1	ORDINANCE NO
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A REVISED PLANNED COMMERCIAL DISTRICT
5	TITLED NEW AFRICA DEVELOPMENT REVISED PCD, LOCATED AT
6	THE SOUTHEAST CORNER OF WEST 40 TH STREET AND POTTER
7	STREET (Z-2502-F), AND TO REVOKE A PORTION OF A PLANNED
8	COMMERCIAL DISTRICT TITLED NEW AFRICA DEVELOPMENT
9	LONG-FORM PCD, LOCATED AT THE SOUTHWEST CORNER OF
10	WEST 40 TH STREET AND WHITFIELD STREET (Z-2502-B),
11	RECLASSIFYING PROPERTY LOCATED IN THE CITY OF LITTLE
12	ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF
13	THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER
14	PURPOSES.
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16	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK
17	ARKANSAS.
18	Section 1. That the zoning classification of the following described property be changed from PCD
19	Planned Commercial District, to Revised PCD:
20	Z-2502-F: Described as a parcel of land lying in a part of the SE 1/4 SE 1/4, Section 14,
21	T-1-N, R-13-W, to the City of Little Rock, Pulaski County, Arkansas, more
22	particularly described as follows: Beginning at the northwest corner of the SE $^{1}\!\!/_{2}$ SE
23	1/4, Section 14, thence run east 400.43 feet, thence run south 652.7 feet, thence run west
24	400.43 feet, thence run north 652.7 feet to the point of beginning containing in all six
25	(6) acres, more or less. Less and accept the west twenty0five (25) feet thereof for right-
26	of-way for Potter Street and less and except the north twenty-five (25) feet thereof for
27	right-of-way for 40 th Street.
28	Section 2. That the preliminary site development plan/plat be approved as recommended to the Little
29	Rock Planning Commission.
30	Section 3. That the change in zoning classification contemplated for New Africa Developmen
31	Revised PCD, located at the southeast corner of West 40th Street and Potter Street, is conditioned upon
32	obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) o
33	the Code of Ordinances.

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WHEREAS, Ordinance No. 20, 911 was passed on August 5, 2014, rezoning the property located at the southwest corner of West 40th Street and Whitfield Street from C-3, General Commercial District, and MF-12, Multifamily District, to PCD, Planned Commercial District, establishing the New Africa Development Long-Form PCD; and,

WHEREAS, the property owner has requested that the PCD be partially revoked and the prior C-3 and MF-12 Zonings be restored; and,

WHEREAS, on December 3, 2020, the Little Rock Planning Commission by a vote of 10 ayes, 0 nays and 1 absent and has recommended that the New Africa Development Long-Form PCD be partially revoked and the property reclassified to C-3 and MF-12 Zoning.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

Section 4. That Ordinance No. 20,911 is hereby partially repealed, removing from the official zoning map the PCD classification of the New Africa Development Long-Form PCD and the C-3 and MF-12 Zonings are restored to the property described as the southwest corner of West 40th Streetand Whitfield Street, more particularly described as follows:

Z-2502-B: Part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 1 North, Range 13 West described as follows: Commencing at an existing concrete nail marking the northwest corner of said SE ½ SE ½; thence S87°08'05"E, along the north line thereof, 420.40 feet to a set mag nail; thence S01°41'37"W, leaving said north line of SE 1/4 SE 1/4, 27.71 feet to a set 1/2-inch rebar on the southerly rightof-way line of West 40th Street per final plat of Lot 3, Houghland Addition by RLS No. 1402, Dated: 5-20-2010; thence S87°23'58"E, along said southerly right-of-way line, 382.83 feet to a set 1/2-inch rebar; thence 31.08 feet, along the arc of a curve to the right, having a radius of 20.0 feet and a chord bearing and distance of \$42°52'41"E 28.05 feet to a set 1/2-inch rebar on the westerly right-of-way line of Whitfield Street per final plat of Lot 3, Houghland Addition by RLS #1402, Dated: 5-20-2010; thence S01°38'35"W along said westerly right line, 904.84 feet to a set ½-inch rebar; thence 17.76 feet, along the arc of a curve to the right, having a radius of 20.0 feet and a chord bearing and distance of S27°05'07"W 17.18 feet to a set ½-inch rebar on the northerly right-of-way line of Arkansas State Highway 5; thence, along said northerly right-of-way line, the following bearings and distances: S52°31'39"W 29.12 feet to an existing right-of-way nail, \$60°53'55"W 130.10 feet to a set \(\frac{1}{2} \)-inch rebar, S63°54'18"W 70.0 feet to a set ½-inch rebar; thence N01°43'58"E, leaving said

1	northerry right-or-way fine, 205.01 re	et to a set /2-men repar, thence 1407 00 25 W			
2	200.0 feet to a set ½-inch rebar; thence N0I°44'13"E 143.35 feet to an existing iron				
3	pin; thence N0l°41'37"E 632.82 feet to the point of beginning containing 8.231 acres,				
4	more or less, being subject to public road rights-of-way and any easements of record				
5	according to a survey by Anderson Surveying, Inc., PLS No. 1272, Job No. 13-10-26.				
6	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock				
7	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary				
8	to affect and designate the change provided for in Sections 1 and 4 hereof.				
9	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, o				
10	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or				
11	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and				
12	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the				
13	ordinance.				
14	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with				
15	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.				
16	PASSED: January 19, 2021				
17	ATTEST:	APPROVED:			
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20	Susan Langley, City Clerk	Frank Scott, Jr., Mayor			
21	APPROVED AS TO LEGAL FORM:				
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23 24	Thomas M. Carpenter, City Attorney	_			
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