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	PARKER LEXUS SHACKLEFORD WEST LONG-FORM PCD, LOCATED		
6	ON THE NORTHWEST CORNER OF SHACKLEFORD WEST		
7	BOULEVARD AND SHACKLEFORD ROAD (Z-6526-C), LITTLE ROCK,		
8	ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY		
9	OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.		
10			
11	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,		
12	ARKANSAS.		
13	SECTION 1. That the zoning classification of the following described property be changed from OS,		
14	Open Space District, O-3, General Office District, and C-2, Shopping Center District, to PCD, Planned		
15	Commercial Development:		
16	Z-6526-C: PART OF SECTION 9, T-1-N, R-13-W, PULASKI COUNTY,		
17	ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:		
18	BEGINNING AT THE SOUTHWEST CORNER OF LOT 1R, MID-TOWNE		
19	DEVELOPMENT, LITTLE ROCK, PULASKI COUNTY, ARKANSAS; ALSO		
20	BEING ON THE NORTH RIGHT-OF-WAY LINE OF SHACKLEFORD WEST		
21	BLVD; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE		
22	THE FOLLOWING BEARINGS AND DISTANCES: N74°15'39"W, 18.35 FEET;		
23	THENCE N71°39'43"W, 178.43 FEET; THENCE ALONG A 632.88 FOOT RADIUS		
24	CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF		
25	S88°16'58''W, 434.10 FEET; THENCE S68°18'05''W, 75.06 FEET TO THE EAST		
26	LINE OF THE LITTLE ROCK FBI PROPERTY; THENCE N21°46'22''W ALONG		
27	SAID EAST LINE, 595.71 FEET; THENCE S89°04'41"E, 297.03 FEET TO THE		
28	SOUTHWESTERLY PROPERTY LINE OF THE ROSE HILL NAZARENE		
29	CHURCH; THENCE S27°54'54"E ALONG SAID PROPERTY LINE 254.23 FEET;		
30	THENCE S14°38'24"E, 52.12 FEET; THENCE S87°47'03"E, 493.04 FEET TO A		
31	POINT ON THE WEST LINE OF LOT 1, HAMPTON INN ADDITION, LITTLE		
32	ROCK, ARKANSAS; THENCE S02°07'46"W ALONG SAID WEST LINE OF LOT		
33	1 AND CONTINUING ALONG THE WEST LINE OF LOT 1R, MID-TOWNE		

1	DEVELOPMENT, 274.84 FEET TO THE POINT OF BEGINNING, CONTAINING			
2	269,426 SQUARE-FEET, OR 6.1851 ACRES, MORE OR LESS.			
3	SECTION 2. That the preliminary site development plan/plat be approved as recommended by the			
4	Little Rock Planning Commission and including the following conditions:			
5	1.	Parker-Lexus PCD is to maintain a fifteen (15)-foot wide strip along the west property		
6		line. Clearing is required within this strip including the removal of all trees and		
7		undergrowth. The area will be replanted with grass or ground cover. In the future the		
8		area will be kept free of undergrowth and/or trees.		
9	2.	There are to be no retaining walls constructed within this fifteen (15)-foot wide strip		
10		along the western property line.		
11	3.	In a landscape strip, east and adjacent to the fifteen (15)-foot wide strip described in		
12		#1 above, any trees planted are to be of a variety and species that when mature the		
13		branches will not hang over the fifteen (15)-foot wide strip to an extent that would		
14		allow the tree and/or branches to be used to scale the adjacent property owners fence		
15		which is located on the common property line.		
16	4.	When the landscape plans for the western boundary of the Parker-Lexus PCD are		
17		prepared they will be submitted to the adjacent property owner for review and		
18		comment prior to approval by the City and the issuance of permits to confirm that the		
19		landscape plan complies with the intent of 1, 2 and 3 above.		
20	5.	No storm runoff will be diverted to the adjacent property to the west of the Parker-		
21		Lexus development by the construction of improvements or grading related to the		
22		development of the Parker-Lexus PCD property.		
23	6.	Storm drainage will be constructed by the applicant to insure that existing drainage		
24		courses on the adjacent property to the west are not impacted.		
25	SECTI	ON 3. That the change in zoning classification contemplated for Parker Lexus Shackleford		
26	West Long-Form PCD, located on the northwest corner of Shackleford West Boulevard and Shackleford			
27	Road (Z-6526-C), is conditioned upon obtaining final plan approval within the time specified by Chapter			
28	36, Article VII, Section 36-454 (e) of the Code of Ordinances.			
29	SECTION 4. That this ordinance shall not take effect and be in full force until the final plan approval.			
30	SECTION 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little			
31	Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects			
32	necessary to affect and designate the change provided for in Section 1 hereof.			
33	SECTION 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase,			
34	or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or			

adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and

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1	effect as if the portion so declared or adjudged i	nvalid or unconstitutional was not originally a part of the		
2	ordinance.			
3	SECTION 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent			
4	with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.			
5	PASSED: March 1, 2016			
6	ATTEST:	APPROVED:		
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8				
9	Susan Langley, City Clerk	Mark Stodola, Mayor		
10	APPROVED AS TO LEGAL FORM:			
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12 13	Thomas M. Carpenter, City Attorney			
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