1	ORDINANCE NO.	
2		
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT	
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED	
5	HIGHWAY 10 STORAGE CENTER REVISED LONG-FORM PCD,	
6	LOCATED AT 9300 FERNDALE CUT-OFF (Z-7517-B), PULASKI	
7	COUNTY, ARKANSAS; AMENDING THE OFFICIAL ZONING MAP OF	
8	THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PUR-	
9	POSES.	
10		
10	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY	
12	OF LITTLE ROCK, ARKANSAS:	
13	Section 1. That the zoning classification of the following described property be changed from PCD,	
14	Planned Commercial Development, to Revised PCD, Planned Commercial Development:	
15	Z-7517-B : Part of the southeast quarter of the southwest quarter; and part of the	
16	southwest quarter of the southeast quarter, all in Section 8, Township 2, Range 14	
17	West, Pulaski County, Arkansas, more particularly described as follows: commence	
18	at the southeast corner of said SE 1/4 SW 1/4 of Section 8; thence north 86 degrees, 21	
19	minutes, 51 seconds west, 124.50 feet; thence north 01 degrees, 36 minutes, 37 seconds	
20	east, 164.00 feet to the point of beginning of the herein described tract of land; thence	
21	north 86 degrees, 21 minutes, 51 seconds west, 393.63 feet; thence north 03 degrees,	
22	31 minutes, 21 seconds east 207.33 feet; thence north 44 degrees, 28 minutes, 07 sec-	
23	onds east 584.35 feet to the southerly right-of-way line of State Highway No. 10;	
24	thence south 45 degrees, 28 minutes, 24 seconds east along said right-of-way line	
25	ninety (90) feet from and parallel with the centerline of said Highway a distance of	
26	427.90 feet to the westerly right-of-way line of Ferndale Cut-off Road; thence along	
27	said westerly right-of-way line following a 796.21-foot radius curve to the left, having	
28	a chord bearing and distance of south 17 degrees, 11 minutes, 06 seconds west, 377.30	
29	feet; thence run north 87 degrees, 01 minutes, 12 seconds west, 223.14 feet to the point	
30	of beginning containing 7.02 acre, more or less.	
31	Section 2. Nothing in this revised planned development permits any operation that is illegal or	
32	prohibited under Arkansas Law or City Ordinance once this property is annexed within the corporate limits	

33 of the City of Little Rock, Arkansas.

1	Section 3. That the preliminary site de	velopment plan/plat be approved as recommended by the Little	
2	Rock Planning Commission.		
3	Section 4. That the change in zoning classification contemplated for Highway 10 Storage Center		
4	Revised Long-Form PCD, located at 9300 Ferndale Cut-off (Z-7517-B), is conditioned upon obtaining final		
5	plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Or-		
6	dinances.		
7	Section 5. That this ordinance shall not take effect and be in full force until the final plan approval.		
8	Section 6. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
9	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary		
10	to affect and designate the change provided for in Section 1 hereof.		
11	Section 7. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
12	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudi-		
13	cation shall not affect the remaining portions of the ordinance which shall remain in full force and effect as		
14	if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.		
15	Section 8. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
16	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
17	PASSED: November 7, 2017		
18	ATTEST:	APPROVED:	
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20			
21	Susan Langley, City Clerk	Mark Stodola, Mayor	
22	APPROVED AS TO LEGAL FORM:		
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24 25	Thomas M. Carpenter, City Attorney		
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