1	ORDINANCE NO		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED		
5	HUFFSTUTLAR PROPERTY LONG-FORM PCD, LOCATED AT 10600		
6	INTERSTATE 30 (Z-4635-C), 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 C		
13	3, General Commercial District, to PCD, Planned Commercial District:		
14	Z-4635-C : Part of the fractional Northwest Quarter of the northeast quarter of		
15	Section 3, Township 1 South, Range 13 West, Pulaski County, Arkansas, more		
16	particularly described as follows: Commencing at the northwest corner of said		
17	fractional northwest quarter of the northeast quarter; thence south 01°24'18" west		
18	thirty (30) feet along the west line of said fractional northwest quarter of the northeast		
19	quarter to the south right-of-way line of Baseline Road; thence south 87°57'10" east		
20	along said south right-of-way line thirty (30) feet to a point on the east right-of-way		
21	line of Childers Road and the point of beginning; thence continuing along the south		
22	right-of-way line of Baseline Road, south 87°50'34" east 483.02 feet; thence leaving		
23	said south right-of-way line, south 01°26'29" west 838.96 feet to a point on the north		
24	right-of-way line of Interstate Route No. 30; thence along said north right-of-way line,		
25	south 66°25'22" west 532.25 feet to a point on the east right-of-way line of Childers		
26	Road; thence along said east right-of-way line north 01°24'18" east 1,070.09 feet to		
27	the point of beginning containing 10.58 acres, more or less.		
28	SECTION 2. That the preliminary site development plan/plat be approved as recommended by the		
29	Little Rock Planning Commission.		
30	SECTION 3. That the change in zoning classification contemplated for Huffstutlar Property Long		
31	Form PCD, located at 10600 Interstate 30 (Z-4635-C), is conditioned upon obtaining final plan approva		
32	within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		

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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		
3	Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects		
4	necessary 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,		
6	or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
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		
11	with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
12	PASSED: February 2, 2016		
13	ATTEST:	APPROVED:	
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16	Susan Langley, City Clerk	Mark Stodola, Mayor	
17	APPROVED AS TO LEGAL FORM:		
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20	Thomas M. Carpenter, City Attorney		
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