

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE RECLASSIFYING PROPERTY LOCATED AT THE  
NORTH AND SOUTH SIDES OF CANTRELL ROAD AT LAMARCHE  
DRIVE 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-10208 – DESCRIBED AS THAT PART OF THE E1/2 SE 1/4 SW1/4, LYING NORTH OF ARKANSAS STATE HIGHWAY NO. 10, IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 14 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## Tract 1:

COMMENCING AT THE SOUTHEAST CORNER OF SAID E1/2 SE1/4 SW1/4; THENCE NORTH ALONG THE EAST LINE OF SAID E1/2 SE1/4 SW1/4 A DISTANCE OF 123.55 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING; SAID IRON PIN ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 10, AND IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1,870.1 FEET AND A DELTA ANGLE OF 9 DEGREES 57 MINUTES 43 SECONDS; THENCE 325.15 FEET ALONG THE ARC OF SAID MAW HAVING A CHORD BEARING AND DISTANCE OF SOUTH 82 DEGREES 20 MINUTES 21 SECONDS WEST 324.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86 DEGREES 25 MINUTES 19 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY 337.85 FEET TO AN IRON PIN SET; THENCE NORTH 0 DEGREES 2 MINUTES 24 SECOND EAST, ALONG THE WEST LINE OF SAID E1/2 SE1/4 SW1/4, 1246.29 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 43

1 MINUTES 49 SECONDS EAST, ALONG THE NORTH LINE OF SAID E1/2  
2 SE1/4 SW1/4, 658.33 FEET TO A CROSS TIE FENCE POST AT THE  
3 NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST  
4 LINE OF SAID E1/2 SE1/4 SW1/4, 1196.50 FEET TO THE POINT OF  
5 BEGINNING, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY,  
6 ARKANSAS. LESS AND EXCEPT: THAT PART OF SUBJECT PROPERTY  
7 CONVEYED TO THE ARKANSAS STATE HIGHWAY COMMISSION, BY  
8 WARRANTY DEED OF RECORD AS INSTRUMENT NO. 90-05248,  
9 RECORDS OF PULASKI COUNTY, ARKANSAS: FROM "POD" PLANNED  
10 OFFICE DISTRICT TO "C-3" GENERAL COMMERCIAL DISTRICT.

11 **Tract 2:**

12 PART OF THE NW 1/4 SE1/4, IN SECTION 13, TOWNSHIP 2 NORTH,  
13 RANGE 14 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE  
14 PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE  
15 SOUTHWEST CORNER OF SAID NW1/4 SE 1/4; THENCE NORtherLY  
16 ALONG THE WEST LINE OF SAID NW 1/4 SE 1/4 NORTH 02 DEGREES  
17 01 MINUTES 45 SECONDS EAST, 1077.43 FEET; LEAVING SAID WEST  
18 LINE SOUTH 87 DEGREES 58 MINUTES 15 SECONDS EAST 599.56;  
19 THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECOND WEST 652.04  
20 FEET; THENCE SOUTH 64 DEGREES 57 MINUTES 47 SECONDS WEST  
21 207.93 FEET; THENCE SOUTH 43 DEGREES 54 MINUTES 37 SECONDS  
22 WEST 184.36 FEET; THENCE SOUTH 23 DEGREES 54 MINUTES 04  
23 SECONDS WEST 200.66 FEET TO A POINT ON THE SOUTH LINE OF  
24 SAID NW 1/4 SE 1/4; THENCE WESTERLY ALONG SAID SOUTH LINE,  
25 NORTH 89 DEGREES 51 MINUTES 56 SECONDS WEST 223.76 FEET TO  
26 THE POINT OF BEGINNING, IN THE CITY OF LITTLE ROCK, PULASKI  
27 COUNTY, ARKANSAS: FROM "R-2" SINGLE FAMILY DISTRICT TO "O-  
28 2" OFFICE AND INSTITUTIONAL DISTRICT.

