1 ORDINANCE NO. 2 3 AN ORDINANCE TO REPEAL ORDINANCE NO. 16,863 (MARCH 21, 1995), TITLED 7510 HIGHWAY 300 SHORT-FORM PD-R AND TO 4 **REVOKE A PLANNED ZONING DISTRICT; AND FOR OTHER** 5 6 PURPOSES. 7 8 WHEREAS, Ordinance No. 16,863 was passed on March 21, 1995, establishing a PZD, Planned 9 Zoning District, titled 7510 Highway 300 Short-Form PD-R; and, 10 WHEREAS, the bed and breakfast and antique shop approved for 7510 Highway 300 Short-Form PD-11 R is no longer operating from this site and the owner of the subject property has requested the repeal of the 12 PZD ordinance and restoration of the zoning classification as previously existed; and, 13 WHEREAS, the Little Rock Planning Commission reviewed the request for revocation for 7510 14 Highway 300 at their January 7, 2016, public hearing and voted 10 ayes, 0 nays and 1 absent to forward the 15 revocation request to the Little Rock Board of Directors for final action. 16 NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY 17 OF LITTLE ROCK, ARKANSAS. 18 **SECTION 1.** That Ordinance No. 16,863 is hereby repealed, removing from the official zoning map 19 the classification PD-R. 20 **SECTION 2.** That the underlying R-2, Single-Family District, zoning classification is restored to the 21 property described as: 22 A parcel of land in Section 10, T- 2- N, R- 14 - W, and located on the east side of 23 Arkansas Highway 300, approximately 600 feet south of the East Pinnacle Road 24 intersection, outside the City Limits, Pulaski County, Arkansas, being more 25 particularly described as follows: Commencing at the southwest corner of the NW 1/ 26 4, SW 1/4, Section 10, T-2-N, R-14-W; thence N89°31'18'W along the south line of 27 the NE 1/4, SE 1/4, Section 9, 93.99' to a point on the east right-of-way line of 28 Arkansas State Highway 300; thence N21°20'35"E along said east right-of-way line 29 Of Arkansas State Highway 300 a distance of 312. 65' to the POB; THENCE 30 continuing along the east right-of-way line of Arkansas State Highway 300 the 31 following courses: N10°57'52''E, 104.37'; N00°51'50''W, 103.48' N00°15'07"W, 32 100.06'; N02°30'56'E, 100.02'; N00°13'24"W, 42.2'; thence S89°48;10'E, 618.63'; 33 thence S00°04'41"E, 256.14'; thence S73°30'11"W, 668.54' to the POB, containing 5. 34 01 acre, more or less.

| 1 | SECTION 3. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little      |
|---|--|
| 2 | Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects |
| 3 | necessary to affect and designate the change provided for in Sections 1 and 2 hereof.                  |

4 SECTION 4. *Severability.* In the event any title, section, paragraph, item, sentence, clause, phrase, 5 or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or 6 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and 7 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the 8 ordinance.

9 **SECTION 5.** *Repealer.* All laws, ordinances, resolutions, or parts of the same that are inconsistent 10 with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**APPROVED:** 

11 PASSED: February 2, 2016

**ATTEST:** 

12

| Susan Langley, City Clerk          | Mark Stodola, Mayor |
|------------------------------------|---------------------|
| APPROVED AS TO LEGAL FORM:         |                     |
| Thomas M. Carpenter, City Attorney |                     |
| //                                 |                     |
| //                                 |                     |
| //                                 |                     |
| //                                 |                     |
| //                                 |                     |
| //                                 |                     |
| //                                 |                     |
| //                                 |                     |
| //                                 |                     |
| //                                 |                     |
| //                                 |                     |
| //                                 |                     |
| //                                 |                     |
| //                                 |                     |
| //                                 |                     |
| //                                 |                     |