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AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED LOT 4 THE VILLAGE AT COLONEL GLENN ROAD REVISED SHORT-FORM PCD, LOCATED NORTH OF DAVID O. DODD ROAD IN THE 13700 BLOCK (Z-6973-G), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

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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 PD-C, Planned Development - Commercial District, and O-3, General Office District, to PCD, Planned Development Commercial District:

Z-6973-G: Part of the SW 1/4 NW 1/4 of Section 21, T-1-N, R-13-W, Little Rock, Pulaski County, Arkansas more particularly described as follows: Commencing the Northwest corner of Lot 1, the Village at Colonel Glenn, Little Rock, Pulaski County, Arkansas; thence S18°43'36''E along the west line of said Lot 1, 36.63 feet; thence S08°51'58''E continuing along said west line, 300.15 feet to the southwest corner of said Lot 1; thence N71°24'28"E along the south line of said Lot 1, 14.23 feet; thence N81°08'04"E continuing along said south line extended, 174.85 feet to a point on the westerly right-of-way of David O Dodd Road, being 30.0 feet from the centerline thereof; thence southwesterly along said westerly right-of-way line being the arc of a 788.51 foot radius curve to the right a chord bearing and distance of S43°27'38"W, 702.00 feet to the point of beginning; thence continuing southwesterly along said westerly right-of-way line the following: (1) southwesterly along the arc of a 788.51 foot radius curve to the right a chord bearing and distance of S71°05'36"W, 33.03 feet; (2) S72°17'37"W, 217.68 feet; (3) southwesterly along the arc of a 848.51-foot radius curve to the left, a chord bearing and distance of S64°16'24" W, 236.78 feet; (4) N33°44'50"W, fifteen (15) feet; (5) southwesterly along the arc of a 863.51-foot radius curve to the left a chord bearing and distance of S51°30'16"W, 142.96 feet and (6) S89°50'21"W, 42.59 feet to a point on the north right-of-way line of Church Street;

1	thence westerly along said north right-of-way line being the arc of a 283.73-foot radius		
2	curve to the left, a chord bearing and distance of N71°19'36"W, 146.45 feet to a point		
3	on the east right-of-way line of Lawson Road, being 25.0 feet from the centerline		
4	thereof; thence N36°44'48"E, along said east right-of-way line, 355.85 feet; thence		
5	S15°25'13"E, 185.73 feet; thence N38°39'42"E, 159.96 feet; thence N38°18'57"E,		
6	122.19 feet; thence N54°19'46"W, 157.30 feet to a point on the said east right-of-way		
7	line of Lawson Road; thence northeasterly along said east right-of-way line being the		
8	arc of a 506.22-foot radius curve to the left, a chord bearing and distance of		
9	N28°23'35"E, 143.70 feet; thence S70°45'02"E, 118.08 feet; thence N05°30'29"E,		
10	60.78 feet; thence S83°46'32"E, 175.20 feet; thence S13°56'26"E, 348.44 feet to the		
11	point of beginning containing 4.5383 acres, more or less.		
12	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little		
13	Rock Planning Commission.		
14	Section 3. That the change in zoning classification contemplated for Lot 4 the Village at Colonel Glenn		
15	Road Revised Short-Form PCD, located north of David O Dodd Road in the 13700 Block (Z-6973-G), is		
16	conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section		
17	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 6, 2016		
30	ATTEST: APPROVED:		
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Mark Stodola, Mayor

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Susan Langley, City Clerk

APPROVED AS TO LEGAL FORM: 1 2 3 4 **Thomas M. Carpenter, City Attorney** 5 // 6 // 7 // 8 // 9 // 10 // // 11 12 // // 13 // 14 15 // 16 // 17 // 18 // 19 // 20 // 21 // 22 // 23 // 24 // // 25 26 // 27 // 28 // 29 // 30 // // 31 32 // 33 //

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