

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.

WHEREAS, on April 10, 2025, the Little Rock Planning Commission approved the Rezoning Application for Z-10010-A, also known as 5124 & 5224 Stagecoach Road, and more particularly described hereinbelow (the “Property”); and,

WHEREAS, the City OF Little Rock, Arkansas’ Future Land Use Plan designates the Property as “PI” (Public/Institutional); therefore, the proposed O-1 zoning will not require a Land Use Plan Amendment.

NOW, THEREFORE, 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-10010-A – DESCRIBED AS PART OF THE SE1/4 SW1/4, SECTION 22, TOWNSHIP 1 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SW1/4; THENCE N88°59'10"W – 121.26 TO THE POINT OF BEGINNING; THENCE N88°42'27"W – 204.95'; THENCE N00°14'14"E – 325.10'; THENCE S87°35'17"E – 243.82'; THENCE S18°44'36"W – 106.77'; THENCE S01°30'28"W – 218.43'; BACK TO THE POINT OF BEGINNING CONTAINING 1.58 ACRES MORE OR LESS: FROM “MF-12” MULTIFAMILY DISTRICT TO “O-1” QUIET OFFICE DISTRICT.

AND

PART OF THE SE1/4 SW1/4, SECTION 22, TOWNSHIP 1 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW1/4; THENCE N88°59'10"W – 121.26 TO THE POINT OF BEGINNING; N01°30'28"E – 218.43'; THENCE N18°44'36"E – 106.77'; THENCE N18°45'00"E – 332.01'; THENCE S72°31'35"E – 795.54' TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF STAGECOACH ROAD THENCE ALONG SAID RIGHT OF WAY S31°37'44"W –

1 **517.00' TO A POINT ON THE NORTHERN RIGHT OF WAY S31°37'44"W –**
2 **517.00'TO A POINT ON THE NORTHERN RIGHT OF WAY LINE W. ROCKWOOD**
3 **ROAD; THENCE ALONG SAID RIGHT OF WAY, N85°55'22"W – 63.10'BACK TO**
4 **THE POINT OF BEGINNING CONTAINING 9.59 ACRES MORE OR LESS:**
5 **FROM “R-2” SINGLE FAMILY DISTRICT TO “O-1” QUIET OFFICE DISTRICT**
6 **(5124/5224 STAGECOACH ROAD).**

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

10 The following uses shall not be considered permitted/conditional uses for the O-1 zoning:

- 11 • Day nursery or day care center
- 12 • Day care center, adult
- 13 • Establishment of a religious, charitable or philanthropic organization
- 14 • Mobile canteen units when operated in compliance with current planning department regulations for
- 15 such vehicles
- 16 • Community, welfare or health center
- 17 • Establishment for care of alcoholic, narcotic or psychiatric patients
- 18 • Nursing home or convalescent home

19 **Section 3.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock
20 and designated district map be and hereby amended to the extent and in the respects necessary to affect and
21 designate the change provided for in Section 1 hereof.

22 **Section 4.** That the Ordinance shall take effect and be in full force 30 days after the date of its passage
23 and approval.

24 **Section 5. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or word
25 of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication
26 shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the
27 portion so declared or adjudged invalid or unconstitutional were not originally a part of the ordinance.

28 **Section 6. Repealer.** All laws, ordinances, resolutions, or parts of the same, that are inconsistent with
29 the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

30 **PASSED: June 3, 2025**

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ATTEST:

APPROVED:

Allison Segars, City Clerk

Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney

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