| 1  | ORDINANCE NO.  |
|----|--|
| 2  |  |
| 3  | AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT   |
| 4  | AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED TAYLOR  |
| 5  | LOOP CREEK OFFICE POD, LOCATED AT 16100 CANTRELL ROAD (Z-  |
| 6  | 9535), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL  |
| 7  | ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR   |
| 8  | OTHER PURPOSES.  |
| 9  |  |
| 10 | BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,                               |
| 11 | ARKANSAS.  |
| 12 | Section 1. That the zoning classification of the following described property be changed from R-2, |
| 13 | Single Family Residential District, to POD, Planned Office District:                               |
| 14 | <b><u>Z-9535</u></b> : DESCRIBED AS PART OF THE SW1/4 SE1/4 OF SECTION 13, T-2-N, R-               |
| 15 | 14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS LYING NORTH OF   |
| 16 | ARKANSAS STATE HIGHWAY 10, MORE PARTICULARLY DESCRIBED AS  |
| 17 | FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SE1/4  |
| 18 | SW1/4 SE1/4, SAID SECTION 13, BEING ALSO THE SOUTHWEST CORNER                                      |
| 19 | OF LOT 2, TERRA BELLA, AN ADDITION TO THE CITY OF LITTLE ROCK,                                     |
| 20 | ARKANSAS; THENCE S88°58'20"E ALONG THE SOUTH LINE OF SAID LOT 2                                    |
| 21 | AND ALONG THE SOUTH LINE OF LOT 1, SAID TERRA BELLA, A DISTANCE                                    |
| 22 | OF 178.15 FEET; THENCE S48°10'35"E, A DISTANCE OF 198.82 FEET;                                     |
| 23 | THENCE S54°47'35"E, A DISTANCE OF 166.39 FEET; THENCE S59°03'56"E, A                               |
| 24 | DISTANCE OF 134.49 FEET; THENCE S01°35'41"W, A DISTANCE OF 119.43                                  |
| 25 | FEET TO FOUND PAGIS MONUMENT NO. 2063-0123; THENCE N69°54'27"W,                                    |
| 26 | A DISTANCE OF 77.78 FEET; THENCE S01°20'18"W, A DISTANCE OF 220.51                                 |
| 27 | FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS   |
| 28 | STATE HIGHWAY 10; THENCE WESTERLY ALONG SAID NORTH RIGHT-  |
| 29 | OF-WAY LINE THE FOLLOWING: (1) N72°56'51"W, 104.38 FEET; (2)                                       |
| 30 | N67°00'37"W, 279.75 FEET; (3) N74°47'33"W, 106.57 FEET AND (4) N79°56'35"W,                        |
| 31 | 48.48 FEET TO A POINT ON THE WEST LINE OF SAID SE1/4 SW1/4 SE1/4;                                  |
| 32 | THENCE N01°32'49"E ALONG SAID WEST LINE, A DISTANCE OF 437.82                                      |
| 33 | FEET TO THE POINT OF BEGINNING, CONTAINING 228,960 SQUARE-FEET,                                    |
| 34 | OR 5.2562 ACRES, MORE OR LESS.   |

| LESS AN   | D EXCEPT  |  |
|---|---|--|
| THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LOCATED  |   |  |
| WITHIN THE FLOODWAY WHICH SHALL BE ZONED "OS" OPEN SPACE  |   |  |
| DISTRICT.   |   |  |
| <b>Section 2.</b> That the preliminary site developme   | ent plan/plat be approved as presented to the Little Rock   |  |
| Planning Commission.  |   |  |
| Section 3. That the change in zoning classification contemplated for Taylor Loop Creek Office - POD,          |   |  |
| located at 16100 Cantrell Road (Z-9535), is conditioned upon obtaining final plan approval within the time    |   |  |
| specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.                           |   |  |
| Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.      |   |  |
| Section 5. That the map referred to in Chapter  | 36 of the Code of Ordinances of the City of Little Rock,  |  |
| Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary    |   |  |
| to affect and designate the change provided for in Section 1 hereof.  |   |  |
| Section 6. Severability. In the event any title   | , section, paragraph, item, sentence, clause, phrase, or  |  |
| word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or         |   |  |
| adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and    |   |  |
| effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the |   |  |
| ordinance.  |   |  |
| Section 7. Repealer. All laws, ordinances, res  | olutions, or parts of the same that are inconsistent with   |  |
| the provisions of this ordinance are hereby repealed  | to the extent of such inconsistency.  |  |
| PASSED: January 19, 2021  |   |  |
| ATTEST:   | APPROVED:   |  |
|   |   |  |
|   |   |  |
|   | Frank Scott, Jr., Mayor   |  |
| APPROVED AS TO LEGAL FORM:  |   |  |
|   |   |  |
| Thomas M. Carpenter, City Attorney  |   |  |
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|   | THAT PORTION OF THE ABOVE   WITHIN THE FLOODWAY WHICH S   DISTRICT.   Section 2. That the preliminary site developmed   Planning Commission.   Section 3. That the change in zoning classificar   located at 16100 Cantrell Road (Z-9535), is conditioned   specified by Chapter 36, Article VII, Section 36-45-   Section 4. That this ordinance shall not take effective   Section 5. That the map referred to in Chapter   Arkansas, and Designated District Map be and is here   to affect and designate the change provided for in S   Section 6. Severability. In the event any title   word of this ordinance is declared or adjudged the   adjudication shall not affect the remaining portions   effect as if the portion so declared or adjudged invacion   ordinance.   Section 7. Repealer. All laws, ordinances, rest   the provisions of this ordinance are hereby repealed   PASSED: January 19, 2021   ATTEST:   Susan Langley, City Clerk   APPROVED AS TO LEGAL FORM:   //   //   //   //   //   //   //   // |  |