1 ORDINANCE NO. _____ 2 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 6 FOR 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 11 indicated:

12 Z-3371-BBB: Described as part of the NE ¹/₄ SW ¹/₄ , SE ¹/₄ NW ¹/₄ and SW ¹/₄ NW ¹/₄, Section 21, T-1-N, R-13-W, Pulaski County, Arkansas, more particularly described 13 14 as: Commencing at the center of said Section 21; thence S02°53'22''W along the east line of said NE ¹/₄ SW ¹/₄ 1314.62 feet to the southeast corner thereof; thence 15 16 N87°46'23''W along the south line of said NE ¼ SW ¼, 1313.42 feet to the southwest 17 corner thereof; thence N03°00'44"E along the west line of said NE ¹/₄ SW ¹/₄, 1323.29 18 feet to the Point of Beginning, said point being the southeast corner of said SW ¹/₄ 19 NW ¹/₄; thence N87°26'27''W along the south line of said SW ¹/₄ NW ¹/₄, 150.00 feet; 20 thence N01°44'35"E along a line being 150.00 feet west of and parallel with the east 21 line of said SW ¹/₄ NW ¹/₄, 584.58 feet to the southerly right-of-way line of David O. 22 Dodd Road; thence N38°54'32"E along the southerly right-of-way of David O. Dodd 23 Road, 46.94 feet; thence northeasterly along the arc of a 60.00 foot radius curve to 24 the right, a chord bearing and distance of N82°10'56"E, 84.58 feet to a point on the 25 southerly right-of-way line of Bowman Plaza Drive; thence S53°01'55''E, along the 26 southerly right-of-way line of Bowman Plaza Drive, 443.49 feet; thence S27°08'26"W, 487.34 feet; thence N61°33'44"W, 128.75 feet to the point of 27 28 beginning, containing 5.1638 acres, more or less.

AND

Lands lying in SE ¹/₄, NW ¹/₄ and the NE ¹/₄, SW ¹/₄, Section 21, Township 1 North, Range 13 West, more particularly described as follows: Commencing at a found one (1)-inch pipe at the southeast corner of the NE ¹/₄, SW ¹/₄ of said Section 21; thence North 87 degrees 48 minutes 01 seconds West 1311.97 feet; thence North 02 degrees

1 59 minutes 21 seconds East 1114.65 feet which is also the point of beginning; thence 2 North 03 degrees 00 minutes 44 seconds East 209.67 feet; thence South 61 degrees 33 3 minutes 44 seconds East 129.17 feet; thence North 27 degrees 08 minutes 26 seconds East 487.26 feet to a point on the south right-of-way of Colonel Glenn Plaza Loop; 4 5 thence continue along said right-of-way South 53 degrees 01 minutes 57 seconds 6 East 249.08 feet; thence along a curve to the left having a radius of 599.95 feet and a 7 chord bearing and distance of South 53 degrees 58 minutes 27 seconds East 19.75 8 feet; thence leaving said right-of-way South 26 degrees 59 minutes 45 seconds West 9 86.64 feet; thence along a curve to the left having a radius of 130.00 feet and a chord 10 bearing and distance of South 01 degrees 12 minutes 28 seconds West 113.11 feet; 11 thence South 59 degrees 24 minutes 25 seconds West 448.87 feet; thence along a 12 curve to the left having a radius of 172.68 feet and a chord bearing and distance of 13 South 57 degrees 11 minutes 10 seconds West 13.38 feet; thence North 86 degrees 42 14 minutes 26 seconds West 122.15 feet to the point of beginning containing 3.432 acres 15 more or less: From C-3, General Commercial District, to C-4, Open Display District. (Southeastern corner of Colonel Glenn Plaza Loop and David O. Dodd 16 17 Road)

Section 2. 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 change provided for in Section 1 hereof.

Section 3. That the ordinance shall take effect and be in full force thirty (30) days after the date of its
 passage and approval.

Section 4. *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.

28 Section 5. *Repealer*. All laws, ordinances, resolutions, or parts of the same, that are inconsistent 29 with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

30 PASSED: May 2, 2017

31 **ATTEST:**

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34 Susan Langley, City Clerk

Mark Stodola, Mayor

APPROVED:

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| | APPROVED AS TO LEGAL FORM |
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| | Thomas M. Carpenter, City Attorney |
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