

1 NW1/4 NW1/4 S87°14'22"E 752.02 FEET (DEEDED 751.60 FEET) TO A FOUND
2 (1)-INCH PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUE
3 ALONG SAID NORTH LINE S87°14'22"E 44.20 FEET TO A FOUND 5/8-INCH
4 REBAR; THENCE LEAVING SAID NORTH LINE S41°45'33"E 70.70 FEET TO A
5 FOUND ½-INCH REBAR; THENCE S02°39'12"W 162.10 FEET TO A FOUND 5/8-
6 INCH REBAR ON THE WEST RIGHT-OF-WAY LINE OF THE MISSOURI
7 RAILROAD COMPANY AND CHICAGO, ROCK ISLAND, AND PACIFIC
8 RAILWAY COMPANY JOINT RIGHT-OF-WAY; THENCE ALONG SAID
9 RIGHT-OF-WAY N21°07'04"W 232.40 FEET (DEEDED 232.10 FEET) TO THE
10 POINT OF BEGINNING, CONTAINING 0.20 ACRES, MORE OR LESS.

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

13 **Section 3.** That the change in zoning classification contemplated for 4200 Hoerner, LLC, PID, located
14 at 4200 Hoerner Road (Z-8546-A), is conditioned upon obtaining final plan approval within the time
15 specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

20 **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
21 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
22 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
23 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
24 ordinance.

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26 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

27 **PASSED: August 15, 2023**

28 **ATTEST:**

APPROVED:

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30 _____
31 **Susan Langley, City Clerk**

Frank Scott, Jr., Mayor

32 **APPROVED AS TO LEGAL FORM:**

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34 _____
35 **Thomas M. Carpenter, City Attorney**