

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.

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

Section 1. That the zone classification of the following property be and is hereby changed as indicated:

Z-4807-R: Described as part of the NE ¼ SE ¼ and part of the SE ¼ SE ¼, Section 36, T-2-N, R-14-W, Pulaski County, Arkansas, being more particularly described as: Commencing at the SE corner of the SE ¼ SE ¼ of Section 36; thence N 01°25'13" W along the east line of said SE ¼ SE ¼, a distance of 50.00 feet to the point of beginning; thence N 88°18'15" W a distance of 330.34 feet to the east line of Lot 1, Riverside Properties Subdivision; thence N 01°14'04" E along the east line of said Lot 1, a distance of 85.61 feet to the NE corner of said Lot 1; thence N 88°49'56" W along the north line of said Lot 1 and the extension, 949.28 feet to the east right-of-way line of Kirk Road; thence along said east right-of-way on a curve to the right having a Radius of 1955.00 feet, an Arc Length of 15.61 feet and a chord that bears N 03°09'16" E a distance of 15.61 feet; thence N 03°23'00" E along said east right-of-way line, a distance of 354.75 feet; thence continue along said east right-of-way line on a curve to the left having a radius of 2,045.00 feet, an Arc Length of 74.25 feet and a chord that bears N 02°20'35" E, a distance of 74.25 feet; thence N 01°18'10" E along said east right-of-way line, a distance of 861.98 feet to the south right-of-way line of Wellington Hills Road; thence along said south right-of-way line on a curve to the right having a radius of 140.00 feet, an Arc Length of 236.78 feet and a chord that bears N 49°45'14" E, a distance of 209.55 feet; thence continue along said south right-of-way line on a curve to the right having a radius of 555.00 feet, an arc length of 496.04 feet and a chord that bears S 56°11'26" E, a distance of 479.70 feet; thence S 30°35'10" E along said south right-of-way line, a distance of 423.97 feet; thence continue along said south right-of-way line on a curve to the left having a radius of 645.00 feet, an arc length of 581.82 feet and a chord that bears S 56°25'40" E, a distance of 562.29 feet; thence S 82°26'09" E along said south right-of-way line, a

1 distance of 5.49 feet to the east line of said SE ¼ SE ¼ , thence S 01°25'13" W along
2 said south line a distance of 612.39 feet to the point of beginning, containing 30.52
3 acres (1,329,489 square-feet), more or less: From PCD, Planned Commercial
4 District, to C-3, General Commercial District (southeast corner of Kirk Road and
5 Wellington Hills Road.

6 **Section 2.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock
7 and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect
8 and designate the change provided for in Section 1 hereof.

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

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

16 **PASSED: August 17, 2021**

17 **ATTEST:**

APPROVED:

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20 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

21 **APPROVED AS TO LEGAL FORM:**

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24 **Thomas M. Carpenter, City Attorney**

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