1	ORDINANCE NO.	
2		
3	AN ORDINANCE TO REPEAL ORDINANCE NO. 19,720 (APRIL 3, 2007),	
4	TITLED PINNACLE AT MAUMELLE LONG-FORM CONCEPTUAL	
5	PCD, AND TO REVOKE A PLANNED ZONING DISTRICT; AND FOR	
6	OTHER PURPOSES.	
7		
8	WHEREAS, Ordinance No. 19,720 was passed on April 3, 2007, establishing a PZD, Planned Zoning	
9	District, titled Pinnacle at Maumelle Long-Form Conceptual PCD; and,	
10	WHEREAS, the multi-lot development approved for Pinnacle at Maumelle Long-Form Conceptual	
11	PCD is no longer a viable project and the owner of the subject property has requested the repeal of the PZD	
12	ordinance and restoration of the zoning classification as previously existed; and,	
13	WHEREAS, the Little Rock Planning Commission reviewed the request for revocation for the Pinnacle	
14	at Maumelle Long-form Conceptual PCD at their August 11, 2016, public hearing and voted 9 ayes, 0 nays	
15	absent to forward the revocation request to the Little Rock Board of Directors for final action.	
16	NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY	
17	OF LITTLE ROCK, ARKANSAS.	
18	Section 1. That Ordinance No. 19,720 is hereby repealed, removing from the Official Zoning Map the	
19	elassification of PCD.	
20	Section 2. That the underlying R-2, Single-Family District, zoning classification is restored to the	
21	property described as:	
22	Z-8170-D: A part of the SW ¼ of Section 6, T-2-N, R-14-W, Pulaski County,	
23	Arkansas, more particularly described as follows: Commencing at the southeast	
24	corner of the SW ¹ / ₄ of Section 6, T-2-N, R-14-W, a point which lays N00°02'49''W,	
25	20.0 feet from a found 1/2" rebar in Pleasant Grove Road; thence S89°58'51"W, 587.26	
26	feet to the point of beginning, a found ¹ /2-inch rebar which lays 0.16 feet north of the	
27	south line of the SW ¹ / ₄ ; thence N89°48'26''W, 551.86 feet to a set ¹ / ₂ -inch rebar on the	
28	north right-of-way line of Arkansas Highway 10; thence along said right-of-way line	
29	N65°26'13"W, 123.03 feet to a point which is the southwest corner of the recorded	
30	Tract 1; thence continuing N65°26'13''W, 277.0 feet along the north right-of-way line	
31	to a found ¹ / ₂ -inch rebar; thence leaving the north right-of-way of Highway 10	
32	N14°29'33"E, 308.9 feet to a fond ¹ / ₂ -inch rebar; thence N82°44'40"W, 116.57 feet to	
33	a found ¹ / ₂ -inch rebar; thence N17°41'13"E, 1273.20 feet to a point in the centerline of	

	APPROVED AS TO LEGAL FORM:		
	Susan Langley, City Clerk	Mark Stodola, Mayor	
	ATTEST:	APPROVED:	
	PASSED: September 6, 2016	ea to the extent of such meonsistency.	
	Section 5. <i>Repealer.</i> All laws, ordinances, resolutions, or parts of the same that are inconsistent wit the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
		esolutions or parts of the same that are inconsistent w	
effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of th ordinance.			
adjudication shall not affect the remaining portions of the ordinance which shall remain in full force an affect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the			
word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration			
Section 4. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, of			
to affect and designate the change provided for in Sections 1 and 2 hereof.			
Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessa			
Section 3. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Roc			
beginning, enclosing an area of 37.562 acres, more or less.			
	540.54 feet to a found $\frac{1}{2}$ rebar; thence S05°00'00"W, 665.93 feet to the point of		
	Creek, to a found ¹ /2" rebar; thence leaving the east line of the SW ¹ /4 N78°01'19"W,		
line of the SW ¹ / ₄ , Passing at 38.7 feet a set ¹ / ₂ " rebar on the south bank of Nowlin			
thence leaving the centerline of Nowlin Creek S00°02'52''E, 296.47 feet along the east			
thence S53°59'36''E, 66.65 feet to a point on the east line of the SW ¼ of Section 6;			
	thence S51°49'57"E, 180.46 feet to a poi	int; thence S45°25'42''E, 181.09 feet to a point;	
	a point; thence S19°22'27"E 142.19 feet; thence S39°00'31"E, 326.55 feet to a point;		
	1; thence continuing along, the centerline of Nowlin Creek S46°51'51''E, 22.07 feet to		
	branches of Nowlin Creek, said point being a the northwest corner of the record Tract		
	S47°18'21"E, 126.89 feet to a point at the intersection of the centerline of two (2)		
	N46°27'04''E, 83.20 feet to a point; thence S88°26'04''E, 129.34 feet to a point; thence		
	· _	88°54'44"E, 131.37 feet to a point; thence	
	Creek; thence along the centerline of	Nowlin Creek as mapped in June 1997, the	

33 34 Thomas M. Carpenter, City Attorney