

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-5096-E: DESCRIBED AS PART OF THE W1/2 OF THE NW1/4 NW1/4, INCLUDING ALL OF TRACTS 9, 10, 14 AND PART OF TRACT 15, ASBURY ACRES SUBDIVISION, ALL IN SECTION 8, T-1-N, R-13-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NW1/4 NW1/4, SECTION 8, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 15, ASBURY ACRES; THENCE N02°18'32"E ALONG THE WEST LINE OF SAID NW1/4 NW1/4, 612.88' TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N02°18'32"E-268.63'; THENCE S88°09'55"E-371.48' TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF WOODLANDS TRAIL; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: (1) S01°50'05"W-133.77'; (2) ALONG THE ARC OF A 270.00' RADIUS CURVE TO RIGHT, HAVING AN ARC LENGTH OF 135.22' AND CHORD OF S16°10'53"W-133.81'; (3) ALONG THE ARC OF A 25.00' RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 28.24' AND CHORD OF S62°53'01"W-26.76'; (4) ALONG THE ARC OF A 90.00' RADIUS CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 181.48' AND CHORD OF S37°28'22"W-152.26'; THENCE LEAVING SAID RIGHT OF WAY N58°14'26"W-263.56', BACK TO THE POINT OF BEGINNING. CONTAINING 2.646 ACRES (MORE OR LESS): FROM R-2, SINGLE-FAMILY DISTRICT, AND PCD, PLANNED COMMERCIAL DISTRICT, TO C-1, NEIGHBORHOOD COMMERCIAL DISTRICT.

AND

PART OF THE W1/2 OF THE NW1/4 NW1/4, INCLUDING ALL OF TRACTS 9, 10, 14 AND PART OF TRACT 15, ASBURY ACRES SUBDIVISION, ALL IN

1 SECTION 8, T-1-N, R-13-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS,
2 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT
3 THE SOUTHWEST CORNER OF SAID NW1/4 NW1/4, SECTION 8, ALSO BEING
4 THE SOUTHWEST CORNER OF SAID TRACT 15, ASBURY ACRES; THENCE
5 N02°18'32"E ALONG THE WEST LINE OF SAID NW1/4 NW1/4, 881.51' TO THE
6 POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE
7 N02°18'32"E-426.44' TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE
8 OF KANIS ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE
9 FOLLOWING COURSES: (1) S75°55'06"E-156.11'; (2) S87°41'32"E-180.61' (3)
10 ALONG THE ARC OF A 25.00' RADIUS CURVE TO THE RIGHT, HAVING AN
11 ARC LENGTH OF 39.06' AND CHORD OF S42°55'44"E-35.21' TO A POINT ON
12 THE WESTERN RIGHT-OF-WAY LINE OF WOODLANDS TRAIL; THENCE
13 ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: (1)
14 S01°50'05"W-28.63'; (2) S04°30'38"E-90.48'; (3) S01°50'05"W-248.26'; THENCE
15 LEAVING SAID RIGHT OF WAY N88°09'55"W-371.48', BACK TO THE POINT
16 OF BEGINNING. CONTAINING 3.367 ACRES, MORE OR LESS: FROM PCD,
17 PLANNED COMMERCIAL DISTRICT, TO C-3, GENERAL COMMERCIAL
18 DISTRICT.

19 AND

20 PART OF THE W1/2 OF THE NW1/4 NW1/4, INCLUDING ALL OF TRACTS 9,
21 10, 14 AND PART OF TRACT 15, ASBURY ACRES SUBDIVISION, ALL IN
22 SECTION 8, T-1-N, R-13-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS,
23 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT
24 THE SOUTHWEST CORNER OF SAID NW1/4 NW1/4, SECTION 8, ALSO BEING
25 THE SOUTHWEST CORNER OF SAID TRACT 15, ASBURY ACRES; THENCE
26 N02°18'32"E ALONG THE WEST LINE OF SAID NW1/4 NW1/4, 1307.95' TO A
27 POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF KANIS ROAD;
28 THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES:
29 (1) S75°55'06"E-156.11'; (2) S87°41'32"E-180.61' (3) N87°57'50"E-120.06' TO THE
30 POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-
31 WAY THE FOLLOWING COURSES: (1) S88°12'12"E-194.81'; (2) N01°49'38"E-
32 16.81'; (3) S87°06'53"E-339.00' TO A POINT ON THE WESTERN LINE OF
33 BLOCK 1 OF TAYLOR PARK SUBDIVISION; THENCE S01°47'37"W ALONG
34 SAID WEST LINE OF BLOCK 1, A DISTANCE OF 335.73'; THENCE LEAVING

1 SAID WEST LINE N88°09'27"W-559.03' TO A POINT ON THE EASTERN RIGHT
2 OF WAY LINE OF WOODLANDS TRAIL; THENCE CONTINUING ALONG
3 SAID RIGHT OF WAY LINE N01°50'33"E-299.93'; THENCE ALONG THE ARC
4 OF A 25.00' RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF
5 39.26' AND CHORD OF N46°49'59"E-35.35', BACK TO THE POINT OF
6 BEGINNING. CONTAINING 4.274 ACRES, MORE OR LESS: FROM R-2,
7 SINGLE-FAMILY DISTRICT, AND PCD, PLANNED COMMERCIAL
8 DISTRICT, TO C-3, GENERAL COMMERCIAL DISTRICT (SOUTHEAST AND
9 SOUTHWEST CORNERS OF KANIS ROAD AND WOODLANDS TRAIL)

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

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

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

20 **PASSED: December 15, 2020**

21 **ATTEST:**

APPROVED:

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24 Susan Langley, City Clerk

Frank Scott, Jr., Mayor

25 **APPROVED AS TO LEGAL FORM:**

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28 Thomas M. Carpenter, City Attorney

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