

1 **ORDINANCE NO.** _____

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3 **AN ORDINANCE TO RECLASSIFY PROPERTY LOCATED IN THE**
4 **CITY OF LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL**
5 **ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR**
6 **OTHER PURPOSES.**

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8 **BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,**
9 **ARKANSAS.**

10 **Section 1.** That the zone classification of the following property be and is hereby changed as indicated:

11 **Z-9811:** **DESCRIBED AS A PART OF THE W1/2 OF SECTION 14, T-2-N, R-14-W;**
12 **PULASKI COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS**
13 **FOLLOWS: COMMENCING AT A POINT LOCATED ON THE EASTERN RIGHT-**
14 **OF-WAY OF VALLEY RANCH DRIVE LOCATED AT THE SOUTHWEST CORNER**
15 **OF LOT 1, RANCH WEST OFFICE PARK; SAID POINT ALSO BEING THE POINT**
16 **OF BEGINNING; THENCE S75°27'33"E, ALONG THE SOUTH LINE OF SAID LOT**
17 **1, A DISTANCE OF 390.06'; THENCE S03°06'58"W-286.74' TO THE NE CORNER OF**
18 **THE NW1/4 SW1/4, SAID SECTION 14; THENCE S03°03'08"W-189.95' TO A POINT**
19 **ON THE NORTHERN RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY**
20 **10 (CANTRELL ROAD); THENCE ALONG SAID RIGHT-OF-WAY, N75°12'44"W-**
21 **201.86'; THENCE LEAVING SAID RIGHT-OF-WAY, N11°50'01"E-78.32'; THENCE**
22 **N11°50'06"E-66.56'; THENCE N88°48'42"W-104.94'; THENCE S24°12'58"W-44.03';**
23 **THENCE S11°37'00"W-58.50' TO A POINT ON THE NORTHERN RIGHT-OF-WAY**
24 **LINE OF SAID ARKANSAS STATE HIGHWAY 10; THENCE ALONG SAID RIGHT-**
25 **OF-WAY N76°44'19"W-14.12'; THENCE N63°54'15"W-53.66'; THENCE**
26 **N80°06'43"W-92.37'; THENCE ALONG THE ARC OF A 25.00' RADIUS CURVE TO**
27 **THE RIGHT, HAVING AN ARC LENGTH OF 35.93' AND CHORD OF N38°56'55"W-**
28 **32.92' TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF VALLEY**
29 **RANCH DRIVE; THENCE ALONG SAID RIGHT-OF-WAY N02°13'36"E-132.98';**
30 **THENCE ALONG THE ARC OF A 419.92' RADIUS CURVE TO THE RIGHT,**
31 **HAVING AN ARC LENGTH OF 305.17' AND CHORD OF N23°02'16"E-298.50';**
32 **BACK TO THE POINT OF BEGINNING. CONTAINING 4.6226 ACRES, MORE OR**
33 **LESS: FROM R-2, SINGLE-FAMILY DISTRICT, AND O-3, GENERAL OFFICE**

1 **DISTRICT, TO C-3, GENERAL COMMERCIAL DISTRICT, (18404 CANTRELL**
2 **ROAD).**

3 **Section 2.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock
4 and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect
5 and designate the change provided for in Section 1 hereof.

6 **Section 3. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
7 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
8 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
9 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
10 ordinance.

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

13 **PASSED: September 19, 2023**

14 **ATTEST:**

APPROVED:

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17 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

18 **APPROVED AS TO LEGAL FORM:**

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21 **Thomas M. Carpenter, City Attorney**

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