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-9671: DESCRIBED AS PART OF THE WEST HALF OF THE NORTHEAST QUARTER (W1/2 NE1/4), SECTION 33, TOWNSHIP 1 NORTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND SIGNAL FOR THE SOUTHWEST CORNER OF THE SAID NE1/4 OF SECTION 33-T1N-13W; THENCE S88°57'08"E – 755.04 FEET ALONG THE SOUTH LINE THEREOF TO A COMPUTED POINT; THENCE LEAVING SAID SOUTH LINE N17°04'59"W – 437.44 FEET TO A COMPUTED POINT IN THE CENTER OF FOURCHE CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUING N17°04'59"W – 573.62 FEET TO A FOUND 5/8-INCH REBAR; THENCE N26°48'12"E – 213.99 FEET TO A FOUND 1/2" REBAR; THENCE N17°21'29"W 510.40 FEET TO A FOUND ½-INCH REBAR LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF STAGECOACH ROAD; THENCE ALONG SAID RIGHT-OF-WAY N27°11'33"E – 116.50 FEET TO A FOUND 1/2" PIPE AT AN EXISTING FENCE CORNER; THENCE DEPARTING FROM SAID RIGHT-OF-WAY S59°51'34"E – 212.20 FEET TO A FOUND 1" CTP (CRIMPED TOP PIPE); THENCE S16°24'13"E – 1,006.75 FEET TO A COMPUTED POINT IN THE CENTER OF FOURCHE CREEK; THENCE S49°01'25"W – 393.09 FEET ALONG AND WITH SAID CREEK TO THE POINT OF BEGINNING, CONTAINING 7.83 ACRES, MORE OR LESS SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF STAGECOACH ROAD: FROM R-2, SINGLE-FAMILY DISTRICT, TO C-3, GENERAL COMMERCIAL DISTRICT (7615 STAGECOACH ROAD)

LESS AND EXCEPT
THAT PORTION OF THE PROPERTY LOCATED IN THE REGULATORY
FLOODWAY SHALL BE ZONED OS, OPEN SPACE DISTRICT.

Section 2. 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 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: July 19, 2022

ATTEST:                        APPROVED:

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

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter City Attorney

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