

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED INDUSTRIAL DISTRICT TITLED GOODWILL INDUSTRIES OF ARKANSAS – THE EXCEL CENTER – LONG-FORM PID, LOCATED AT 7400 SCOTT HAMILTON DRIVE (Z-8198-A), 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 zoning classification of the following described property be changed from I-2, Light Industrial District, to PID, Planned Industrial Development District:

Z-8198-A: Part of the SW ¼ of Section 29, and Part of the NW ¼ of Section 32, T-1-N, R-12-W, Little Rock, Pulaski County, Arkansas (also known as Tracts 42, 43 and Part of Tracts 41 and J, Little Rock Industrial District) more particularly described as follows: Beginning at the southwest corner of said SW ¼, Section 29: thence N00°12'52"E, along the west line of said SW ¼, 693.71 feet; thence S88°49'54"E, 1917.66 feet to a point on the said west right-of-way line of Interstate Highway No. 30; thence westerly along said north right-of-way line the following: (1) S75°44'20"W, 210.96 feet; (2) S67°58'32"W, 229.50 feet; (3) westerly along the arc of a 5529.58-foot radius curve to the right a chord bearing and distance of S83°24'47"W, 806.41 feet; and (4) S87°33'10"W, 633.49 feet to a point on the west line of said NW ¼, Section 32; thence N00°33'28"E along said west line, 1222.24 feet to the point of beginning containing 3,456,075 square-feet or 79.3406 acres, more or less. LESS AND EXCEPT – Part of the SW ¼ of Section 29, T-1-N, R-12-W, Little Rock, Pulaski County, Arkansas (Also known as part of Tract 41 and Tract J Little Rock Industrial District) more particularly described as follows: Commencing at the southwest corner of said SW ¼, Section 29; thence N00°12'52"E along the west line of said SW ¼, 154.59 feet to the point of beginning; thence N00°12'52"E continuing along said west line, 539.12 feet; thence S88°49'54"E 1917.66, feet to a point on the west right-of-way line of Scott Hamilton Drive; thence S01°03'00W along said west right-of-way line, 529.95 feet;

1 **thence N89°06'16"W, 1909.81 feet to the point of beginning containing 1,022,900**
2 **square-feet or 23.4826 acres, more or less.**

3 **Section 2.** That the preliminary site development plan/plat be approved as recommended by the Little
4 Rock Planning Commission.

5 **Section 3.** That the change in zoning classification contemplated for Goodwill Industries of Arkansas
6 – the Excel Center – Long-Form PID, located at 7400 Scott Hamilton Drive (Z-8198-A), is conditioned
7 upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e)
8 of the Code of Ordinances.

9 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

10 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
11 Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary
12 to affect and designate the change provided for in Section 1 hereof.

13 **Section 6. 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 7. 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 6, 2016**

21 **ATTEST:**

APPROVED:

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24 **Susan Langley, City Clerk**

Mark Stodola, Mayor

25 **APPROVED AS TO LEGAL FORM:**

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

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