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-9927: DESCRIBED AS A PART OF THE TRACT 25 AND 26 IN THE SUBDIVISION KNOWN AS UNIT NO. ONE, INDEPENDENCE FARMS, A SUBDIVISION IN PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT 25, 344.8 FEET NORTH OF THE SOUTHWEST CORNER OF TRACT 25; THENCE NORTH ALONG SAID WEST LINE OF TRACT 25, 264.0 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KANIS ROAD; THENCE NORTH 77°30' EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 19.5 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (AND SOUTH RIGHT-OF-WAY LINE OF KANIS ROAD) A CHORD BEARING OF SOUTH 80°44' EAST AND CHORD DISTANCE OF 206.1 FEET; THENCE SOUTH 01°30' EAST, ALONG A LINE PARALLEL TO AND 175 FEET WEST OF THE EAST LINE OF SAID TRACT 26 TO A DISTANCE OF 237.6 FEET; THENCE NORTH 89°23' WEST, 228.6 FEET TO THE POINT OF BEGINNING, CONTAINING 1.34 ACRES, MORE OR LESS, WITH THE WEST NINETEEN (19) FEET SUBJECT TO AN INGRESS-EGRESS EASEMENT: FROM R-2, SINGLE-FAMILY DISTRICT, TO O-1, QUIET OFFICE DISTRICT (18625 KANIS ROAD).

Section 2. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, and the 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ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.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: March 19, 2024

ATTEST:          APPROVED:

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

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney