ORDINANCE NO.

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED MIDTOWN AT FAIR PARK REVISED SHORT-FORM PCD, LOCATED ON
THE SOUTHWEST CORNER OF INTERSTATE 630 AND FAIR PARK
BOULEVARD (Z-8472-C), LITTLE ROCK, ARKANSAS, AMENDING THE
OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
ARKANSAS; AND FOR OTHER PURPOSES.

10

1

2

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
 PCD, Planned Commercial Development. to Revised PCD, Planned Commercial Development:

15 Z-8472-C: All of Block 3 all of Block 4, and part of the alleys and street rights-of-way 16 vacated by the City of Little Rock Ordinance No. 20,151, all in Perry Heights Addition to the City of Little Rock, Pulaski County, Arkansas, being more particularly 17 18 described as follows: Beginning the northwest corner of Lot 2, Mid-Town at Fair Park 19 Addition; thence North 87°16'05" West, 131.99 feet; thence along a curve to the left 20 having a radius of 50.0 feet, an arc distance of 29.36 feet and a chord bearing and 21 distance of North 32°58'23" East, 28.94 feet; thence North 87°16'05" West, 31.33 feet; 22 thence North 00°51'32" East, 59.21 feet; thence along a curve to the left having a 23 radius of 50.00 feet, an arc distance of 29.35 feet and a chord bearing and distance of 24 North 82°10'00" West, 22.16 feet; thence North 00°51'32" East, 180.0 feet and a chord 25 bearing and distance of North 82°10'00" West, 22.16 feet; thence North 00°51'32" 26 East, 180.0 feet to a point on the southerly right-of-way line of Interstate Highway 27 No. 630; thence along said right-of-way line, North 75°06'28" East, 81.49 feet; thence continuing along said right-of-way line, North 75°08'28" East, 81.49 feet; thence 28 29 continuing along said right-of-way line, South 88°39'59" East, 283.51 feet; thence 30 along right-of-way 85°37'57" continuing said line South East. 31 257.34 feet; thence continuing along said right-of-way line, South 24°37'18" East, 32 40.81 feet; thence continuing along said right-of-way line, South 04°33'16" West, 33 43.61 feet; thence continuing along said right-of-way line, South 88°32'27" East, 0.71 34 feet to a point of the west right-of-way line of Fair Park Boulevard; thence along said [Page 1 of 2]

APPROVED AS TO LEGAL FORM:	
Susan Langley, City Clerk	Mark Stodola, Mayor
ATTEST:	APPROVED:
PASSED: November 15, 2016	
the provisions of this ordinance are hereby r	repealed to the extent of such inconsistency.
Section 7. Repealer. All laws, ordinar	nces, resolutions, or parts of the same that are inconsistent with
ordinance.	
effect as if the portion so declared or adjudg	ged invalid or unconstitutional was not originally a part of the
adjudication shall not affect the remaining j	portions of the ordinance which shall remain in full force and
word of this ordinance is declared or adju	udged to be invalid or unconstitutional, such declaration or
Section 6. Severability. In the event a	any title, section, paragraph, item, sentence, clause, phrase, or
to affect and designate the change provided	for in Section 1 hereof.
Arkansas, and designated district map be and	d is hereby amended to the extent and in the respects necessary
Section 5. That the map referred to in C	Chapter 36 of the Code of Ordinances of the City of Little Rock.
Section 4. That this ordinance shall no	t take effect and be in full force until the final plan approval.
Section 36-454 (e) of the Code of Ordinance	es.
	oproval within the time specified by Chapter 36, Article VII
0 0	corner of Interstate 630 and Fair Park Boulevard (Z-8472-C)
C C	classification contemplated for Mid-town at Fair Park Revised
Rock Planning Commission.	
	velopment plan/plat be approved as recommended by the Little
more or less.	Four of wegenning, containing notes across
,	et to the point of beginning, containing 4.039 acres,
,	eet; thence North 41°39'14" West, 42.08 feet; thence
	tee of 130.98 feet and a chord bearing and distance
C C	0.07 feet; thence along a curve to the left having a
.	e right having a radius of 25.0 feet, an arc distance and distance of South 47°04'39" West, 35.76 feet;
5 ,	4" West, 63.02 feet; thence continuing along said
	2" East, 92.00 feet; thence continuing along said
might of wow line South 0002670	

3435 Thomas M. Carpenter, City Attorney