1	ORDINANCE NO
2	
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED CAR
5	WASH USA EXPRESS AND JIFFY LUBE PCD, LOCATED AT 19410/19420
6	CANTRELL ROAD (Z-7549-A), LITTLE ROCK, ARKANSAS, AMENDING
7	THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
8	ARKANSAS; AND FOR OTHER PURPOSES.
9	
10	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
11	ARKANSAS.
12	Section 1. That the zoning classification of the following described property be changed from C-3,
13	General Commercial District, to PCD, Planned Commercial District:
14	<b>Z-7549-A:</b> DESCRIBED AS THE SE1/4 OF THE SW1/4 OF THE SW1/4 OF THE
15	NE1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 14 WEST, NOW IN THE
16	CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS. LESS AND
17	EXCEPT THE FOLLOWING PROPERTY DESCRIBED IN WARRANTY DEED
18	TO THE ARKANSAS STATE HIGHWAY COMMISSION, RECORDED AS
19	INSTRUMENT NO. 89-17648, RECORDS OF PULASKI COUNTY, ARKANSAS,
20	TO WIT: PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST
21	QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 14 WEST,
22	PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS
23	FOLLOWS: STARTING AT THE NORTHWEST CORNER OF THE
24	SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION
25	15; THENCE SOUTH 00°27'33" WEST ALONG THE WEST LINE THEREOF,
26	1216.71 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT-OF-WAY
27	LINE OF STATE HIGHWAY 10; THENCE SOUTH 79°41'31" EAST ALONG SAID
28	EXISTING RIGHT-OF-WAY LINE 3.78 FEET TO A POINT; THENCE IN AN
29	EASTERLY DIRECTION ALONG SAID EXISTING RIGHT-OF-WAY LINE ON
30	A CURVE TO THE LEFT HAVING A RADIUS OF 1864.86 FEET FOR 342.34
31	FEET FOR THE POINT OF BEGINNING; THENCE NORTH 00°16'31" EAST
32	37.12 FEET TO A POINT ON THE NORTHERLY PROPOSED RIGHT-OF-WAY
33	LINE OF STATE HIGHWAY 10; THENCE SOUTH 84°50'12" EAST ALONG SAID

1	PROPOSED RIGHT-OF-WAY LINE 64.03 FEET TO A POINT; THENCE NORTH
2	89°56'14" EAST ALONG SAID PROPOSED RIGHT-OF-WAY LINE 266.80 FEET
3	TO A POINT; THENCE SOUTH 00°02'00" WEST A DISTANCE OF 20.02 FEET
4	TO A POINT ON THE NORTHERLY EXISTING RIGHT-OF-WAY LINE OF
5	STATE HIGHWAY 10; THENCE NORTH 87°47'21" WEST ALONG SAID
6	EXISTING RIGHT-OF-WAY LINE 265.83 FEET TO A POINT; THENCE IN A
7	WESTERLY DIRECTION ALONG SAID EXISTING RIGHT-OF-WAY LINE ON
8	A CURVE TO THE RIGHT HAVING A RADIUS OF 1,864.86 FEET FOR 65.13
9	FEET TO THE POINT OF BEGINNING.
10	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock
11	Planning Commission.
12	Section 3. That the change in zoning classification contemplated for Car Wash USA Express and Jiffy
13	Lube PCD, located at 19410/19420 Cantrell Road (Z-7549-A), is conditioned upon obtaining final plan
14	approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances
15	<b>Section 4.</b> That this ordinance shall not take effect and be in full force until the final plan approval.
16	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock
17	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
18	to affect and designate the change provided for in Section 1 hereof.
19	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
20	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration of
21	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
22	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
23	ordinance.
24	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with
25	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
26	PASSED: February 16, 2021
27	ATTEST: APPROVED:
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29 30	Susan Langley, City Clerk Frank Scott, Jr., Mayor
31	APPROVED AS TO LEGAL FORM:
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33 34	Thomas M. Carpenter, City Attorney
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