1	ORDINANCE NO			
2				
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT			
4	AND TO ESTABLISH A REVISED PLANNED OFFICE DEVELOPMENT,			
5	TITLED LYON COLLEGE REVISED POD, LOCATED AT ONE WORLD			
6	AVENUE (Z-7381-B), LITTLE ROCK, ARKANSAS, AMENDING THE			
7	OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,			
8	ARKANSAS; AND FOR OTHER PURPOSES.			
9				
10	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,			
11	ARKANSAS.			
12				
13				
14	<b>Z-7381-B</b> : DESCRIBED AS A PART OF RUSSELL'S ADDITION, WIGGIN'S &			
15	YONLEY ADDITION, LOT 11, POPE'S 1000 ACRE GRANT, AND FLETCHER			
16	AND CLARK ADDITION, ALL IN THE CITY OF LITTLE ROCK, PULASKI			
17	COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS			
18	FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE			
19	NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, T-			
20	1-N, R-12-W; THENCE S87°57'52"E, 62.95 FEET TO A POINT ON THE EAST			
21	RIGHT-OF-WAY OF JOHN STREET, SAID POINT ALSO BEING THE POINT			
22	OF BEGINNING; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-			
23	WAY, S02°02'08"W, 417.63 FEET; TO A POINT ON THE SOUTH RIGHT-OF-			
24	WAY OF EAST 4 <sup>TH</sup> STREET; THENCE CONTINUING ALONG SAID SOUTH			
25	RIGHT-OF-WAY, S84°54'44"E, 44.84 FEET; THENCE S01°37'27"W, 275.19			
26	FEET; THENCE N46°52'42"W, 74.14 FEET; THENCE N85°56'22"W, 247.74			
27	FEET; THENCE S50°47'22"W, 68.17 FEET; THENCE N85°56'26"W, 198.81			
28	FEET; THENCE N86°56'21 "W, 78.06 FEET; THENCE N88°47'08"W, 227.81 FEET; THENCE N88°48'54"W, 52.56 FEET TO A POINT ON THE SOUTH			
29 30	RIGHT-OF-WAY OF WORLD AVENUE; THENCE N00°46'02"E, 60.00 FEET TO			
31	A POINT ON THE NORTH RIGHT-OF-WAY OF WORLD AVENUE; THENCE			
32	CONTINUING ALONG SAID NORTH RIGHT-OF-WAY N89°10'09"W, 345.69			
33	FEET: THENCE ALONG THE ARC OF A 245 00-FOOT RADIUS CURVE TO			

34

1	154.15 FEET; THENCE NOO 40 50 E, 2.02 FEET; THENCE ALONG THE ARC OF
2	A 245.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD
3	BEARING AND DISTANCE OF N38°41'39"W, 117.03 FEET; THENCE
4	$N58^{\circ}35'06''E$ , 308.12 FEET;THENCE ALONG THE ARC OF A 386.76-FOOT
5	RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND
6	DISTANCE OF N13°23'33"W, 163.31 FEET TO A POINT ON THE SOUTH
7	RIGHT-OF-WAYOFEAST 3 <sup>RD</sup> STREET; THENCE CONTINUING ALONG SAID
8	SOUTH RIGHT-OF-WAY N88°44'22"W, 57.75 FT.; THENCE N37°30'45"E, 75.25
9	FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF EAST $3^{\mathrm{RD}}$ STREET;
10	THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY S88°39'03''E,
11	186.94 FEET; THENCE ALONG THE ARC OF A 57.17-FOOT RADIUS CURVE
12	TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF
13	N75°55'27"E, 92.46 FEET; THENCE N52°01'12"E, 529.98 FEET TO A POINT ON
14	THE NORTH RIGHT-OF-WAY OF EAST $2^{\text{ND}}$ STREET; THENCE CONTINUING
15	ALONG SAID NORTH RIGHT OF WAY, S87°54'01"E, 90.24 FEET; THENCE
16	N00°24'20"E, 274.03 FEET; THENCE S88°38'58"E, 327.72 FEET; THENCE
17	N88°44'21"E, 72.26 FEET; THENCE S89°50'15"E, 48.87 FEET; THENCE
18	SO2°21'00"E, 265.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF
19	EAST $2^{ND}$ STREET; THENCE $S10^{\circ}09'05''E$ , 47.81 FEET TO A POINT ON THE
20	EAST RIGHT-OF-WAY OF JOHN STREET; THENCE CONTINUING ALONG
21	SAID EAST RIGHT OF WAY, S02°02'08"W, 211.50 FEET; TO THE POINT OF
22	BEGINNING, CONTAINING 1,121,262 SQUARE-FEET OR 25.74 ACRES, MORE
23	OR LESS.

**Section 2.** That the preliminary site development plan/plat be approved as presented to the Little Rock Planning Commission.

**Section 3.** That the change in zoning classification contemplated for Lyon College – Revised POD, located at One World Avenue (Z-7381-B), 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 [Page 2 of 3]

1	ordinance.  Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
2			
3			
4			
5	PASSED: October 17, 2023		
6	ATTEST:	APPROVED:	
7			
8			
9	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
0	APPROVED AS TO LEGAL FORM:		
1			
2	Thomas M. Carpenter, City Attorney		
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