ORDINANCE NO．


#### Abstract

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．


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 $S 01^{\circ} 56 ‘ 19$＂ W along the east line thereof for a distance of $\mathbf{1 , 2 9 8 . 6 4}$ feet，to a point on the north right－of－way Arkansas State Highway 10；thence N85 ${ }^{\circ} \mathbf{3 2} \times 46$＂ $\mathbf{W}$ along said North right－of－way for 68.37 feet；thence $\mathrm{S}_{6} 6^{\circ} 24^{〔} 14{ }^{\prime \prime} \mathrm{W}$ along said north right－of－way a distance of 31.59 feet；thence $\mathrm{N} 85^{\circ} 20^{\prime} 46^{\prime \prime} \mathrm{W}$ along said north right－of－ way for a distance of 565.61 feet；thence $\mathrm{N} 84^{\circ} 14^{\prime} 14^{\prime \prime} \mathrm{W}$ along said north right－of－way for a distance of 36.06 feet；thence $N 85^{\circ} 85$＇ $22^{\prime \prime} \mathbf{W}$ along said north right－of－way for a distance of $\mathbf{1 6 8 . 6 2}$ feet；thence $\mathrm{N} 84^{\circ} 111^{〔} 53^{\prime \prime} \mathrm{W}$ along said north right－of－way for a distance of 350.08 feet；thence $N 76^{\circ} 46^{\prime} 05^{\prime \prime} \mathrm{W}$ along said north right－of－way for a distance of 112.8 feet，to a point on the west line of said SE $1 / 4 \mathrm{NE} 1 / 4$ for a distance of 286.17 feet；thence $\mathrm{NB8}^{\circ} 06^{〔} 37^{\prime} \mathrm{W}$ for a distance of $\mathbf{2 3 4 . 0 9}$ 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 $16^{\circ} 15{ }^{\prime} \mathbf{2 8 \prime \prime}$ and a radius of $\mathbf{9 2 5 . 3 7}$ feet；thence N10 ${ }^{\circ} 15 ‘ 26$＂ 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 $\mathrm{N} 17^{\circ} 35{ }^{\prime} 50$＂ 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 $58^{\circ} 35^{\prime} 05^{\prime \prime}$ and a radius of 305.0 feet；thence $\mathrm{N}^{\circ} 1^{\circ} 41^{\prime} 29^{\prime \prime} \mathrm{W}$
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 $\mathrm{N} 40^{\circ} 59 \times 00^{\prime \prime} \mathrm{W}$ along said east right-of-way line thereof for a distance of 63.57 feet, to the northwest corner of said SE $1 / 4 \mathrm{NE} 1 / 4$; thence $N 01^{\circ} 19 \times 16 " E$ along the north line thereof for a distance of 123.71 feet; thence N01 ${ }^{\circ} 50$ ‘ 26 " E for a distance of 328.5 feet; thence $\mathrm{SB7}^{\circ} 56{ }^{〔} 16$ " E for a distance of $\mathbf{1 , 2 1 8 . 0}$ feet; thence $S 01^{\circ} 56^{\prime} 19$ " $W$ for a distance of 328.5 feet, to the point of beginning containing 52.07 acres ( $\mathbf{2}, \mathbf{2 6 8 , 1 8 1 . 0}$ 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 $S 01^{\circ} 40^{\prime} 30^{\prime \prime} \mathrm{W}$, along the east line of said Section 15, a distance of 481.01 feet to the point of beginning; thence continue $S 01^{\circ} 40^{\prime} 30$ " W , along said east line a distance of 506.07 feet; thence $N 87^{\circ} 35 ’ 08$ " W , a distance of 506.07 feet; thence N87 ${ }^{\circ} 35^{\prime} 08$ " W , a distance of 661.83 feet; thence $\mathrm{N} 87^{\circ} 43^{\prime} 12^{\prime \prime} \mathrm{W}$, a distance of 541.10 feet; thence $S 01^{\circ} 38^{\prime} 59$ " W , a distance of 328.47 feet to a point on the west line of the said $N E 1 / 4 \mathrm{NE} 1 / 4$ of Section 15 ; thence $N 87^{\circ} 36^{\prime} 03$ " W along said south line, a distance of 124.91 feet to the southwest corner of the said $\mathrm{NE} 1 / 4 \mathrm{NE} 1 / 4$ of Section 15 , a distance of 124.91 feet to the southwest corner of the said NE $1 / 4 \mathrm{NE} 1 / 4$ of Section 15; thence N01 ${ }^{\circ} 11^{\prime} 58$ " E , along the west line of the said NE $1 / 4 \mathrm{NE} 1 / 4$ of Section 15 , a distance of $1,049.75$ feet thence $S 73^{\circ} 46^{\prime} 08^{\prime \prime} \mathrm{W}$ a distance of 439.39 feet; thence $\mathrm{S} 71^{\circ} 24^{\prime} 27^{\prime \prime} \mathrm{E}$ a distance of 505.47 feet; thence $N 88^{\circ} 06^{\prime} 38$ " E , a distance of 428.26 feet to the point of beginning containing $\mathbf{1 8 . 2 8}$ acres, more or less.
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
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## APPROVED:

Mark Stodola, Mayor

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