1	ORDINANCE NO.		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED 17007		
5	CANTRELL ROAD SHORT-FORM POD, LOCATED AT 17007		
6	CANTRELL ROAD (Z-9482), LITTLE ROCK, ARKANSAS, AMENDING		
7	THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,		
8	ARKANSAS; AND FOR OTHER PURPOSES.		
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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 R-2,		
13	Single-Family District, to POD, Planned Office Development:		
14	Z-9482: Part of the SW 1/4 SW 1/4 of Section 13, T-2-N, R-14-W, Pulaski, County,		
15	Arkansas, being more particularly described as follows: Commencing at a one (1)-		
16	inch iron pipe marking the southwest corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 13; thence		
17	North 02 degrees 17 minutes 03 seconds East, a distance of 354.10 feet to the Point of		
18	Beginning; thence continue North 02 degrees 17 minutes 03 seconds East, a distance		
19	of 399.60 feet to a point on the south right-of-way line of Arkansas State Highway No.		
20	10; thence South 52 degrees 15 minutes 16 seconds East along said south right-of-way		
21	line, a distance of 24.02 feet to an Arkansas Department of Transportation (ArDOT)		
22	right-of-way marker; thence South 48 degrees 26 minutes 14 seconds East continuing		
23	along said south right-of-way line, a distance of 200.25 feet; thence South 51 degrees		
24	53 minutes 25 seconds East continuing along said south right-of-way line, a distance		
25	of 166.89 feet to an ArDOT right-of-way marker; thence South 29 degrees 11 minutes		
26	54 seconds West, a distance of 260.40 feet; thence North 67 degrees 25 minutes 33		
27	seconds West, a distance of 204.72 feet to the Point of Beginning. Containing 2.0100		
28	acres, more or less.		
29	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little		
30	Rock Planning Commission.		
31	Section 3. That the change in zoning classification contemplated for the 17007 Cantrell Road Short-		
32	Form P0D, located at 17007 Cantrell Road (Z-9482), is conditioned upon obtaining final plan approval		
33	within the time specified by Chapter 36. Article VII. Section 36-454 (e) of the Code of Ordinances.		

1	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
2	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock		
3	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary		
4	to affect and designate the change provided for in Section 1 hereof.		
5	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, o		
6	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration o		
7	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
8	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
9	ordinance.		
10	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
11	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
12	PASSED: February 18, 2020		
13	ATTEST:	APPROVED:	
14			
15		F. 16 44 I. M	
16	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
17	APPROVED AS TO LEGAL FORM:		
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19 20	Thomas M. Carpenter, City Attorney		
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