

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-10036: DESCRIBED AS A TRACT OF LAND IN THE NW1/4 SECTION 16, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 NW1/4 NW1/4, SECTION 16, T-2-N, R-14-W, THENCE S88°29'28"E ALONG THE NORTH LINE OF SAID SW1/4 NW1/4 NW1/4 AND SAID NORTH LINE EXTENDED EASTERLY, 682.50 FT.; THENCE N00°49'48"W, 397.24 FT. TO THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 10; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF A 1388.23 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S83°52'18"E, 50.37 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF A 1388.23 FT. RADIUS CURVE TO THE RIGHT, CHORD BEARING AND DISTANCE OF S72°41'16"E, 489.01 FT.; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S27°27'24"W, 15.00 FT.; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING A 1373.23 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S61°37'07"E, 44.33 FT.; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S60°46'42"E, 422.06 FT.; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S60°19'40"E, 86.04 FT.; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, BEING THE ARC OF A 50.00 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S14°28'16"E, 71.76 FT. TO A POINT ON THE WEST RIGHT-

1 OF-WAY LINE OF CHALAMONT DRIVE; THENCE CONTINUING ALONG
2 SAID WEST RIGHT-OF-WAY LINE, S31°23'09"W, 78.16 FT.; THENCE
3 SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE
4 ARC OF A 1462.40 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING
5 AND DISTANCE OF S27°07'13"W, 217.55 FT.; THENCE LEAVING SAID WEST
6 RIGHT-OF-WAY N69°06'17"W, 13.95 FT.; THENCE N27°06'26"W, 205.36 FT.;
7 THENCE N60°28'00"W, 562.73 FT.; THENCE S78°10'43"W, 224.01 FT.; THENCE
8 N00°49'48"W, 339.30 FT. TO THE POINT OF BEGINNING CONTAINING 6.09
9 ACRES MORE OR LESS: FROM "R-2" SINGLE FAMILY DISTRICT TO "C-1"
10 NEIGHBORHOOD COMMERCIAL DISTRICT.

11 AND

12
13 A TRACT OF LAND IN THE NW1/4 SECTION 16, T-2-N,
14 R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY
15 DESCRIBED AS:

16
17 COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 NW1/4
18 NW1/4, SECTION 16, T-2-N, R-14-W, THENCE S88°29'28"E ALONG THE
19 NORTH LINE OF SAID SW1/4 NW1/4 NW1/4 AND SAID NORTH LINE
20 EXTENDED EASTERLY, 682.50 FT. TO THE POINT OF BEGINNING; THENCE
21 N00°49'48"W, 397.24 FT. TO THE SOUTH RIGHT-OF-WAY LINE OF
22 ARKANSAS STATE HIGHWAY NO. 10; THENCE SOUTHEASTERLY ALONG
23 SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF A 1388.23' RADIUS
24 CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF
25 S83°52'18"E, 50.37 FT.; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY
26 LINE, S00°49'48"E, 339.30 FT.; THENCE N78°10'43"E, 224.01 FT.; THENCE
27 S60°28'00"E, 562.73 FT.; THENCE S27°06'26"E, 205.36 FT.; THENCE
28 S69°06'17"E, 13.95 FT. TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF
29 CHALAMONT DRIVE; THENCE CONTINUING ALONG SAID WEST RIGHT-
30 OF-WAY LINE, BEING THE ARC OF A 1462.40 FT RADIUS CURVE TO THE
31 LEFT, A CHORD BEARING AND DISTANCE OF S21°52'30"W, 50.00 FT.;
32 THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, N69°06'17"W, 32.29
33 FT.; THENCE N27°06'26"W, 209.57 FT.; THENCE N60°28'00"W, 528.88FT.;
34 THENCE S78°10'43"W, 227.61 FT.; THENCE N88°29'28"W, 37.50 FT. TO THE

1 POINT OF BEGINNING, CONTAINING 1.60 ACRES MORE OR LESS: FROM
2 "R-2" SINGLE FAMILY DISTRICT TO "OS" OPEN SPACE DISTRICT.

3 AND

4 A TRACT OF LAND IN THE NW1/4 SECTION 16, T-2-N,
5 R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY
6 DESCRIBED AS:

7 COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 NW1/4
8 NW1/4, SECTION 16, T-2-N, R-14-W, THENCE S88°29'28"E ALONG THE
9 NORTH LINE OF SAID SW1/4 NW1/4 NW1/4 AND SAID NORTH LINE
10 EXTENDED EASTERLY, 682.50 FT.; THENCE N00°49'48"W, 397.24 FT. TO THE
11 SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 10;
12 THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE,
13 BEING THE ARC OF A 1388.23 FT. RADIUS CURVE TO THE RIGHT, A CHORD
14 BEARING AND DISTANCE OF S83°52'18"E, 50.37 FT.; THENCE
15 SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE
16 ARC OF A 1388.23 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING
17 AND DISTANCE OF S72°41'16"E, 489.01 FT.; THENCE CONTINUING ALONG
18 SAID SOUTH RIGHT-OF-WAY LINE, S27°27'24"W, 15.00 FT.; THENCE
19 SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING A
20 1373.23 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND
21 DISTANCE OF S61°37'07"E, 44.33 FT.; THENCE CONTINUING ALONG SAID
22 SOUTH RIGHT-OF-WAY LINE, S60°46'42"E, 422.06 FT.; THENCE
23 CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S60°19'40"E, 86.04
24 FT.; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, BEING
25 THE ARC OF A 50.00 FT. RADIUS CURVE TO THE RIGHT, A CHORD
26 BEARING AND DISTANCE OF S14°28'16"E, 71.76 FT. TO A POINT ON THE
27 WEST RIGHT-OF-WAY LINE OF CHALAMONT DRIVE; THENCE LEAVING
28 SAID RIGHT-OF-WAY, S63°47'32"W, 60.25 FT. TO THE EAST RIGHT-OF-WAY
29 LINE OF CHALAMONT DRIVE AND THE POINT OF BEGINNING; THENCE
30 NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE, BEING THE
31 ARC OF A 50.00 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING
32 AND DISTANCE OF N78°35'13"E, 73.79 FT. TO THE SOUTH RIGHT-OF-WAY
33 LINE OF ARKANSAS STATE HIGHWAY NO.10; THENCE CONTINUING
34 ALONG SAID SAID RIGHT-OF-WAY LINE, S29°42'22"W, 15.35 FT.; THENCE
35 CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S60°14'35"E,

