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	Z-9696 : DESCRIBED AS 66.04 ACRES BEING A PART OF THE SE1/4 SECTION
12	7 AND PART OF THE NE1/4 OF SECTION 18, ALL IN TOWNSHIP 1 SOUTH,
13	RANGE 13 WEST, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY,
14	ARKANSAS, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT
15	THE NORTHEAST CORNER OF THE NW1/4 NE1/4 BEING A FOUND 5/8-INCH
16	REBAR WITH CAP (S CONNELLY PLS 1222); THENCE NORTH
17	87 DEGREES 34 MINUTES 13 SECONDS WEST 207.90 FEET TO A FOUND 1/2-
18	INCH REBAR WITH CAP (JOE WHITE RLS 534) AND THE POINT OF
19	BEGINNING: S 87°44'33" E A DISTANCE OF 883.53 FEET TO A FOUND 1/2-INCH
20	REBAR WITH CAP (SHAWN BEES); THENCE S 4°50'13" W A DISTANCE OF
21	663.85 FEET TO A FOUND 1-INCH PIPE; THENCE S 87°54'35" E A DISTANCE
22	OF 663.14 FEET TO A FOUND 1/2-INCH REBAR; THENCE S 0°01'55" W A
23	DISTANCE OF 44.91 FEET TO A FOUND 1/2-INCH REBAR; THENCE S 45°11'23"
24	W A DISTANCE OF 1951.02 FEET TO A FOUND ½-INCH REBAR; THENCE N
25	44°53'50' W A DISTANCE OF 1,208.12 FEET TO A FOUND 1-INCH PIPE;
26	THENCE S 89°39'49" E A DISTANCE OF 441.77 FEET PASSING A SET REBAR
27	WITH CAP (L DOW 1684) AND CONTINUING ANOTHER 110 FEET TO A
28	POINT, FOR A TOTAL DISTANCE OF 551.77 FEET; THENCE N 28°51'03" W
29	PASSING A SET REBAR AT A DISTANCE OF 50FT, FOR A TOTAL DISTANCE
30	OF 1,408.43 FEET TO A SET 5/8-INCH REBAR WITH CAP (L DOW 1684);
31	THENCE N 65°10'03" E A DISTANCE OF 591.41 FEET TO A FOUND COTTON
32	SPINDLE IN ASPHALT; THENCE S60°48'15" E A DISTANCE OF 31.01 FEET TO
33	A SET NAIL; THENCE N 64°55'53" E A DISTANCE OF 359.85 FEET TO FOUND

1/2-INCH REBAR; THENCE S 2°30'56" W A DISTANCE OF 331.81 FEET

34

1	RETURNING TO THE POINT OF BEGINNING, CONTAINING 66.04 ACRES
2	MORE OR LESS.
3	LESS AND EXCEPT THE FOLLOWING: BEGINNING AT THE NORTHWEST
4	CORNER OF SAID TRACT BEING A 1/2-INCH REBAR WITH CAP (SHAWN
5	BLEES THENCE N 65°10'03" E A DISTANCE OF 208.71 FEET TO A SET 5/8-
6	INCH REBAR WITH CAP (L DOW 1684); THENCE
7	N 28°51'06" W A DISTANCE OF 208.77 FEET TO A FOUND ½-INCH REBAR
8	WITH CAP; THENCE N 65°10'59" E A DISTANCE OF 208.72 FEET TO A SET
9	5/8 INCH REBAR WITH CAP (L DOW 1684); THENCE N 28°51'03" W A
10	DISTANCE OF 208.71 FEET RETURNING TO THE POINT OF BEGINNING.
11	CONTAINING 43,459 SQUARE-FEET, OR 0.99 ACRES, MORE OR LESS, AND
12	BEING SHOWN AS TRACT 2 OF CLAY COMMERCIAL SUBDIVISION, PHASE
13	1, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AS
14	SHOWN ON PLAT AT INSTRUMENT NO. 2010007053.

AND

TRACT 2 OF CLAY COMMERCIAL SUBDIVISION, PHASE 1, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AS SHOWN ON PLAT AT INSTRUMENT NO. 2010007053, TOGETHER WITH AN EASEMENT AND THE RIGHT OF INGRESS AND EGRESS THERETO, AS CONVEYED IN DEED OF EASEMENT FILED OF RECORD AUGUST 6, 2021, AS DOCUMENT NO. 2021055222, RECORDS OF PULASKI COUNTY, ARKANSAS: FROM R-2, SINGLE-FAMILY DISTRICT, AND C-3, GENERAL COMMERCIAL DISTRICT, TO C-4, OPEN DISPLAY DISTRICT (12297 INTERSTATE 30).

LESS AND EXCEPT

THAT PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH IS LOCATED IN THE FLOODPLAIN AND FLOODWAY SHALL BE ZONED FP, FLOODPLAIN DISTRICT.

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. *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.

TTEST:	APPROVED:
Susan Langley, City Clerk	Lance Hines, Vice-Mayor
APPROVED AS TO LEGAL FORM:	
Γhomas M. Carpenter City Attorney	
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