29 **Tract 3:**

30 PART OF THE SE1/4, IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 14  
31 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY  
32 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST  
33 CORNER OF SAID NW1/4 SE 1/4; THENCE EASTERLY ALONG SAID  
34 SOUTH LINE, SOUTH 89 DEGREES 51 MINUTES 56 SECONDS EAST

1           **223.76 FEET TO THE POINT OF BEGINNING, THENCE NORTH 23**  
2           **DEGREES 54 MINUTES 04 SECONDS EAST 200.66; FEET; THENCE**  
3           **NORTH 43 DEGREES 54 MINUTES 37 SECONDS EAST 184.36 FEET;**  
4           **THENCE NORTH 64 DEGREES 57 MINUTES 47 SECONDS EAST 207.93**  
5           **FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 15 SECONDS EAST**  
6           **50.00 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECOND**  
7           **WEST 1055.68 FEET TO THE NORTHWEST CORNER OF THE TERRA**  
8           **BELLA ADDITION TO THE CITY OF LITTLE ROCK; THENCE**  
9           **SOUTHERLY ALONG THE WEST LINE OF SAID ADDITION, SOUTH 01**  
10           **DEGREES 24 MINUTES 31 SECOND WEST 1106.79 FEET TO A POINT ON**  
11           **THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY**  
12           **NO.10; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY**  
13           **LINE, NORTH 70 DEGREES 52 MINUTES 34 SECOND WEST 60.61 FEET;**  
14           **THENCE SOUTH 88 DEGREES 34 MINUTES 01 SECOND WEST 107.04**  
15           **FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE;**  
16           **THENCE NORTH 11 DEGREES 27 MINUTES 26 SECONDS WEST 205.35**  
17           **FEET; THENCE NORTH 30 DEGREES 11 MINUTES 07 SECONDS WEST**  
18           **312.37 FEET; THENCE NORTH 14 DEGREES 20 MINUTES 04 SECONDS**  
19           **WEST 228.08 FEET; THENCE NORTH 01 DEGREES 33 MINUTES 50**  
20           **SECONDS EAST 398.05 FEET TO THE POINT OF BEGINNING, IN THE**  
21           **CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS: FROM "R-2"**  
22           **SINGLE FAMILY DISTRICT TO "OS" OPEN SPACE DISTRICT.**

23           **Tract 4:**

24           **PART OF THE SW 1/4 SE1/4, IN SECTION 13, TOWNSHIP 2 NORTH,**  
25           **RANGE 14 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE**  
26           **PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE**  
27           **NORTHWEST CORNER OF SAID SW1/4 SE 1/4; THENCE EASTERLY**  
28           **ALONG SAID NORTH LINE, SOUTH 89 DEGREES 51 MINUTES 56**  
29           **SECONDS EAST 223.76 FEET; THENCE SOUTH 01 DEGREES 33**  
30           **MINUTES 50 SECONDS WEST 398.05 FEET; THENCE SOUTH 14**  
31           **DEGREES 20 MINUTES 04 SECONDS EAST 228.08 FEET; THENCE**  
32           **SOUTH 30 DEGREES 11 MINUTES 07 SECONDS EAST 312.37 FEET;**  
33           **THENCE SOUTH 11 DEGREES 27 MINUTES 26 SECONDS EAST 205.35**  
34           **FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF**

1 ARKANSAS STATE HIGHWAY NO. 10; THENCE WESTERLY ALONG  
2 SAID NORTH RIGHT-OF-WAY LINE SOUTH 83 DEGREES 39 MINUTES  
3 55 SECONDS WEST 107.12 FEET; THENCE SOUTH 70 DEGREES 23  
4 MINUTES 01 SECONDS WEST 108.51 FEET; THENCE SOUTH 78  
5 DEGREES 17 MINUTES 49 SECONDS WEST 252.31 FEET; THENCE  
6 NORTH 84 DEGREES 36 MINUTES 25 SECONDS WEST 43.06 FEET TO A  
7 POINT ON THE WEST LINE OF SAID SW1/4 SE 1/4; THENCE  
8 NORTHERLY ALONG THE WEST LINE OF SAID SW1/4 SE 1/4 NORTH 02  
9 DEGREES 01 MINUTES 45 SECONDS EAST, 1186.39 FEET TO THE POINT  
10 OF BEGINNING, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY,  
11 ARKANSAS: FROM "R-2" SINGLE FAMILY DISTRICT TO "C-3"  
12 GENERAL COMMERCIAL DISTRICT.

