

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE LAND USE PLAN MAP IN THE CHENAL PLANNING DISTRICT AND PINNACLE PLANNING DISTRICT (LU2025-19-01), FOR PORTIONS OF THE SE, NE, AND NW INTERSECTION OF CANTRELL ROAD AND LAMARCHE DRIVE FROM TRANSITION (T), RESIDENTIAL LOW DENSITY (RL), AND PARK/OPEN SPACE (PK/OS) TO COMMERCIAL (C), PARK/OPEN SPACE (PK/OS), AND MIXED USE (MX)., AND FOR OTHER PURPOSES.

WHEREAS, the Little Rock Planning Commission has reviewed the requested changes to the Land Use Plan Map and now recommends the changes for adoption.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK:

Section 1. The Land Use Plan Map is amended from Transition (T), Residential Low Density (RL), and Park/Open Space (PK/OS) to Commercial (C), Park/Open Space (PK/OS), and Mixed Use (MX) as shown in the attached graphic Exhibit A, following the described territory below, also referred to as SE, NE, and NW corners of Cantrell Road and LaMarche Drive.

TRACT 1:

THAT PART OF THE E1/2 SE 1/4 SW1/4, LYING NORTH OF ARKANSAS STATE HIGHWAY NO. 10, IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 14 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID E1/2 SE1/4 SW 1/4; THENCE NORTH ALONG THE EAST LINE OF SAID E1/2 SE1/4 SW1/4 A DISTANCE OF 123.55 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING; SAID IRON PIN ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 10, AND IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1,870.1 FEET AND A DELTA ANGLE OF 9 DEGREES 57 MINUTES 43 SECONDS; THENCE 325.15 FEET ALONG THE ARC OF SAID MAW HAVING A CHORD BEARING AND DISTANCE OF SOUTH 82 DEGREES 20 MINUTES 21 SECONDS WEST 324.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86 DEGREES 25 MINUTES 19 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY 337.85 FEET TO AN IRON PIN SET; THENCE NORTH 0 DEGREES 2 MINUTES 24 SECOND EAST, ALONG THE WEST LINE OF SAID E1/2 SE1/4

1 SW1/4, 1246.29 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER THEREOF;
2 THENCE NORTH 88 DEGREES 43 MINUTES 49 SECONDS EAST, ALONG THE NORTH
3 LINE OF SAID E1/2 SE1/4 SW1/4, 658.33 FEET TO A CROSS TIE FENCE POST AT THE
4 NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID
5 E1/2 SE1/4 SW1/4, 1196.50 FEET TO THE POINT OF BEGINNING, IN THE CITY OF
6 LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

7 LESS AND EXCEPT: THAT PART OF SUBJECT PROPERTY CONVEYED TO THE
8 ARKANSAS STATE HIGHWAY COMMISSION, BY WARRANTY DEED OF RECORD AS
9 INSTRUMENT NO. 90-05248, RECORDS OF PULASKI COUNTY, ARKANSAS.

10 TRACT 2:

11 PART OF THE NW 1/4 SE1/4, IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 14
12 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED
13 AS FOLLOWS:

14 BEGINNING AT THE SOUTHWEST CORNER OF SAID NW1/4 SE 1/4; THENCE
15 NORTHERLY ALONG THE WEST LINE OF SAID NW 1/4 SE 1/4 NORTH 02 DEGREES 01
16 MINUTES 45 SECONDS EAST, 1077.43 FEET; LEAVING SAID WEST LINE SOUTH 87
17 DEGREES 58 MINUTES 15 SECONDS EAST 599.56; THENCE SOUTH 01 DEGREES 24
18 MINUTES 31 SECOND WEST 652.04 FEET; THENCE SOUTH 64 DEGREES 57 MINUTES
19 47 SECONDS WEST 207.93 FEET; THENCE SOUTH 43 DEGREES 54 MINUTES 37
20 SECONDS WEST 184.36 FEET; THENCE SOUTH 23 DEGREES 54 MINUTES 04 SECONDS
21 WEST 200.66 FEET TO A POINT ON THE SOUTH LINE OF SAID NW 1/4 SE 1/4; THENCE
22 WESTERLY ALONG SAID SOUTH LINE, NORTH 89 DEGREES 51 MINUTES 56 SECONDS
23 WEST 223.76 FEET TO THE POINT OF BEGINNING, IN THE CITY OF LITTLE ROCK,
24 PULASKI COUNTY, ARKANSAS.

