ORDINANCE NO. 21,431

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-9202: Described as PART THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 13, TOWNSHIP 1 NORTH, RANGE 12 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 02 DEGREES 32 MINUTES 03 SECONDS EAST 573.74 FEET TO A POINT; THENCE NORTH 85 DEGREES 57 MINUTES 05 SECONDS WEST 66.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 36 MINUTES 53 MINUTES 25 SECONDS WEST 620.26 FEET TO A POINT; THENCE NORTH 88 DEGREES 53 MINUTES 25 SECONDS WEST 391.80 FEET TO A POINT; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST 242.96 FEET TO A POINT; THENCE NORTH 00 DEGREES 46 MINUTES 00 SECONDS EAST 137.23 FEET TO A POINT; THENCE NORTH 67 DEGREES 30 MINUTES 56 SECONDS EAST 580.66 FEET TO A POINT; THENCE SOUTH 74 DEGREES 45 MINUTES 30 SECONDS EAST 131.08 FEET TO A POINT; THENCE SOUTH 56 DEGREES 01 MINUTES 03 SECONDS EAST 383.59 FEET TO A POINT; THENCE SOUTH 85 DEGREES 20 MINUTES 15 SECONDS EAST 188.40 FEET TO A POINT; THENCE NORTH 76 DEGREES 01 MINUTES 40 SECONDS EAST 3.45 FEET TO A POINT; THENCE SOUTH 29 DEGREES 34 MINUTES 21 SECONDS EAST 161.75 FEET TO THE POINT OF BEGINNING, CONTAINING 285,551 SQUARE-FEET OR 6.56 ACRES, MORE OR LESS: From R-3, Single-Family District, to OS, Open Space District.
AND

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER ALL IN SECTION 13, TOWNSHIP 1 NORTH, RANGE 12 WEST,
PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF
SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE
NORTH 02 DEGREES 37 MINUTES 14 SECONDS EAST 397.87 FEET TO A
POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 26 SECONDS EAST
255.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES
55 MINUTES 11 SECONDS EAST 391.80 FEET TO A POINT; THENCE SOUTH
86 DEGREES 59 MINUTES 10 SECONDS EAST 102.50 FEET TO A POINT;
THENCE 171.55 FEET ALONG THE ARC OF A 772.83-FOOT RADIUS CURVE
TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 65
DEGREES 14 MINUTES 48 SECONDS WEST 171.20 FEET TO A POINT;
THENCE SOUTH 58 DEGREES 53 MINUTES 50 SECONDS WEST 717.65 FEET
TO A POINT; THENCE NORTH 02 DEGREES 37 MINUTES 14 SECONDS EAST
58.20 FEET TO THE POINT OF BEGINNING, CONTAINING 165,645 SQUARE-
FEET OR 3.80 ACRES, MORE OR LESS” From R-3, Single-Family District, to
OS, Open Space District.

AND

PART OF FRISBY ADDITION, PULASKI COUNTY, ARKANSAS, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE
SOUTHEAST CORNER OF BLOCK 4 OF FRISBY ADDITION; THENCE
NORTH 02 DEGREES 18 MINUTES 19 SECONDS WEST 325.08 FEET TO A
POINT AND THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 24
MINUTES 58 SECONDS WEST 99.51 FEET TO A POINT; THENCE NORTH 02
DEGREES 17 MINUTES 12 SECONDS EAST 355.38 FEET TO A POINT;
THENCE SOUTH 88 DEGREES 33 MINUTES 12 SECONDS EAST 60.66 FEET
TO A POINT; THENCE SOUTH 34 DEGREES 20 MINUTES 09 SECONDS EAST
65.95 FEET TO A POINT; THENCE SOUTH 02 DEGREES 22 MINUTES 44
SECONDS WEST 302.12 FEET TO THE POINT OF BEGINNING, CONTAINING
34,422 SQUARE-FEET OR 0.79 ACRES MORE OR LESS: From R-3, Single-
Family District, to OS, Open Space District.
AND

PART OF FRISBY ADDITION, PULASKI COUNTY, ARKANSAS, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE
SOUTHEAST CORNER OF BLOCK 4 OF FRISBY ADDITION; THENCE
NORTH 02 DEGREES 18 MINUTES 19 SECONDS WEST 40.00 FEET TO A
POINT AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 03
MINUTES 13 SECONDS WEST 501.03 FEET TO A POINT; THENCE NORTH 02
DEGREES 18 MINUTES 19 SECONDS EAST 150.00 FEET TO A POINT;
THENCE SOUTH 02 DEGREES 15 MINUTES 07 SECONDS WEST
145.08 FEET TO THE POINT OF BEGINNING, CONTAINING 73,892 SQUARE-
FEET OR 1.70 ACRES, MORE OR LESS: From R-3, Single-Family District, to
OS, Open Space District.

