning at a found railroad spike                       |  |
| 14 | being the Southwest Corner of the said Southwest Quarter of the Northeast Quarter                          |  |
| 15 | North 00 degrees 38 minutes 42 seconds East 747.12 feet; thence North 00 degrees 32                        |  |
| 16 | minutes 30 seconds East 78.59 feet; thence South 88 degrees 25 minutes 16 seconds                          |  |
| 17 | East 1021.79 feet to a found cotton picker spindle on the centerline of Mabelvale Pike;                    |  |
| 18 | thence along said centerline South 12 degrees 02 minutes 30 seconds West 692.05 feet;                      |  |
| 19 | thence South 09 degrees 41 minutes 02 seconds West 136.80 feet to a found cotton                           |  |
| 20 | picker spindle on the south line of the said Southwest Quarter of the Northeast                            |  |
| 21 | Quarter; thence leaving said centerline along said south line North 89 degrees 03                          |  |
| 22 | minutes 34 seconds West 863.28 feet to the point of beginning containing 17.707 acres,                     |  |
| 23 | more or less.  |  |
| 24 | LESS AND EXCEPT  |  |
| 25 | 1.18 acres of right-of-way dedication to the City of Little Rock filed for record as                       |  |
| 26 | Instrument No. 2019073373 on November 14, 2019, Records of Pulaski County,                                 |  |
| 27 | Arkansas. From R-2, Single-Family District, to C-3, General Commercial District                            |  |
| 28 | (northwest corner of Mabelvale Pike and Sibley Hole Road).   |  |
| 29 | LESS AND EXCEPT  |  |
| 30 | The South fifty (50) feet of the above described property which shall be zoned "OS"                        |  |
| 31 | Open Space District.   |  |
| 32 | Section 2. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock     |  |
| 33 | and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect |  |
| 34 | and designate the change provided for in Section 1 hereof.   |  |

| 1        | Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or       |                         |  |
|----------|---|-------------------------|--|
| 2        | word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or         |                         |  |
| 3        | adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and    |                         |  |
| 4        | effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the |                         |  |
| 5        | ordinance.  |                         |  |
| 6        | Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with       |                         |  |
| 7        | the provisions of this ordinance are hereby repealed to the extent of such inconsistency.                     |                         |  |
| 8        | PASSED: April 19, 2022  |                         |  |
| 9        | ATTEST:   | APPROVED:               |  |
| 10       |   |                         |  |
| 11       |   |                         |  |
| 12       | Susan Langley, City Clerk   | Frank Scott, Jr., Mayor |  |
| 13       | APPROVED AS TO LEGAL FORM:  |                         |  |
| 14       |   |                         |  |
| 15<br>16 | Thomas M. Carpenter City Attorney   |                         |  |
| 17       | //  |                         |  |
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