25 TRACT 3:

26 PART OF THE SE1/4, IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 14 WEST,
27 PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
28 FOLLOWS:

29 COMMENCING AT THE SOUTHWEST CORNER OF SAID NW1/4 SE 1/4; THENCE
30 EASTERLY ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 51 MINUTES 56 SECONDS
31 EAST 223.76 FEET TO THE POINT OF BEGINNING, THENCE NORTH 23 DEGREES 54
32 MINUTES 04 SECONDS EAST 200.66; FEET; THENCE NORTH 43 DEGREES 54 MINUTES
33 37 SECONDS EAST 184.36 FEET; THENCE NORTH 64 DEGREES 57 MINUTES 47
34 SECONDS EAST 207.93 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 15 SECONDS

1 EAST 50.00 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECOND WEST 1055.68
2 FEET TO THE NORTHWEST CORNER OF THE TERRA BELLA ADDITION TO THE CITY
3 OF LITTLE ROCK; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID
4 ADDITION, SOUTH 01 DEGREES 24 MINUTES 31 SECOND WEST 1106.79 FEET TO A
5 POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY
6 NO.10; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 70
7 DEGREES 52 MINUTES 34 SECOND WEST 60.61 FEET; THENCE SOUTH 88 DEGREES 34
8 MINUTES 01 SECOND WEST 107.04 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-
9 WAY LINE; THENCE NORTH 11 DEGREES 27 MINUTES 26 SECONDS WEST 205.35
10 FEET; THENCE NORTH 30 DEGREES 11 MINUTES 07 SECONDS WEST 312.37 FEET;
11 THENCE NORTH 14 DEGREES 20 MINUTES 04 SECONDS WEST 228.08 FEET; THENCE
12 NORTH 01 DEGREES 33 MINUTES 50 SECONDS EAST 398.05 FEET TO THE POINT OF
13 BEGINNING, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

14 TRACT 4:

15 PART OF THE SW 1/4 SE1/4, IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 14
16 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED
17 AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SW1/4 SE 1/4;
18 THENCE EASTERLY ALONG SAID NORTH LINE, SOUTH 89 DEGREES 51 MINUTES 56
19 SECONDS EAST 223.76 FEET; THENCE SOUTH 01 DEGREES 33 MINUTES 50 SECONDS
20 WEST 398.05 FEET; THENCE SOUTH 14 DEGREES 20 MINUTES 04 SECONDS EAST
21 228.08 FEET; THENCE SOUTH 30 DEGREES 11 MINUTES 07 SECONDS EAST 312.37
22 FEET; THENCE SOUTH 11 DEGREES 27 MINUTES 26 SECONDS EAST 205.35 FEET TO A
23 POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO.
24 10; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 83
25 DEGREES 39 MINUTES 55 SECONDS WEST 107.12 FEET; THENCE SOUTH 70 DEGREES
26 23 MINUTES 01 SECONDS WEST 108.51 FEET; THENCE SOUTH 78 DEGREES 17
27 MINUTES 49 SECONDS WEST 252.31 FEET; THENCE NORTH 84 DEGREES 36 MINUTES
28 25 SECONDS WEST 43.06 FEET TO A POINT ON THE WEST LINE OF SAID SW1/4 SE 1/4;
29 THENCE NORTHERLY ALONG THE WEST LINE OF SAID SW1/4 SE 1/4 NORTH 02
30 DEGREES 01 MINUTES 45 SECONDS EAST, 1186.39 FEET TO THE POINT OF
31 BEGINNING, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

32 TRACT 5:

1 PART OF THE SW 1/4 SE1/4, IN SECTION 13, AND THE NW 1/4 NE , IN SECTION
2 24, ALL IN TOWNSHIP 2 NORTH, RANGE 14 WEST, PULASKI COUNTY, ARKANSAS,
3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

