

**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
SONNY'S CARWASH SHORT-FORM PCD, LOCATED AT 7706
CANTRELL ROAD (Z-1002-A), 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 zoning classification of the following described property be changed from R-2,
Single-Family District, and C-3, General Commercial District, to PCD, Planned Commercial Development:

**Z-1002-A: Part of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of
Section 26, Township 02 North Range 13 West, Pulaski County, Arkansas also know
as Part of Lots 2, 3, 4, 5, 6, 7, 14 and 15 located north of Arkansas State Highway 10
(Cantrell Road) of Block 14, Bellevue Addition to the City of Little Rock, Pulaski
County, Arkansas; and that part of the south half of former U Street (Abandoned per
City Ordinance No. 11,309 and filed as Instrument No. 1998-040353) north of and
adjacent to Lots 1, 2, 3, 4 and 5 of Block 14, Bellevue Addition to the City of Little
Rock, Pulaski County, Arkansas, said tract more particularly described as follows:
Beginning at a found ½-inch pipe, accepted as the northeast corner of Lot 1 Block 14
of Bellevue Addition; thence N86°31'47"W, along the North line of Lot 1, Block 14, a
distance of 70.28 feet to the northwest corner of Lot 1, Block 14; thence S01°49'15"W,
along the west line of Lot 1, Block 14, a distance of 124.71 feet to a point on the West
line of a Tract described in Pulaski County Instrument No. 2008-015065; thence
leaving the west line of Lot 1, Block 14, S40°43'17"W, along the west line of tracts
described in Pulaski County Instrument No. 2008-015065 and No. 2005-083890, a
distance of 67.03 feet to a point on the north right-of-way of Arkansas State Highway
10 (Cantrell Road); thence leaving the west line of said tract, N49°24'43"W, along the
north right-of-way of Arkansas State Highway 10 (Cantrell Road) a distance of 296.23
feet to a point on the north line of Lot 7, Block 14, Bellevue Addition, also being the
south line of a tract described in Pulaski County Instrument No. 2006-003318; thence**

1 leaving the north right-of-way of Arkansas State Highway 10 (Cantrell Road),
2 S86°21'04"E, along the north line of Lots 6 and 7, Block 14 and south line of said tract
3 described in Pulaski County Instrument No. 2006-003318, a distance of 73.09 feet to
4 the northeast corner of Lot 6, Block 14, Bellevue Addition; thence N01°49'15"E along
5 the south line of said tract described in Pulaski County Instrument No. 2006-003318,
6 a distance of 30.0 feet to a point in the center of abandoned L Street, per City
7 Ordinance No. 11,309; thence S86°21'16"E along the center of abandoned U Street
8 and south line of tracts described in Pulaski County Instrument No. 2006-003318 and
9 No. 2011-000435, a distance of 270.15 feet to a found ½-inch rebar on the west right-
10 of-way of Manney Street; thence S01°20'49"W along the west right-of-way of Manney
11 Street, a distance of 29.70 feet to the point of beginning containing 35,031.6 square-
12 feet or 0.804 acres, more or less.

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

15 **Section 3.** That the change in zoning classification contemplated for Sonny's Carwash Short-Form
16 PCD, located at 7706 Cantrell Road (Z-1002-A), is conditioned upon obtaining final plan approval within
17 the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

19 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
20 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
21 to affect and designate the change provided for in Section 1 hereof.

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

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

29 **PASSED: September 4, 2018**

30 **ATTEST:**

APPROVED:

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32 _____
33 Susan Langley, City Clerk

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32 _____
33 Mark Stodola, Mayor

1 **APPROVED AS TO LEGAL FORM:**

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

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