

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE LAND USE PLAN MAP IN THE CHENAL PLANNING DISTRICT (LU2026-19-02), REFERRED TO AS LOT 1RR, ARKANSAS SYSTEMS OFFICE PARK FROM OFFICE (O) TO COMMERCIAL (C), AND FOR OTHER PURPOSES.

WHEREAS, the Little Rock Planning Commission has reviewed the requested changes to the Land Use Plan Map and now recommends the changes for adoption.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF
THE CITY OF LITTLE ROCK:**

Section 1. The Land Use Plan Map is amended from Office (O) to Commercial (C) as shown in the attached graphic Exhibit A, following the described territory below, also referred to as Lots 1RR, Arkansas Systems Office Park.

**6.4175 ACRES BEING A PORTION OF LOT 1R ARKANSAS SYSTEMS
OFFICE PARK, AS RECORDED IN INSTRUMENT NO. 2021046280,
RECORDS OF PULASKI COUNTY CIRCUIT CLERK; MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCING AT A POINT LOCATED AT THE NORTHWEST CORNER OF SAID LOT 1R, SAID POINT BEING LOCATED ON THE EASTERN RIGHT OF WAY LINE OF CHENAL PARKWAY AND ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY, N66°35'05"E-467.85'; THENCE S87°57'26"E-325.52'; THENCE S36°50'36"W-258.10'; THENCE S13°49'45"W-51.20'; THENCE ALONG THE ARC OF A 107.80' RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 34.73' AND CHORD OF S65°12'53"E-34.58'; THENCE S56°14'22"E-15.10'; THENCE S53°22'52"E-95.85'; THENCE S42°31'34"W-337.11'; THENCE ALONG THE ARC OF A 316.48' RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 24.60' AND A CHORD OF N19°33'48"E-24.60'; THENCE ALONG THE ARC OF A 500.00' RADIUS CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 258.93' AND CHORD OF

S82°56'45"W-256.04' TO A POINT ON THE EASTERN RIGHT OF
WAY LINE OF CHENAL PARKWAY; THENCE ALONG SAID RIGHT
OF WAY THE FOLLOWING: (1) ALONG THE ARC OF A 2944.79'
RADIUS CURVE TO THE LEFT, HAVING AN ARC LENGTH OF
146.99' AND CHORD OF N28°24'45"W-146.98'; (2) N60°09'31"E-20.00';
(3) ALONG THE ARC OF A 2964.79' RADIUS CURVE TO THE LEFT,
HAVING AN ARC LENGTH OF 92.06' AND CHORD OF N30°43'52"W-
92.06'; (4) N31°37'55"W-161.04' (5) S58°22'05"W-10.00'; (6) N31°37'55"W-
80.46'; BACK TO THE POINT OF BEGINNING. ALSO KNOWN AS
LOT 1RR (UNRECORDED)

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

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

PASSED: August 18, 2026

ATTEST:

APPROVED:

Allison Segars, City Clerk

Frank Scott, Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney

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