

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED LOT 5 THE VILLAGE AT RAHLING ROAD REVISED LONG-FORM PCD, LOCATED ON THE WEST SIDE OF RAHLING CIRCLE, BETWEEN RAHLING ROAD AND 18 RAHLING CIRCLE (Z-6323-W), 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 Revised PCD, Planned Commercial Development District, to Revised PCD, Planned Commercial Development District:

**Z-6323-W: PART OF SECTION 36, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 4, THE VILLAGE AT RAHLING ROAD, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, SAID CORNER LYING ON THE WEST RIGHT-OF-WAY LINE OF RAHLING CIRCLE; THENCE S31°38'53"E ALONG SAID WEST RIGHT-OF-WAY LINE, 26.62 TO THE POINT OF BEGINNING; THENCE S31°38'53"E CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 198.38 FT.; THENCE N58°21'21"E CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 10.00 FT.; THENCE S31°38'53"E CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 115.70 FT.; THENCE S58°45'08"W, 388.54 FT. TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CHENAL PARKWAY; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING: (1) N31°38'39"W, 6.42 FT.; (2) S58°21'21"W, 10.00 FT. AND (3) N31°38'39"W, 304.98 FT.; THENCE N58°21'21"E, 388.51 FT, TO THE POINT OF BEGINNNG, CONTAINING 122,572 SQUARE-GEET OR 2.8139 ACRES, MORE OR LESS.**

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

3       **Section 3.** That the change in zoning classification contemplated for Lot 5 the Village at Rahling Road  
4 Revised Long-Form PCD, located on the west side of Rahling Circle, between Rahling Road and 18 Rahling  
5 Circle (Z-6323-W), is conditioned upon obtaining final plan approval within the time specified by Chapter  
6 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

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

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

18 **PASSED: September 6, 2016**

19 **ATTEST:**

**APPROVED:**

20  
21 \_\_\_\_\_  
22 **Susan Langley, City Clerk**

\_\_\_\_\_ **Mark Stodola, Mayor**

23 **APPROVED AS TO LEGAL FORM:**

24  
25 \_\_\_\_\_  
26 **Thomas M. Carpenter, City Attorney**

27 //

28 //

29 //

30 //

31 //

32 //

33 //

34 //

35 //