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-9604: DESCRIBED AS PART OF THE EAST HALF OF THE NORTHEAST
QUARTER OF THE NORTHWEST QUARTER SECTION 36, TOWNSHIP 1
NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PULASKI
COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS: COMMENCING, AT A POINT ON THE NORTH LINE OF SECTION
1/2 OF THE NE 1/4 NW 1/4; SAID POINT BEING 660 FEET WEST OF THE NE
CORNER OF THE NW 1/4 OF SAID SECTION 36; THENCE, S 02°36'35" W
ALONG SAID WEST LINE A DISTANCE OF 20.00 FEET TO THE NE CORNER
OF J. G. DICKEY'S SUBDIVISION AS RECORDED IN PLAT BOOK NO. 5, PAGE
7 PULASKI COUNTY; THENCE, CONTINUE ALONG SAID WEST LINE S
02°36'35" W A DISTANCE OF 315.56 FEET TO A ½-INCH REBAR SET AT THE
POINT OF BEGINNING; THENCE, S 87°30'38" E, A DISTANCE OF 495.74 FEET
TO A SET 1/2" REBAR; THENCE, S 02°20'27" W A DISTANCE OF 299.64 FEET
TO A ½-INCH REBAR SET ON THE NORTH RIGHT-OF-WAY OF SOUTH
UNIVERSITY AVENUE; THENCE, ALONG SAID RIGHT-OF-WAY S 45°15'54"
W A DISTANCE OF 274.68 FEET AN EXISTING RIGHT-OF-WAY MARKER;
THENCE S 50°44'03" W, A DISTANCE OF 225.87 FEET TO A SET ½-INCH
REBAR; THENCE S 52°09'47" W, A DISTANCE OF 187.71 FEET TO A SET ½-
INCH REBAR ON THE WEST LINE OF SAID J.D. DICKEY'S SUBDIVISION;
THENCE, ALONG SAID WEST LINE N 02°36'35" E A DISTANCE OF 773.16
FEET TO THE POINT OF BEGINNING AND CONTAINING 6.26 ACRES
(270,692.05 SQUARE-FEET), MORE OR LESS. SUBJECT TO AN EASEMENT
AS DESCRIBED IN PULASKI COUNTY INSTRUMENT NO. 2019-072261: FROM

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O-3, GENERAL OFFICE DISTRICT, C-3, GENERAL COMMERCIAL
DISTRICT, AND I-2, LIGHT INDUSTRIAL DISTRICT, TO C-3, GENERAL
COMMERCIAL DISTRICT (7500 SOUTH UNIVERSITY AVENUE).

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.

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ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

PASSED: October 19, 2021

ATTEST:  APPROVED:

______________________________________  _____________________________________
Susan Langley, City Clerk    Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter City Attorney