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ORDINANCE NO.

AN ORDINANCE RECLASSIFYING 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-8829-A: Described as Part of Tracts "C" and "D" of the 1925 Subdivision of Hyland Homes Addition to Little Rock, in Pulaski County, Arkansas, more particularly described as follows: Commencing at the northeast corner of said Tract "D" and run thence south along the east line of Tracts "D" and "C" 444.6 feet to the point of beginning, which is 240.0 feet north of the north right-of-way line of State Highway No. 10; thence continue south along the east line of said Tracts "D" and "C" 240.0 feet to a point on the north right-of-way line of State Highway No. 10; thence northwesterly along said north right-of-way line 100.0 feet to a point; thence north 240.00 feet; thence southeasterly and parallel with the north right-of-way line of State Highway No. 10 a distance of 97.5 feet, more or less to the point of beginning: From R-2, Single-Family District, to C-3, General Commercial District (with condition) (8216 Cantrell Road).

Section 2. That the zoning of the above described property is subject to the following condition which was proposed by the applicant for the property described in Section 1 of this ordinance and which shall be covenants running with the land to bind subsequent grantees of the property:

- The proposed C-3 zoning will only be for the development of a parking lot expansion to serve the Cantrell Heights Shopping Center.

Section 3. 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 changes provided for in Sections 1 and 2 hereof.

Section 4. That the ordinance shall take effect and be in full force 30 days after the date of its passage and approval.

1 **Section 5. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
2 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
3 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
4 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
5 ordinance.

6 **Section 6. Repealer.** All laws, ordinances, resolutions, or parts of the same, that are inconsistent
7 with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

8 **PASSED: July 19, 2016**

9 **ATTEST:**

APPROVED:

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11 _____
12 **Susan Langley, City Clerk**

Mark Stodola, Mayor

13 **APPROVED AS TO LEGAL FORM:**

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15 _____
16 **Thomas M. Carpenter, City Attorney**

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