AND

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER AND PART OF THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER, ALL IN SECTION 13, TOWNSHIP 1 NORTH,
RANGE 12 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE
SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER, THENCE NORTH 88 DEGREES 01 MINUTES 51
SECONDS WEST 506.13 FEET TO A POINT; THENCE NORTH
01 DEGREES 31 MINUTES 18 SECONDS EAST 904.88 FEET TO A POINT;
THENCE SOUTH 88 DEGREES 28 MINUTES 42 SECONDS EAST 510.00 FEET
TO A POINT; THENCE NORTH 01 DEGREES 31 MINUTES 18 SECONDS EAST
440.00 FEET TO A POINT; THENCE NORTH 88 DEGREES
28 MINUTES 42 SECONDS WEST 839.34 FEET TO A POINT; THENCE NORTH
01 DEGREES 26 MINUTES 36 SECONDS EAST 448.34 FEET TO A POINT;
THENCE NORTH 57 DEGREES 33 MINUTES 33 SECONDS EAST 483.25 FEET
TO A POINT; THENCE NORTH 60 DEGREES 05 MINUTES
31 SECONDS EAST 441.05 FEET TO A POINT; THENCE NORTH 69 DEGREES
25 MINUTES 22 SECONDS EAST 272.25 FEET TO A POINT; THENCE NORTH
83 DEGREES 24 MINUTES 21 SECONDS EAST 291.37 FEET TO A POINT;
THENCE SOUTH 87 DEGREES 36 MINUTES 58 SECONDS EAST 344.77 FEET TO A POINT; THENCE NORTH 84 DEGREES 30 MINUTES 05 SECONDS EAST 339.45 FEET TO A POINT; THENCE SOUTH 00 DEGREES 47 MINUTES 58 SECONDS WEST 1095.24 FEET TO A POINT; THENCE NORTH 88 DEGREES 53 MINUTES 32 SECONDS WEST 368.59 FEET TO A POINT; THENCE SOUTH 00 DEGREES 46 MINUTES 16 SECONDS WEST 718.16 FEET TO A POINT; THENCE NORTH 88 DEGREES 17 MINUTES 30 SECONDS WEST 638.20 FEET TO A POINT; THENCE SOUTH 01 DEGREES 30 MINUTES 41 SECONDS WEST 343.54 FEET TO A POINT; THENCE NORTH 85 DEGREES 20 MINUTES 16 SECONDS WEST 189.85 FEET TO A POINT; THENCE SOUTH 01 DEGREES 00 MINUTES 51 SECONDS WEST 337.28 FEET TO THE POINT OF BEGINNING, CONTAINING 2,941,877 SQUARE-FEET OR 67.54 ACRES, MORE OR LESS: From R-2, Single-Family District, and R-3, Single-Family District to M, Mining District.

AND

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 1 NORTH, RANGE 12 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH 87 DEGREES 44 MINUTES 36 SECONDS WEST 770.41 FEET TO A POINT; THENCE SOUTH 01 DEGREES 26 MINUTES 36 SECONDS WEST 84.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 26 MINUTES 36 SECONDS WEST 587.04 FEET TO A POINT; THENCE NORTH 77 DEGREES 28 MINUTES 54 SECONDS WEST 368.76 FEET TO A POINT; THENCE NORTH 01 DEGREES 35 MINUTES 21 SECONDS EAST 519.26 FEET TO A POINT; THENCE SOUTH 88 DEGREES 04 MINUTES 19 SECONDS EAST 360.58 FEET TO THE POINT OF BEGINNING, CONTAINING 199,838 SQUARE-FEET OR 4.59 ACRES, MORE OR LESS: From R-2, Single-Family District, to OS, Open Space District.

AND

NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 13, TOWNSHIP 1 NORTH, RANGE 12 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 01 DEGREES 31 MINUTES 18 SECONDS EAST 182.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 47 MINUTES 12 SECONDS EAST 81.76 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 28 SECONDS EAST 136.10 FEET TO A POINT; THENCE SOUTH 00 DEGREES 18 MINUTES 13 SECONDS WEST 503.95 FEET TO A POINT; THENCE SOUTH 64 DEGREES 03 MINUTES 24 SECONDS WEST 319.75 FEET TO A POINT; THENCE SOUTH 57 DEGREES 10 MINUTES 08 SECONDS 08 SECONDS WEST 441.53 FEET TO A POINT; THENCE SOUTH 58 DEGREES 31 MINUTES 11 SECONDS WEST 407.52 FEET TO A POINT; THENCE SOUTH 01 DEGREES 26 MINUTES 36 SECONDS WEST 480.94 FEET TO A POINT; THENCE NORTH 88 DEGREES 28 MINUTES 42 SECONDS WEST 358.53 FEET TO A POINT; THENCE NORTH 01 DEGREES 31 MINUTES 18 SECONDS EAST 480.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 35 MINUTES 16 SECONDS EAST 209.35 FEET TO A POINT; THENCE NORTH 00 DEGREES 57 MINUTES 13 SECONDS EAST 149.60 FEET TO A POINT; THENCE SOUTH 88 DEGREES 28 MINUTES 47 SECONDS EAST 150.00 FEET TO A POINT; THENCE NORTH 01 DEGREES 31 MINUTES 18 SECONDS EAST 90.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 28 MINUTES 42 SECONDS EAST 330.00 FEET TO A POINT; THENCE NORTH 01 DEGREES 31 MINUTES 18 SECONDS EAST 349.83 FEET TO A POINT; THENCE NORTH 50 DEGREES 11 MINUTES 46 SECONDS EAST 679.12 FEET TO THE POINT OF BEGINNING, CONTAINING 534,406 SQUARE- FEET OR 12.27 ACRES, MORE OR LESS: From R-3, Single-Family District, to OS, Open Space District. (Generally south of Interstate 440, and east and north of Springer Boulevard)

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

Section 4. 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 5. 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: August 1, 2017

ATTEST: APPROVED:

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Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney