1	ORDINANCE NO	
2		
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT	
4	AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED RICK'S	
5	SHORT-FORM POD, LOCATED ON THE SOUTH SIDE OF CANTRELL	
6	ROAD IN THE 16900 BLOCK OF CANTRELL ROAD APPROXIMATELY	
7	325 FEET EAST OF DREW DRIVE (Z-9271), LITTLE ROCK, ARKANSAS,	
8	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE	
9	ROCK, ARKANSAS; AND FOR OTHER PURPOSES.	
10		
11	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,	
12	ARKANSAS.	
13	Section 1. That the zoning classification of the following described property be changed from R-2,	
14	Single-Family District, to POD, Planned Office Development:	
15	<u>Z-9271</u> : PART OF THE SW1/4 SW1/4 OF SECTION 13, T-2-N,	
16	R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE	
17	PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE	
18	NORTHWEST CORNER OF SAID NW1/4 NW1/4, SECTION 24; THENCE	
19	S89°12'59''E ALONG THE NORTH LINE OF SAID NW1/4 NW1/4, A DISTANCE	
20	OF 658.79 FEET TO THE POINT OF BEGINNING; THENCE N20°20'43"E, A	
21	DISTANCE OF 208.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY	
22	LINE OF ARKANSAS STATE HIGHWAY NO. 10 (CANTRELL ROAD); THENCE	
23	S50°45'16"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF	
24	28.40 FEET; THENCE S61°16'25"W CONTINUING ALONG SAID SOUTH	
25	RIGHT-OF-WAY LINE, A DISTANCE OF 280.73 FEET; THENCE S47°05'02"W,	
26	A DISTANCE OF 67.16 FEET TO A POINT ON THE SAID NORTH LINE OF THE	
27	NW1/4 NW1/4, SECTION 24; THENCE S89°23'50''E ALONG SAID NORTH LINE,	
28	A DISTANCE OF 8.06 FEET; THENCE S45°27'08"W, A DISTANCE OF 197.17	
29	FEET; THENCE N44°32'52"W, A DISTANCE OF 198.21 FEET TO A POINT ON	
30	THE SAID NORTH LINE OF THE NW1/4 NW1/4; THENCE N89°23'50"W,	

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ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF

BEGINNING, CONTAINING 1.3159 ACRES, MORE OR LESS.

1	Section 2. That the preliminary site devel	lopment plan/plat be approved as recommended by the Little	
2	Rock Planning Commission.		
3	Section 3. That the change in zoning classification contemplated for Rick's Short-Form POD, located		
4	on the south side of Cantrell Road in the 16900 Block of Cantrell Road approximately 325 feet East o		
5	Drew Drive (Z-9271), is conditioned upon obtaining final plan approval within the time specified by		
6	Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
7	Section 4. That this ordinance 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 rep	ealed to the extent of such inconsistency.	
18	PASSED: January 16, 2018		
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		
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