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-9811: DESCRIBED AS A PART OF THE W1/2 OF SECTION 14, T-2-N, R-14-W;
PULASKI COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS
FOLLOWS: COMMENCING AT A POINT LOCATED ON THE EASTERN RIGHT-
OF-WAY OF VALLEY RANCH DRIVE LOCATED AT THE SOUTHWEST CORNER
OF LOT 1, RANCH WEST OFFICE PARK; SAID POINT ALSO BEING THE POINT
OF BEGINNING; THENCE S75°27'33"E, ALONG THE SOUTH LINE OF SAID LOT
1, A DISTANCE OF 390.06'; THENCE S03°06'58"W-286.74' TO THE NE CORNER OF
THE NW1/4 SW1/4, SAID SECTION 14; THENCE S03°03'08"W-189.95' TO A POINT
ON THE NORTHERN RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY
10 (CANTRELL ROAD); THENCE ALONG SAID RIGHT-OF-WAY, N75°12'44"W-
201.86'; THENCE LEAVING SAID RIGHT-OF-WAY, N11°50'01"E-78.32'; THENCE
N11°50'06"E-66.56'; THENCE N88°48'42"W-104.94'; THENCE S24°12'58"W-44.03';
THENCE S11°37'00"W-58.50' TO A POINT ON THE NORTHERN RIGHT-OF-WAY
LINE OF SAID ARKANSAS STATE HIGHWAY 10; THENCE ALONG SAID RIGHT-
OF-WAY N76°44'19"W-14.12'; THENCE N63°54'15"W-53.66'; THENCE
N80°06'43"W-92.37'; THENCE ALONG THE ARC OF A 25.00' RADIUS CURVE TO
THE RIGHT, HAVING AN ARC LENGTH OF 35.93' AND CHORD OF N38°56'55"W-
32.92' TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF VALLEY
RANCH DRIVE; THENCE ALONG SAID RIGHT-OF-WAY N02°13'36"E-132.98';
THENCE ALONG THE ARC OF A 419.92' RADIUS CURVE TO THE RIGHT,
HAVING AN ARC LENGTH OF 305.17' AND CHORD OF N23°02'16"E-298.50';
BACK TO THE POINT OF BEGINNING. CONTAINING 4.6226 ACRES, MORE OR
LESS: FROM R-2, SINGLE-FAMILY DISTRICT, AND O-3, GENERAL OFFICE
DISTRICT, TO C-3, GENERAL COMMERCIAL DISTRICT, (18404 CANTRELL ROAD).

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: September 19, 2023

ATTEST:  _____________________________________

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

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney  _____________________________________