| 1  | ORDINANCE NO.   |
|----|---|
| 2  |   |
| 3  | AN ORDINANCE APPROVING A PLANNED ZONING   |
| 4  | DEVELOPMENT AND ESTABLISHING A PLANNED INDUSTRIAL                                       |
| 5  | DISTRICT TITLED CENTRAL ARKANSAS URGENT CARE  |
| 6  | SHORT-FORM PD-I, LOCATED IN THE 7400 BLOCK OF LINDSEY                                   |
| 7  | ROAD (Z-9078) LITTLE ROCK, ARKANSAS, AMENDING THE                                       |
| 8  | OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK; AND                                     |
| 9  | FOR OTHER PURPOSES.   |
| 10 |   |
| 11 | BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE                          |
| 12 | ROCK, ARKANSAS.   |
| 13 |   |
| 14 | <b>SECTION 1.</b> That the zoning classification of the following described property be |
| 15 | changed from I-2, Light Industrial District to PD-I, Planned Development Industrial:    |
| 16 |   |
| 17 | <b>Z-9078</b> – Part of Tract F Area 201 Little Rock Port Addition in the North         |
| 18 | 1/2 South 1/2 of Section 16, Township 1 North, Range 11 West City of Little             |
| 19 | Rock, Pulaski County, Arkansas more particularly described as follows:                  |
| 20 | Beginning at the southwest corner of said Tract F and also being on the                 |
| 21 | northerly right of way line of Lindsey Road (120' ROW); thence                          |
| 22 | N00°12'92"E along the westerly line of Tract F for 172.88 feet to the                   |
| 23 | beginning of a curve to the left having radius of 985.37 feet thence along              |
| 24 | said curve by a cord bearing N87°47'56"E for 80.57 feet; thence                         |
| 25 | S18°18'07"E for 402.97 feet to the northerly line of said right of way and              |
| 26 | the beginning of a curve to the right having a radius of 894.93 feet; thence            |
| 27 | along said curve and right of way by a chord bearing S83°58'59"W for                    |
| 28 | 194.27 feet; thence N89°47'08"W along said northerly right of way for                   |

acres more or less.

29

188.15 feet to the point of beginning containing 127,117 square feet or 2.918

| 1  | SECTION 2.  | That the preliminary site development plan/plat be approved as           |  |  |  |
|----|---|--|--|--|--|
| 2  | recommended by the Li   | ttle Rock Planning Commission.   |  |  |  |
| 3  |   |  |  |  |  |
| 4  | SECTION 3.  | That the change in zoning classification contemplated for Central        |  |  |  |
| 5  | Arkansas Urgent Care S  | Short-form PD-I, located in the 7400 Block of Lindsey Road (Z-9078)      |  |  |  |
| 6  | is conditioned upon obt   | aining a final plan approval within the time specified by Chapter 36,    |  |  |  |
| 7  | Article VII, Section 36-4   | 454 (e) of the Code of Ordinances.                                       |  |  |  |
| 8  |   |  |  |  |  |
| 9  | <b>SECTION 4.</b>   | That the map referred to in Chapter 36 of the Code of Ordinances of      |  |  |  |
| 10 | the City of Little Rock,  | Arkansas, and designated district map be and is hereby amended to the    |  |  |  |
| 11 | extent and in the respects necessary to affect and designate the change provided for in Section   |  |  |  |  |
| 12 | 1 hereof.   |  |  |  |  |
| 13 |   |  |  |  |  |
| 14 | <b>SECTION 5.</b>   | That this Ordinance shall not take effect and be in full force until the |  |  |  |
| 15 | final approval of the pla   | n.   |  |  |  |
| 16 |   |  |  |  |  |
| 17 | <b>SECTION 6.</b>   | Severability. In the event any title, section, paragraph, item,          |  |  |  |
| 18 | sentence, clause, phrase  | e, or word of this ordinance is declared or adjudged to be invalid or    |  |  |  |
| 19 | unconstitutional, such declaration or adjudication shall not affect the remaining portions of the |  |  |  |  |
| 20 | ordinance which shall re  | emain in full force and effect as if the portion so declared or adjudged |  |  |  |
| 21 | invalid or unconstitution   | nal was not originally a part of the ordinance.                          |  |  |  |
| 22 |   |  |  |  |  |
| 23 | SECTION 7.  | Repealer. All laws, ordinances, resolutions, or parts of the same        |  |  |  |
| 24 | that are inconsistent with  | h the provisions of this ordinance are hereby repealed to the extent of  |  |  |  |
| 25 | such inconsistency.   |  |  |  |  |
| 26 |   |  |  |  |  |
| 27 |   |  |  |  |  |
| 28 |   |  |  |  |  |
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| 30 |   |  |  |  |  |
| 31 |   |  |  |  |  |

| PASSED:              | _         |  |
|----------------------|-----------|--|
|                      |           |  |
| ATTEST:              | APPROVED: |  |
|                      |           |  |
|                      |           |  |
|                      |           |  |
| City Clerk           | Mayor     |  |
|                      |           |  |
| APPROVED AS TO FORM: |           |  |
|                      |           |  |
|                      |           |  |
|                      |           |  |
| City Attorney        |           |  |
| //                   |           |  |
| //                   |           |  |