4 BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF
5 LAMARCHE DRIVE AND THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STATE
6 HIGHWAY NO. 10; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE,
7 NORTH 64 DEGREES 34 MINUTES 00 SECONDS EAST 86.83 FEET; THENCE NORTH 79
8 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET; THENCE SOUTH 80 DEGREES
9 32 MINUTES 00 SECONDS EAST 103.15 FEET; THENCE NORTH 85 DEGREES 51
10 MINUTES 00 SECONDS EAST 163.19 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-
11 WAY LINE SOUTH 05 DEGREES 37 MINUTES 34 SECONDS WEST 164.49 FEET; THENCE
12 SOUTH 07 DEGREES 34 MINUTES 05 SECONDS EAST 103.22 FEET; THENCE SOUTH 20
13 DEGREES 48 MINUTES 32 SECONDS EAST 143.58 FEET; THENCE NORTH 88 DEGREES
14 40 MINUTES 36 SECONDS WEST 500.97 FEET TO A POINT ON THE EAST RIGHT-OF-
15 WAY LINE OF LAMARCHE DRIVE; THENCE NORTHERLY ALONG SAID EAST RIGHT-
16 OF-WAY LINE, NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST 345.05 FEET TO
17 THE POINT OF BEGINNING, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY,
18 ARKANSAS.

19 TRACT 6:

20 PART OF THE SW 1/4 SE1/4, IN SECTION 13, AND THE NW 1/4 NE , IN SECTION
21 24, ALL IN TOWNSHIP 2 NORTH, RANGE 14 WEST, PULASKI COUNTY, ARKANSAS,
22 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

23 COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE
24 OF LAMARCHE DRIVE AND THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STATE
25 HIGHWAY NO. 10; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE,
26 NORTH 64 DEGREES 34 MINUTES 00 SECONDS EAST 86.83 FEET; THENCE NORTH 79
27 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET; THENCE SOUTH 80 DEGREES
28 32 MINUTES 00 SECONDS EAST 103.15 FEET; THENCE NORTH 85 DEGREES 51
29 MINUTES 00 SECONDS EAST 163.19 FEET TO THE POINT OF BEGINNING; THENCE
30 CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 85 DEGREES 51
31 MINUTES 00 SECONDS EAST 24.01 FEET; THENCE SOUTH 84 DEGREES 21 MINUTES
32 00 SECONDS EAST 74.40 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE,
33 SOUTH 05 DEGREES 37 MINUTES 34 SECONDS WEST 201.10 FEET; THENCE SOUTH 28
34 DEGREES 39 MINUTES 55 SECONDS EAST 192.69 FEET; THENCE SOUTH 01 DEGREES

1 44 MINUTES 19 SECONDS WEST 26.51 FEET; THENCE NORTH 88 DEGREES 40
2 MINUTES 36 SECONDS WEST 123.23 FEET; THENCE NORTH 20 DEGREES 48 MINUTES
3 32 SECONDS WEST 143.58 FEET; THENCE NORTH 07 DEGREES 34 MINUTES 05
4 SECONDS WEST 103.22 FEET; THENCE NORTH 05 DEGREES 37 MINUTES 34 SECONDS
5 EAST 164.49 FEET TO THE POINT OF BEGINNING, IN THE CITY OF LITTLE ROCK,
6 PULASKI COUNTY, ARKANSAS.

7 Section 2. *Severability.* In the event any title, section, paragraph, item, sentence, clause,
8 phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such
9 declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain
10 in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not
11 originally a part of the ordinance.

12 Section 3. *Repealer.* All laws, ordinances, resolutions, or parts of the same that are
13 inconsistent with the provisions of this ordinance are hereby repealed to the extent of such
14 inconsistency.

15 PASSED: November 18, 2025

16 ATTEST:

APPROVED:

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Allison Segars, City Clerk

Frank Scott, Mayor

21 APPROVED AS TO LEGAL FORM:
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Thomas M. Carpenter, City Attorney

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