

1 **ORDINANCE NO.**

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3 **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**
4 **AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED**
5 **LITTLE ROCK SCHOOL DISTRICT – SOUTHWEST HIGH SCHOOL**
6 **LONG-FORM PD-C, LOCATED AT 9715 MABELVALE PIKE, AT THE**
7 **INTERSECTION OF MABELVALE PIKE AND SIBLEY HOLE ROAD (Z-**
8 **3459-J), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL**
9 **ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR**
10 **OTHER PURPOSES.**

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12 **BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,**
13 **ARKANSAS.**

14 **Section 1.** That the zoning classification of the following described property be changed from C,3,
15 General Commercial District, R-2, Single-Family District, and OS, Open Space District, to PD-C, Planned
16 Development - Commercial:

17 **Z-3459-J:** All of the NE ¼ SE ¼, part of the SE ¼ SE ¼, part of the SE ¼ NE ¼ and part
18 of the SW ¼ NE ¼ in Section 3; and part of the SW ¼ NW ¼ in Section 2, all in Township
19 1 South, Range 13 West in the City of Little Rock, Pulaski County, Arkansas, being more
20 particularly described as follows:

21 **Overall Tract:** Commencing at a found one (1)-inch pipe known as the NW corner, NE
22 ¼, SE ¼, Section 3, Township 1 South, Range 13 West; thence North 89°01’21” West for
23 a distance of 434.10 feet to a found rebar on the easterly right-of-way line of Mabelvale
24 Pike and the Point of Beginning; thence along said right-of-way North 10°19’24” East for
25 a distance of 131.81 feet to a found rebar; thence continue along said right-of-way North
26 11°52’06” East for a distance of 93.88 feet to a found rebar; thence continue along said
27 right-of-way North 11°50’14” East for a distance of 128.62 feet to a found rebar; thence
28 departing said right-of-way South 89°45’44” East for a distance of 1,661.23 feet to a set
29 ½” rebar; thence South 89°41’06” East for a distance of 330.46 feet to a found rebar;
30 thence South 01°41’14” West for a distance of 352.38 feet to a set ½” rebar; thence North
31 89°29’44” West for a distance of 330.43 feet to a found pipe also known as the NE corner,
32 NE ¼, SE ¼, Section 3, Township 1 South, Range 13 West; thence South 01°40’04” West
33 for a distance of 908.58 feet to a found rebar on the north right-of-way line of the Union

1 Pacific Railroad; thence along said north right-of-way line South 56°24'33" West for a
2 distance of 1,580.37 feet to a found pipe; thence departing said right-of-way North
3 02°52'25" East for a distance of 189.23 feet to a found car axle; thence North 89°09'23"
4 West 622.27 feet to a point on the easterly right of way line of Mabelvale Pike; thence
5 along said right of way north 07°17'08" East 135.74 feet; thence departing said right of
6 way South 89°10'02" east 611.82 feet to a found ½" rebar; thence North 02°52'25" East
7 137.47 feet to a found angle iron; thence North 01°59'42" East for a distance of 317.72
8 feet to a found one (1)-inch pinched pipe; thence North 01°42'26" East for distance of
9 317.26 feet to a found pipe; thence North 00°55'52" East for a distance of 399.63 feet to
10 a found iron pipe; thence North 89°01'21" West 473.00 feet to a point on the easterly right
11 of way line of Mabelvale Pike; thence along said right of way North 08°58'07" East 293.08
12 feet returning to the Point of Beginning, containing 60.914 acres, more or less.

13 **Tract 1:** Beginning at a found one (1)-inch pipe known as the NW corner, NE ¼, SE ¼,
14 Section 3, Township 1 South, Range 13 West; thence North 89°01'21" West for a distance
15 of 434.10 feet to a found rebar on the east right-of-way line of Mabelvale Pike; thence
16 along said right-of-way North 10°19'24" East for a distance of 131.81 feet to a found rebar;
17 thence continue along said right-of-way North 11°52'06" East for a distance of 93.88 feet
18 to a found rebar; thence departing said right-of-way South 89°03'48" East for a distance
19 of 554.82 feet to a found rebar; thence South 01°08'51" West for a distance of 220.38 feet
20 to a found rebar; thence North 89°50'08" West for a distance of 159.22 feet to the Point
21 of Beginning, containing 2.931 acres, more or less.

