AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED 10
CANDLEWOOD DRIVE LONG-FORM PCD, LOCATED AT 10
CANDLEWOOD DRIVE (Z-1791-F), 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 MF 12, Multifamily District, and R-5, Urban Residence District, to PCD, Planned Commercial District:

14 Z-1791-F: Lands lying in the Northwest <sup>1</sup>/<sub>4</sub>, Southwest <sup>1</sup>/<sub>4</sub> Section 17 and in the North 15 <sup>1</sup>/<sub>2</sub> of the Southeast <sup>1</sup>/<sub>4</sub> of Section 18, Township 2 North, Range 19 West, City of Little 16 Rock, Pulaski County, Arkansas more particularly described as follows: 17 Commencing at the northeast corner of said Section 18, thence North 90 degrees 00 18 minutes 00 seconds west 581.80 feet; thence South 00 degrees, 00 minutes 00 seconds 19 west 3,916.93 feet to the point of beginning; thence along a curve to the left having a 20 radius of 442.17 feet and a chord bearing and distance of South 19 degrees 37 minutes 21 53 seconds east 66.83 feet; thence along a curve to the right having a radius of 412.77 22 feet and a chord bearing and distance of South 11 degrees 05 minutes 56 seconds east 23 183.84 feet; thence bearing and distance of South 11 degrees 05 minutes 56 seconds 24 east 183.84 feet; thence along a curve to the right having a radius of 158.76 feet and a 25 chord bearing and distance of South 42 degrees 48 minutes 09 seconds west 208.38 26 feet; thence South 83 degrees 49 minutes 04 seconds west 247.10 feet; thence along a 27 curve to the left having a radius of 197.35 feet and a chord bearing and distance of 28 South 70 degrees 45 minutes 31 seconds west 89.21 feet; thence North 85 degrees 50 29 minutes 35 seconds west 108.27 feet; thence South 83 degrees 45 minutes 28 seconds 30 west 24.34 feet; thence North 01 degrees 50 minutes 42 seconds east 452.93 feet; thence 31 South 89 degrees 23 minutes 25 seconds east 531.25 feet to the point of beginning 32 containing 5.523 acres, more or less.

1	<b>Section 2.</b> That the preliminary site de	evelopment plan/plat be approved as recommended by the Little
2	Rock Planning Commission.	
3	Section 3. That the change in zoning classification contemplated for 10 Candlewood Drive Long-	
4	Form PCD, located at 10 Candlewood Drive (Z-1791-F), is conditioned upon obtaining final plan approval	
5	within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.	
6	Section 4. That this Ordinance shall not take effect and be in full force until the final plan approval.	
7	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,	
8	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary	
9	to affect and designate the change provided for in Section 1 hereof.	
10	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or	
11	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or	
12	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and	
13	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the	
14	ordinance.	
15	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with	
16	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.	
17	PASSED: January 16, 2018	
18	ATTEST:	APPROVED:
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20	Sugar Langlau City Clark	Mark Stadala Mayon
21	Susan Langley, City Clerk	Mark Stodola, Mayor
22	APPROVED AS TO LEGAL FORM:	
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24 25	Thomas M. Carpenter, City Attorney	—
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