1	ORDINANCE NO.		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED OFFICE DISTRICT, TITLED YATES		
5	REVISED POD, LOCATED AT THE NORTHWEST CORNER OF		
6	HIGHWAY 10 AND MORGAN CEMETERY ROAD (Z-7948-E), LITTLE		
7	ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF		
8	THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER		
9	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 POD,		
14	Planned Office District, to Revised POD:		
15	<b>Z-7948-E:</b> DESCRIBED AS PART OF THE N 1 /2 OF SECTION 16, TOWNSHIP		
16	2 NORTH, RANGE 14 WEST, PULASKI COUNTY, ARKANSAS, MORE		
17	PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST		
18	CORNER OF SAID SECTION 16, THENCE NORTH 88 DEGREES 11 MINUTES		
19	<b>36 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 16, 3002.89</b>		
20	FEET, THENCE SOUTH 01 DEGREES 57 MINUTES 03 SECONDS EAST 366.07		
21	FEET, THENCE NORTH 88 DEGREES 09 MINUTES 39 SECONDS WEST 60.13		
22	FEET TO THE POINT OF BEGINNING, THENCE SOUTH 01 DEGREES 58		
23	MINUTES 05 SECONDS EAST 496.45 FEET TO THE NORTH RIGHT-OF-WAY		
24	LINE OF ARKANSAS STATE HIGHWAY NO. 10, PER ARDOT JOB NO 60290,		
25	THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 60 DEGREES		
26	19 MINUTES 08 SECONDS WEST 257.22 FEET, THENCE NORTH 01 DEGREES		
27	48 MINUTES 24 SECONDS EAST 375.22 FEET, THENCE SOUTH 88 DEGREES		
28	09 MINUTES 39 SECONDS EAST 194.82 FEET TO THE POINT OF BEGINNING.		
29	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock		
30	0 Planning Commission.		
31	Section 3. That the change in zoning classification contemplated for Yates Revised POD, located at		
32	the Northwest corner of Highway 10 and Morgan Cemetery Road (Z-7948-E), is conditioned upon		

33 obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of

34 the Code of Ordinances.

1	Section 4. That this ordinance shall not take	effect and be in full force until the final plan approval.	
2	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
3	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary		
4	to affect and designate the change provided for in Section 1 hereof.		
5	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
6	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
7	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
8	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
9	ordinance.		
10	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
11	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
12	PASSED: October 19, 2021		
13	ATTEST:	APPROVED:	
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15			
16	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
17	APPROVED AS TO LEGAL FORM:		
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19 20	Thomas M. Carpenter, City Attorney		
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