

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-10101 – DESCRIBED AS PART OF THE NW1/4 SW1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 13 WEST, NOW IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SE CORNER OF SAID NW1/4 SW1/4 ; THENCE NORTH 02 DEGREES 05 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID NW1/4 SW1/4 644.10 FEET TO A POINT ON THE SOUTH R/W LINE OF ARKANSAS STATE HIGHWAY #5 (STAGECOACH ROAD); THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH R/W LINE OF SAID HIGHWAY #5 (STAGECOACH ROAD) THE FOLLOWING COURSES, SOUTH 65 DEGREES 20 MINUTES 37 SECONDS WEST 66.1 FEET; SOUTH 48 DEGREES 27 MINUTES 32 SECONDS WEST 68.0 FEET; SOUTH 56 DEGREES 55 MINUTES 47 SECONDS WEST 99.07 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 14 SECONDS WEST 509.83 FEET TO A POINT ON THE SOUTH LINE OF SAID NW1/4 SW1/4; THENCE SOUTH 87 DEGREES 43 MINUTES 44 SECONDS EAST ALONG THE SOUTH LINE OF SAID NW1/4 SW1/4 198.0 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PART DEEDED TO THE ARKANSAS STATE HIGHWAY COMMISSION IN WARRANTY DEED IN BOOK 1206, PAGE 505 AND DOCUMENT NO. 97 056987: FROM “R-2” SINGLE FAMILY DISTRICT TO “C-3” GENERAL COMMERCIAL DISTRICT (IMMEDIATELY EAST OF 8123 STAGECOACH ROAD).

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

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

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10 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

11 **PASSED: February 4, 2025**

12 **ATTEST:**

APPROVED:

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15 **Allison Segars, City Clerk**

Frank Scott, Jr., Mayor

16 **APPROVED AS TO LEGAL FORM:**

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

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