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: DESCRIBED AS PART OF LOT 9C TRIANGLE PROPERTIES 11 **Z-9796:** INDUSTRIAL DISTRICT TO THE CITY OF LITTLE ROCK, PULASKI 12 COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: 13 14 **BEGINNING AT A ¹/2-INCH REBAR AT THE NORTHWEST CORNER OF SAID** LOT 9C; THENCE N 63° 31' 01" E (N 63° 13' 39" E PLATTED) ALONHG THE 15 NORTH LINE OF SAID LOT 9C FOR 135.01 FEET (135.0' PLATTED) TO A ¹/₂-16 INCH REBAR; THENCE S 27° 11' 00" E (S 27° 24'E PLATTED) FOR 245.0' FEET 17 18 ALONG THE WEST LINE OF LOT 9E SAID TRIANGLE PROPERTIES INDUSTRIAL DISTRICT TO A 1/2-INCH REBAR ON THE NORTHERLY RIGHT-19 20 OF-WAY LINE OF DISTRIBUTION DRIVE (SIXTY (60)-FOOT RIGHT-OF-WAY); THENCE S 62° 49' 00" (S 62° 38' W PLATTED) ALONG SAID RIGHT-OF-21 22 WAY LINE FOR 85.00 FEET TO A ¹/₂-INCH REBAR AND THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT 23 24 THROUGH AN ANGLE OF 90° 00' 00'', HAVING A RADIUS OF 50.00 FEET, AND 25 WHOSE LONG CHORD BEARS N 72° 11' 00'' W (N 72° 24' W PLATTED) FOR A DISTANCE OF 70.71 FEET TO A ¹/₂-INCH REBAR ON THE EASTERLY RIGHT-26 27 OF-WAY LINE OF PRODUCTION DRIVE (60' R/W); THENCE N 27° 11' 00'' W 28 (N 27° 24" W PLATTED) ALONG SAID RIGHT-OF-WAY LINE FOR 196.65 FEET 29 TO THE POINT OF BEGINNING; CONTAINING 32,761 SQUARE-FEET, OR 30 0.752 ACRES, MORE OR LESS. BEING THE SAME PROPERTY AS THAT **DESCRIBED IN DEED RECORD 2019051958:** FROM C-3, GENERAL 31 COMMERCIAL DISTRICT, TO C-4, OPEN DISPLAY DISTRICT (NORTHEAST 32 33 **CORNER OF PRODUCTION DRIVE AND DISTRIBUTION DRIVE).**

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.

4 Section 3. *Severability*. In the event any title, section, paragraph, item, sentence, clause, phrase, or 5 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or 6 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and 7 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the 8 ordinance.

9 Section 4. *Repealer*. All laws, ordinances, resolutions, or parts of the same that are inconsistent with
 10 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

11 **PASSED: July 18, 2023**

12 **ATTEST:**

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15	Susan Langley, City Clerk
16	APPROVED AS TO LEGAL FORM:

Frank Scott, Jr., Mayor

APPROVED:

Thomas M. Carpenter, City Attorney // \parallel // // // \parallel \parallel // // // // \parallel // // // //