

**AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED CHURCH AT ROCK CREEK REVISED LONG-FORM POD (Z-6886-B), LOCATED AT 11500 WEST 36<sup>TH</sup> STREET, LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.**

**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 Revised POD, Planned Office District, to Revised POD:

**Part of the NW  $\frac{1}{4}$  and Part of the NE  $\frac{1}{4}$  of Section 16, T-1-N, R-13-W Pulaski County, Arkansas, more particularly described as: Commencing at the NW corner of the NW  $\frac{1}{4}$ , NE  $\frac{1}{4}$  of Section 16, T-1-N, R-13-W; thence S88°46'51"E along the north line of said NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  680.30 feet to a point on the west right-of-way line of US Interstate 430; thence in a southerly direction along the west right-of-way line of said highway the following courses: S02°59'21"W 195.42 feet; S10°05'37"W 403.11 feet; S02°58'07"W 517.40 feet to the point of beginning (said point also being the south line of Sandpiper Creek Addition); thence continue along the west right-of-way line of said Highway the following courses: S03°17'25"W 494.51 feet; S00°45'54"E 701.78 feet; S03°06'20"W 248.49 feet; S20°43'27"W 74.78 feet to a point on the north right-of-way line of West 36<sup>th</sup> Street; thence along the north right-of-way line of said West 36<sup>th</sup> Street the following courses: N82°03'35"W 219.06 feet; N86°34'04"W 142.30 feet; thence N01°59'27"E 198.20 feet; thence N89°13'11"W 640.91 feet; thence S01°59'27"W 183.91 feet to a point on the north right-of-way line of West 36<sup>th</sup> Street; thence N87°57'36"W along the north right-of-way line of West 36<sup>th</sup> Street 110.99 feet; thence N02°13'58"E 1909.96 feet to a point on the south line of Sandpiper Creek Addition; thence in a southeasterly direction along the south line of said Sandpiper Creek Addition the following courses: S88°11'16"E**

1           **156.44 feet; S52°08'38"E; S67°03'41"E 221.55 feet; S85°44'21"E 301.94 feet to**  
2           **the point of beginning, containing 40.00 acres, more or less.**

3           **SECTION 2.** That the preliminary site development plan/plat be approved as recommended by  
4 the Little Rock Planning Commission.

5           **SECTION 3.** That the change in zoning classification contemplated for Church at Rock Creek  
6 Revised Long-Form POD (Z-6886-B), located at 11500 West 36<sup>th</sup> Street, is conditioned upon obtaining  
7 a final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the  
8 Code of Ordinances.

9           **SECTION 4.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of  
10 Little Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the  
11 respects necessary to affect and designate the change provided for in Section 1 hereof.

12           **SECTION 5.** That this ordinance shall not take effect and be in full force until the final approval  
13 of the plan.

14           **SECTION 6. *Severability.*** In the event any title, section, paragraph, item, sentence, clause,  
15 phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such  
16 declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain  
17 in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not  
18 originally a part of the ordinance.

19           **SECTION 7. *Repealer.*** All laws, ordinances, resolutions, or parts of the same that are  
20 inconsistent with the provisions of this ordinance are hereby repealed to the extent of such  
21 inconsistency.

22 **PASSED: January 20, 2015**

23 **ATTEST:**

**APPROVED:**

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26 **Susan Langley, City Clerk**

\_\_\_\_\_ **Mark Stodola, Mayor**

27 **APPROVED AS TO LEGAL FORM:**

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30 **Thomas M. Carpenter, City Attorney**

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