OPDINA	NCE NO.	
CIKIJINA	INCH, INC).	

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AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED LITTLE
ROCK CHRISTIAN ACADEMY REVISED LONG-FORM POD,
LOCATED AT 19010 CANTRELL ROAD (Z-6079-I) LITTLE ROCK,
ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

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## 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 R-2, Single-Family District, and POD, Planned Office Development, to Revised POD, Planned Office Development:

Z-6079-I: Part of the Northeast Quarter of Section 15, Township 2 North, Range 14 West, Pulaski County, Arkansas being more fully described as follows: Beginning at the northeast corner of the Southeast Quarter of said Northeast Quarter and run thence S01°56'19" W along the east line thereof for a distance of 1,298.64 feet, to a point on the north right-of-way Arkansas State Highway 10; thence N85°32'46"W along said North right-of-way for 68.37 feet; thence S76°24'14" along said north right-of-way a distance of 31.59 feet; thence N85°20'46"W along said north right-ofway for a distance of 565.61 feet; thence N84°14'14"W along said north right-of-way for a distance of 36.06 feet; thence N85°85'22"W along said north right-of-way for a distance of 168.62 feet; thence N84°11'53"W along said north right-of-way for a distance of 350.08 feet; thence N76°46'05"W along said north right-of-way for a distance of 112.8 feet, to a point on the west line of said SE 1/4 NE 1/4 for a distance of 286.17 feet; thence N88°06'37"W for a distance of 234.09 feet, to point on the east right-of-way on The Divide Parkway, said point also being the point of curvature of a curve to the right that has a delta of 16°15'28" and a radius of 925.37 feet; thence N10°15'26"E along the chord of said curve to the right for a distance of 261.69 feet, to the point of tangency of said curve to the right; thence N17°35'50"E along said east right-of-way for a distance of 179.74 feet, to the point of curvature of a curve to the left that has a delta angle of 58°35'05" and a radius of 305.0 feet; thence N11°41'29"W

along the chord of said curve to the left for a distance of 298.43 feet, to the point of tangency of said curve to the left; thence N40°59°02"W along said east right-of-way line thereof for a distance of 63.57 feet, to the northwest corner of said SE <sup>1</sup>/<sub>4</sub> NE <sup>1</sup>/<sub>4</sub>; thence N01°19'16''E along the north line thereof for a distance of 123.71 feet; thence N01°50'26"E for a distance of 328.5 feet; thence S87°56'16"E for a distance of 1,218.0 feet; thence S01°56'19"W for a distance of 328.5 feet, to the point of beginning containing 52.07 acres (2,268,181.0 square-feet) more or less. AND A part of the NE 1/4 NE 1/4 of Section 15,T-2-N, R-14-W, Pulaski County, Arkansas, being more particularly described as follows: commencing at the northeast corner of said Section 15: thence S01°40'30"W, along the east line of said Section 15, a distance of 481.01 feet to the point of beginning; thence continue S01°40'30"W, along said east line a distance of 506.07 feet; thence N87°35'08"W, a distance of 506.07 feet; thence N87°35'08"W, a distance of 661.83 feet; thence N87°43'12"W, a distance of 541.10 feet; thence S01°38'59"W, a distance of 328.47 feet to a point on the west line of the said NE <sup>1</sup>/<sub>4</sub> NE <sup>1</sup>/<sub>4</sub> of Section 15; thence N87°36'03"W along said south line, a distance of 124.91 feet to the southwest corner of the said NE 1/4 NE 1/4 of Section 15, a distance of 124.91 feet to the southwest corner of the said NE \(^1\)4 NE \(^1\)4 of Section 15; thence N01°11'58"E, along the west line of the said NE ¼ NE ¼ of Section 15, a distance of 1,049.75 feet thence S73°46'08"W a distance of 439.39 feet; thence S71°24'27"E a distance of 505.47 feet; thence N88°06'38"E, a distance of 428.26 feet to the point of beginning containing 18.28 acres, more or less.

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

**Section 3.** That the change in zoning classification contemplated for Little Rock Christian Academy Revised Long-Form POD, located at 19010 Cantrell Road (Z-6079-I), 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

1	effect as if the portion so declared or adjudged if	nvalid or unconstitutional was not originally a part of the	
2	ordinance.		
3	Section 7. Repealer. All laws, ordinances,	resolutions, or parts of the same that are inconsistent with	
4	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
5	PASSED: October 2, 2017		
6	ATTEST:	APPROVED:	
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	Susan Langley, City Clerk	Mark Stodola, Mayor	
0	APPROVED AS TO LEGAL FORM:		
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2	Thomas M. Carpenter, City Attorney		
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