22 **Tract 2:** Commencing at a found one (1)-inch known as the NW corner, NE ¼, SE ¼,
23 Section 3, Township 1 South, Range 13 West; thence South 89°50'08" East for a distance
24 of 159.22 feet to a found rebar and the Point Of Beginning No. 2; thence North 01°08'51"
25 East for a distance of 220.38 feet to a found rebar; thence North 89°03'48" West for a
26 distance of 554.82 feet to a found rebar on the east right-of-way line of Mabelvale Pike;
27 thence along said right-of-way North 11°50'14" East for a distance of 128.62 feet to a
28 found rebar; thence departing said right-of-way South 89°45'44" East for a distance of
29 1,661.23 feet to a set ½" rebar; thence South 01°41'11" West for a distance of 351.29 feet
30 to found pipe known as the NE Corner, NE ¼, SE ¼' Section 3, Township 1 South, Range
31 13 West; thence North 89°51'39" West for a distance of 1,126.73 feet to the Point of
32 Beginning, containing 10.735 acres, more or less.

33 **Tract 3A:** Beginning at a found pipe known as the NE corner, NE ¼, SE ¼, Section 3,
34 Township 1 South, Range 13 West; thence South 01°40'04" West for a distance of 908.58

1 feet to a found rebar on the north right-of-way line of the Union Pacific Railroad; thence
2 along said north right-of-way line South 56°24'33" West for a distance of 1,580.37 feet to
3 a found pipe; thence departing said right-of-way North 02°52'25" East for a distance of
4 461.93 feet to a found angle iron; thence North 01°59'42" East for a distance of 317.72
5 feet to a found 1" pinched pipe; thence North 01°42'26" East for distance of 317.26 feet
6 to a found pipe; thence North 00°55'52" East for a distance of 399.63 feet to a found iron
7 pipe; thence North 01°20'31" East for a distance of 290.24 feet to found 1" pipe known
8 as the NW corner, NE ¼, SE ¼, Section 3, Township 1 South, Range 13 West; thence
9 South 89°50'08" East for a distance of 159.22 feet to a found rebar; thence South
10 89°51'39" East for a distance of 1,126.73 feet to the Point of Beginning, containing 39.583
11 acres, more or less.

12 **Tract 3B:** Beginning at the found pipe known as the NE Corner, NE ¼, SE ¼' Section 3,
13 Township 1 South, Range 13 West; thence North 01°41'11" East for distance of 351.29
14 feet to a found rebar; thence South 89°41'06" East for a distance of 330.46 feet to a found
15 rebar; thence South 01°41'14" West for a distance of 352.38 feet to a found rebar; thence
16 North 89°29'44" West for a distance of 330.43 feet to the Point of Beginning, containing
17 2.731 acres, more or less.

18 **Tract 4:** Beginning at the found pipe known as the NW Corner, NE ¼, SE ¼' Section 3,
19 Township 1 South, Range 13 West; thence South 01°20'31" West 290.34 feet; thence
20 North 89°01'21" West 473.00 feet to a point on the easterly right of way line of Mabelvale
21 Pike; thence along said right of way North 08°58'07" East 293.08 feet; thence leaving said
22 right of way South 89°01'21" East 434.10 feet to the Point of Beginning, containing 3.022
23 acres, more or less.

24 **Tract 5:** Commencing at a found 1" pipe known as the NW corner, NE ¼, SE ¼, Section
25 3, Township 1 South, Range 13 West; thence South 01°20'31" West 290.24 feet; thence
26 South 00°55'52" West 399.63 feet; thence South 01°42'26" West 317.26 feet; thence South
27 01°59'42" West 317.72 feet; thence South 02°52'25" West 137.47 feet to the Point of
28 Beginning; thence South 02°52'25" West 135.09 feet; thence North 89°09'23" West
29 622.27 feet to a point on the easterly right of way line of Mabelvale Pike; thence along said
30 right of way north 07°17'08" East 135.74 feet; thence leaving said right of way South
31 89°10'02" East 611.82 feet to the Point of Beginning, containing 1.912 acres, more or less.

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

1 **Section 3.** That the change in zoning classification contemplated for Little Rock School District –
2 Southwest High School Long-Form PD-C, located at 9715 Mabelvale Pike, the intersection of Mabelvale
3 Pike and Sibley Hole Road (Z-3459-J), is conditioned upon obtaining final plan approval within the time
4 specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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

16 **PASSED: April 4, 2017**

17 **ATTEST:**

APPROVED:

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20 **Susan Langley, City Clerk**

Mark Stodola, Mayor

21 **APPROVED AS TO LEGAL FORM:**

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

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