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-9484: Described as Lots 8 and 10 and the south half of Lot 11, Block 2, Cedar Heights Addition to the City of Little Rock, Pulaski County, Arkansas.

AND

The south ten (10) feet of Lot 7 and all of Lot A, the north thirty-five (35) feet of Lot 7 and the south twenty-three (23) feet of Lot 8, all in Block 4, Cedar Heights Addition to the City of Little Rock, Pulaski County, Arkansas: From R-3, Single-Family District, to R-4, Two-Family District (1705, 1709, 1719, 1919, 1921 and 1923 South Cedar Street).

Section 2. That the zoning of the above described property is subject to the following conditions which were proposed by the applicant for the property described in Section 1 of this ordinance and which shall be covenants running with the land to bind subsequent grantees of the property:

- There will be no direct vehicular access from South Cedar Street to any of the six (6) lots.
- All vehicular access for the three (3) lots within the 1700 block of South Cedar Street will be via the platted alley right-of-way along their east property lines.
- All vehicular access for the three (3) lots within the 1900 block of South Cedar Street will be via the platted alley right-of-way along their east property lines, or from Charles Bussey Avenue with a future dedicated access easement along the lots’ rear (east) property lines.

Section 3. 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 Sections 1 and 2 hereof.

Section 4. That the ordinance shall take effect and be in full force thirty (30) days after the date of its passage and approval.

Section 5. 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 6. 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 3, 2020

**ATTEST:**

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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