ORDINANCE NO.

AN ORDINANCE TO RECLASSIFY PROPERTY LOCATED IN THE CITY OF LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND 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 indicated: Z-9211-A: Described as a Part of Lots 72, 73, 79, 80, 81, 88, 89, 90, 95 and 96, 11 12 Maumelle Orchard Addition located in Section 15, T-2-N, R-14-W, Pulaski County, 13 Arkansas, more particularly described as commencing at the southeast corner of the 14 SE1/4 NW1/4 of Section 15, T-2-N, R-14-W, Pulaski County, Arkansas; thence N 01 15 degrees 19 minutes 02 seconds W, a distance of 22.42 feet to a point on the south right-16 of-way line of Arkansas State Highway No. 10; thence N 79 degrees 06 minutes 13 17 seconds W, along said south right-of-way line, a distance of 96.69 feet; thence N 78 18 degrees 52 minutes 13 seconds W, along said south right-of-way line, a distance of 19 166.99 feet to a point on the centerline of Chenal Parkway; thence S 01 degrees 24 20 minutes 57 seconds W, along said centerline, a distance of 10.38 feet; thence continue 21 along said centerline following a 1,432.39-foot radius curve to the left, having a chord 22 bearing and distance of S 02 degrees 01 minutes 15 seconds E, 171.36 feet; thence S 23 05 degrees 27 minutes 00 seconds E, along said centerline, a distance of 785.60 feet; 24 thence continue along said centerline following a 1145.92 foot radius curve to the left, 25 having a chord bearing and distance of S 36 degrees 59 minutes 56 seconds E, 1199.15 26 feet; thence S 21 degrees 27 minutes 08 seconds W a distance of 80.00 feet to a point 27 on the westerly right-of-way line of Chenal Parkway, said point being the point of 28 beginning; thence South 68. degrees 36 minutes 21 seconds E, along said westerly 29 right-of-way line, a distance of 163.54 feet to a point on the westerly right-of-way line 30 of an Arkansas Power & Light Easement (100-foot right-of-way); thence S 13 decrees 20 minutes 00 seconds E, along said Westerly AP&L right-of-way line, a distance of 31 32 262.60 feet; thence S 56 degrees 11 minutes 18 seconds W, a distance of 303.45 feet; 33 thence N 64 degrees 53 minutes 03 seconds W, a distance of 781.47 feet; thence N 08 34 degrees 15 minutes 15 seconds E, a distance of 276.43 feet; thence N 48 degrees 31

1	minutes 30 seconds E, a distance of 335.18 feet to a point on the said westerly right-	
2	of-way line of Chenal Parkway; thence along said westerly right-of-way line following	
3	a 1,205.92-foot radius curve to left, having a chord bearing and distance of S 51	
4	degrees 21 minutes 20 seconds E, 415.94 feet; thence continue along said westerly	
5	right-of-way line S 28 degrees 40 minutes 26 seconds W, a distance of 19.97 feet;	
6	thence continue along said westerly right-of-way line following a 1,225.92-foot radius	
7	curve to the left, having a chord bearing and distance of S 64 degrees 54 minutes 21	
8	seconds E, 155.46 feet to the point of beginning: From PD-R, Planned Development	
9	- Residential to O-1, Quiet Office District (west side of Chenal Parkway, 1/3 mile	
10	south of Highway 10).	
11	Section 2. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock	
12	and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect	
13	and designate the change provided for in Section 1 hereof.	
14	Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or	
15	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or	
16	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and	
17	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the	
18	ordinance.	
19	Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with	
20	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.	
21	PASSED: July 19, 2022	
22	ATTEST:	APPROVED:
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25 26	Susan Langley, City Clerk APPROVED AS TO LEGAL FORM:	Frank Scott, Jr., Mayor
26	APPROVED AS TO LEGAL FORM:	
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28 29	Thomas M. Carpenter City Attorney	
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