



1 154.15 FEET; THENCE N00°46'56"E, 2.62 FEET; THENCE ALONG THE ARC OF  
2 A 245.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD  
3 BEARING AND DISTANCE OF N38°41'39"W, 117.03 FEET; THENCE  
4 N58°35'06"E , 308.12 FEET; THENCE ALONG THE ARC OF A 386.76-FOOT  
5 RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND  
6 DISTANCE OF N13°23'33"W, 163.31 FEET TO A POINT ON THE SOUTH  
7 RIGHT-OF-WAY OF EAST 3<sup>RD</sup> STREET; THENCE CONTINUING ALONG SAID  
8 SOUTH RIGHT-OF-WAY N88°44'22"W, 57.75 FT.; THENCE N37°30'45"E, 75.25  
9 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF EAST 3<sup>RD</sup> STREET;  
10 THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY S88°39'03"E,  
11 186.94 FEET; THENCE ALONG THE ARC OF A 57.17-FOOT RADIUS CURVE  
12 TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF  
13 N75°55'27"E, 92.46 FEET; THENCE N52°01'12"E, 529.98 FEET TO A POINT ON  
14 THE NORTH RIGHT-OF-WAY OF EAST 2<sup>ND</sup> STREET; THENCE CONTINUING  
15 ALONG SAID NORTH RIGHT OF WAY, S87°54'01"E, 90.24 FEET; THENCE  
16 N00°24'20"E, 274.03 FEET; THENCE S88°38'58"E, 327.72 FEET; THENCE  
17 N88°44'21"E, 72.26 FEET; THENCE S89°50'15"E, 48.87 FEET; THENCE  
18 S02°21'00"E, 265.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF  
19 EAST 2<sup>ND</sup> STREET; THENCE S10°09'05"E, 47.81 FEET TO A POINT ON THE  
20 EAST RIGHT-OF-WAY OF JOHN STREET; THENCE CONTINUING ALONG  
21 SAID EAST RIGHT OF WAY, S02°02'08"W, 211.50 FEET; TO THE POINT OF  
22 BEGINNING, CONTAINING 1,121,262 SQUARE-FEET OR 25.74 ACRES, MORE  
23 OR LESS.

24 **Section 2.** That the preliminary site development plan/plat be approved as presented to the Little Rock  
25 Planning Commission.

26 **Section 3.** That the change in zoning classification contemplated for Lyon College – Revised POD,  
27 located at One World Avenue (Z-7381-B), is conditioned upon obtaining final plan approval within the  
28 time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

29 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

30 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,  
31 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary  
32 to affect and designate the change provided for in Section 1 hereof.

33 **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or  
34 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or  
35 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and

1 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the  
2 ordinance.

3 **Section 7. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with  
4 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

5 **PASSED: October 17, 2023**

6 **ATTEST:**

**APPROVED:**

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Susan Langley, City Clerk

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Frank Scott, Jr., Mayor

10 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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