1 510.15 FT. TO THE WEST PROPERTY LINE OF THE PULASKI COUNTY
2 SCHOOL DISTRICT (ROBINSON CAMPUS); THENCE CONTINUING ALONG
3 SAID WEST PROPERTY LINE, S03°08'32"W, 275.75 FT.; THENCE LEAVING
4 SAID WEST PROPERTY LINE, S62°29'38"E, 687.84 FT. TO THE EAST RIGHT-
5 OF-WAY LINE OF CHALAMONT DRIVE; THENCE NORTHEASTERLY
6 ALONG SAID EAST RIGHT-OF-WAY LINE, BEING THE ARC OF A 1402.40 FT.
7 RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF
8 N28°11'25"E, 156.80 FT.; THENCE CONTINUING ALONG SAID EAST RIGHT-
9 OF-WAY LINE, N31°23'09"E, 83.60 FT. TO THE POINT OF BEGINNING,
10 CONTAINING 3.78 ACRES MORE OR LESS: FROM "R-2" SINGLE FAMILY
11 DISTRICT TO "C-1" NEIGHBORHOOD COMMERCIAL DISTRICT.

12 AND

13 A TRACT OF LAND IN THE NW1/4 SECTION 16, T-2-N,
14 R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY
15 DESCRIBED AS:

16
17 COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 NW1/4
18 NW1/4, SECTION 16, T-2-N, R-14-W, THENCE S88°29'28"E ALONG THE
19 NORTH LINE OF SAID SW1/4 NW1/4 NW1/4 AND SAID NORTH LINE
20 EXTENDED EASTERLY, 682.50 FT.; THENCE N00°49'48"W, 397.24 FT. TO THE
21 SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 10;
22 THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE,
23 BEING THE ARC OF A 1388.23 FT. RADIUS CURVE TO THE RIGHT, A CHORD
24 BEARING AND DISTANCE OF S83°52'18"E, 50.37 FT.; THENCE
25 SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE
26 ARC OF A 1388.23 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING
27 AND DISTANCE OF S72°41'16"E, 489.01 FT.; THENCE CONTINUING ALONG
28 SAID SOUTH RIGHT-OF-WAY LINE, S27°27'24"W, 15.00 FT.; THENCE
29 SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING A
30 1373.23 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND
31 DISTANCE OF S61°37'07"E, 44.33 FT.; THENCE CONTINUING ALONG SAID
32 SOUTH RIGHT-OF-WAY LINE, S60°46'42"E, 422.06 FT.; THENCE
33 CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S60°19'40"E, 86.04
34 FT.; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, BEING
35 THE ARC OF A 50.00 FT. RADIUS CURVE TO THE RIGHT, A CHORD

1 BEARING AND DISTANCE OF S14°28'16"E, 71.76 FT. TO A POINT ON THE
2 WEST RIGHT-OF-WAY LINE OF CHALAMONT DRIVE; THENCE LEAVING
3 SAID RIGHT-OF-WAY, S63°47'32"W, 60.25 FT. TO THE EAST RIGHT-OF-WAY
4 LINE OF CHALAMONT DRIVE; THENCE NORTHEASTERLY ALONG SAID
5 EAST RIGHT-OF-WAY LINE, BEING THE ARC OF A 50.00 FT. RADIUS CURVE
6 TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N78°35'13"E, 73.79
7 FT. TO THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY
8 NO.10; THENCE CONTINUING ALONG SAID SAID RIGHT-OF-WAY LINE,
9 S29°42'22"W, 15.35 FT.; THENCE CONTINUING ALONG SAID SOUTH RIGHT-
10 OF-WAY LINE, S60°14'35"E, 510.15 FT. TO THE WEST PROPERTY LINE OF
11 THE PULASKI COUNTY SCHOOL DISTRICT (ROBINSON CAMPUS);
12 THENCE CONTINUING ALONG SAID WEST PROPERTY LINE, S03°08'32"W,
13 275.75 FT.; TO THE POINT OF BEGINNING; THENCE S03°08'32"W, 54.89 FT.;
14 THENCE N62°29'38"W, 707.38 FT.; THENCE TO A POINT ALONG THE EAST
15 RIGHT-OF-WAY LINE OF CHALAMONT DRIVE, BEING A 1402.40 FT.
16 RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF
17 N26°33'13"E, 50.09 FT.; THENCE S62°29'38"E, 687.84 FT. TO THE POINT OF
18 BEGINNING CONTAINING 0.80 ACRES MORE OR LESS: FROM "R-2"
19 SINGLE FAMILY DISTRICT TO "OS" OPEN SPACE DISTRICT (SOUTHEAST
20 AND SOUTHWEST CORNERS OF HIGHWAY 10 AND CHALAMONT DRIVE)

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

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

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

31 **PASSED: April 15, 2025**

32 //

33 //

34 //

35 //

ATTEST:

APPROVED:

Allison Segars, City Clerk

Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney

//

//

//

//

//

//

//

//

//

//

//

//

//

//

//

//

//

//

//

//

//

//

//

//

//

//

//