1	ORDINANCE NO.
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AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED NEW
WATER SYSTEMS SHORT-FORM PD-O, LOCATED AT 7915 HIGHWAY
300 (Z-9363), 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, to PD-O, Planned Development - Office:

**Z-9363:** A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 02 NORTH, RANGE 14 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 265 FEET NORTH 27.4 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 ON THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 300; THENCE NORTH 01 DEGREES 41 MINUTES 12 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 6.43 FEET TO A POINT; THENCE NORTH 04 DEGREES 59 MINUTES 21 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 85.59 FEET TO A POINT; THENCE NORTH 05 DEGREES 11 MINUTES 21 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 134.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 **DEGREES 23 MINUTES 29 SECONDS WEST A DISTANCE OF 317. 79 FEET** TO A FOUND 1/2-INCH REBAR; THENCE NORTH 01 DEGREES 36 MINUTES 28 SECONDS EAST A DISTANCE OF 175.20 FEET TO A FOUND 1/2" REBAR ON THE SOUTH LINE OF ROLANDALE SUBDIVISION: THENCE SOUTH 88 DEGREES 11 MINUTES 40 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 320.88 FEET TO A FOUND RIGHT-OF-

1	WAY MARKER ON THE SAID WESTERLY RIGHT-OF-WAY LINE;	
2	THENCE SOUTH 02 DEGREES 04 MINUTES 17 SECONDS WEST ALONG	
3	SAID RIGHT-OF-WAY LINE A DISTANCE OF 143.15 FEET TO A FOUND	
4	RIGHT-OF-WAY MARKER; THENCE SOUTH 05 DEGREES 11 MINUTES	
5	21 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF	
6	31.01 FEET, RETURNING TO THE POINT OF BEGINNING, CONTAINING	
7	1.28 ACRES, MORE OR LESS.	
8	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little	e
9	Rock Planning Commission.	
10	Section 3. That the change in zoning classification contemplated for New Water Systems Short-Form	1
11	PD-O, located at 7915 Highway 300 (Z-9363), is conditioned upon obtaining final plan approval within the	e
12	time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.	
13	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.	
14	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock	,
15	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary	y
16	to affect and designate the change provided for in Section 1 hereof.	
17	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, o	r
18	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration o	r
19	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and	l
20	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the	е
21	ordinance.	
22	Section 7. Repealed. All laws, ordinances, resolutions, or parts of the same that are inconsistent with	1
23	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.	
24	PASSED: December 3, 2018	
25	ATTEST: APPROVED:	
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27	Const. Landar City Clark	
28	Susan Langley, City Clerk Mark Stodola, Mayor	
29	APPROVED AS TO LEGAL FORM:	
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31 32	Thomas M. Carpenter, City Attorney	
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