13 **Tract 5:**

14 PART OF THE SW 1/4 SE1/4, IN SECTION 13, AND THE NW 1/4 NE, IN  
15 SECTION 24, ALL IN TOWNSHIP 2 NORTH, RANGE 14 WEST, PULASKI  
16 COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS  
17 FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-  
18 OF-WAY LINE OF LAMARCHE DRIVE AND THE SOUTH RIGHT-OF-  
19 WAY LINE OF ARKANSAS STATE HIGHWAY NO. 10; THENCE  
20 EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 64  
21 DEGREES 34 MINUTES 00 SECONDS EAST 86.83 FEET; THENCE  
22 NORTH 79 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET;  
23 THENCE SOUTH 80 DEGREES 32 MINUTES 00 SECONDS EAST 103.15  
24 FEET; THENCE NORTH 85 DEGREES 51 MINUTES 00 SECONDS EAST  
25 163.19 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE  
26 SOUTH 05 DEGREES 37 MINUTES 34 SECONDS WEST 164.49 FEET;  
27 THENCE SOUTH 07 DEGREES 34 MINUTES 05 SECONDS EAST 103.22  
28 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 32 SECONDS EAST  
29 143.58 FEET; THENCE NORTH 88 DEGREES 40 MINUTES 36 SECONDS  
30 WEST 500.97 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF  
31 LAMARCHE DRIVE; THENCE NORTHERLY ALONG SAID EAST  
32 RIGHT-OF-WAY LINE, NORTH 01 DEGREES 42 MINUTES 10 SECONDS  
33 EAST 345.05 FEET TO THE POINT OF BEGINNING, IN THE CITY OF

1           **LITTLE ROCK, PULASKI COUNTY, ARKANSAS: FROM “R-2” SINGLE**  
2           **FAMILY DISTRICT TO “C-3” GENERAL COMMERCIAL DISTRICT.**

3           **Tract 6:**

4           **PART OF THE SW 1/4 SE1/4, IN SECTION 13, AND THE NW 1/4 NE, IN**  
5           **SECTION 24, ALL IN TOWNSHIP 2 NORTH, RANGE 14 WEST, PULASKI**  
6           **COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS**  
7           **FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST**  
8           **RIGHT-OF-WAY LINE OF LAMARCHE DRIVE AND THE SOUTH RIGHT-**  
9           **OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 10; THENCE**  
10           **EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 64**  
11           **DEGREES 34 MINUTES 00 SECONDS EAST 86.83 FEET; THENCE**  
12           **NORTH 79 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET;**  
13           **THENCE SOUTH 80 DEGREES 32 MINUTES 00 SECONDS EAST 103.15**  
14           **FEET; THENCE NORTH 85 DEGREES 51 MINUTES 00 SECONDS EAST**  
15           **163.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING**  
16           **ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 85 DEGREES 51**  
17           **MINUTES 00 SECONDS EAST 24.01 FEET; THENCE SOUTH 84 DEGREES**  
18           **21 MINUTES 00 SECONDS EAST 74.40 FEET; THENCE LEAVING SAID**  
19           **SOUTH RIGHT OF WAY LINE, SOUTH 05 DEGREES 37 MINUTES 34**  
20           **SECONDS WEST 201.10 FEET; THENCE SOUTH 28 DEGREES 39**  
21           **MINUTES 55 SECONDS EAST 192.69 FEET; THENCE SOUTH 01**  
22           **DEGREES 44 MINUTES 19 SECONDS WEST 26.51 FEET; THENCE**  
23           **NORTH 88 DEGREES 40 MINUTES 36 SECONDS WEST 123.23 FEET;**  
24           **THENCE NORTH 20 DEGREES 48 MINUTES 32 SECONDS WEST 143.58**  
25           **FEET; THENCE NORTH 07 DEGREES 34 MINUTES 05 SECONDS WEST**  
26           **103.22 FEET; THENCE NORTH 05 DEGREES 37 MINUTES 34 SECONDS**  
27           **EAST 164.49 FEET TO THE POINT OF BEGINNING, IN THE CITY OF**  
28           **LITTLE ROCK, PULASKI COUNTY, ARKANSAS: FROM “R-2” SINGLE**  
29           **FAMILY DISTRICT TO “OS” OPEN SPACE DISTRICT (NORTH AND**  
30           **SOUTH SIDES OF CANTRELL ROAD, AT LAMARCHE DRIVE).**

31           **Section 2.**       That the map referred to in Chapter 36 of the Code of Ordinances of the City of

32           Little Rock and designated district map be and is hereby amended to the extent and in the respects necessary  
33           to affect and designate the change provided for in Section 1 hereof.

1                   **Section 3.**       That the Ordinance shall take effect and be in full force 30 days after the date of  
2 its passage and approval.

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

8                   **Section 5.**        *Repealed.* All laws, ordinances, resolutions, or parts of the same that are  
9 inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

10                  **PASSED: November 18, 2025**

11                  **ATTEST:**

12                  **APPROVED:**

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**Allison Segars, City Clerk**

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**Frank Scott, Jr., Mayor**

20                  **APPROVED AS TO FORM:**

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**Thomas M. Carpenter, City Attorney**

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