ORDINANCE NO.
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AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED THE
SHOPPES AT CHENAL LONG-FORM PCD, LOCATED ON THE
SOUTHEAST CORNER OF ARKANSAS SYSTEMS DRIVE AND CHENAL
PARKWAY (Z-6051-L), LITTLE ROCK, ARKANSAS, AMENDING THE
OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
ARKANSAS; AND FOR OTHER PURPOSES.

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## BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

**Section 1.** That the zoning classification of the following described property be changed from C-3, General Commercial District, to PCD, Planned Commercial Development:

Z-6051-L: A tract of land located in the S ½ of Section 36, T-2-N, R-14-W, Pulaski County, Arkansas more particularly described as follows: Starting at the northwest corner of Lot 6, Arkansas Systems Office Park, an addition to the City of Little Rock, Pulaski County, Arkansas, (Plat Book F Page 212) said corner lying on the east right-of-way line of Chenal Parkway; thence N09°56'17"W along said east right-of-way line, 101.92 feet to the point of beginning; thence along said east right-of-way line the following: N09°59'17"W, 169.01 feet; N80°03'43"E, 10.0 feet; N09°56'17"W, 4.01 feet; northwesterly along the arc of a 2924.79 foot radius curve to the left, having a chord bearing and distance of N11°53'29"W, 200.26 feet; N76°08'48"E, 20.0 feet; Northwesterly along the arc of a 2,944.79-foot radius curve to the left a chord bearing and distance of N15°41'48"W, 189.43 feet and N46°29'28"E, 57.71 feet to a point on the south right-of-way line of Systems Drive; thence along said south right-of-way line the following southeasterly along the arc of a 432.46-foot radius curve to the right a chord bearing and distance of S84°17'50'E, 151.82 feet; N15°48'45"E, 5.0 feet; S74°11'15"E, 60.68 feet; N15°48'45"E, 10.0 feet; S74°11;15'E, 172.91 feet and southeasterly along the arc of a 924.93-foot radius curve to the right, a chord bearing and distance of S69°50'27"E, 140.20 feet; thence \$30°07'47"W, 107.50 feet; thence \$59°52'13"E, 35.0 feet; thence \$30°07'47"W,

1	380.13 feet; thence S80°03'49"W, 249.52 feet to the point of beginning containing		
2	5.1127 acres, more or less.		
3	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little		
4	Rock Planning Commission.		
5	Section 3. That the change in zoning classification contemplated for the Shoppes at Chenal Long-		
6	Form PCD, located on the Southeast corner of Arkansas Systems Drive and Chenal Parkway (Z-6051-L),		
7	is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII,		
8	Section 36-454 (e) of the Code of Ordinances.		
9	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
10	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
11	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary		
12	to affect and designate the change provided for in Section 1 hereof.		
13	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
14	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
15	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
16	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
17	ordinance.		
18	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
19	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
20	PASSED: March 20, 2018		
21	ATTEST:	APPROVED:	
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24	Susan Langley, City Clerk	Mark Stodola, Mayor	
25	APPROVED AS TO LEGAL FORM:		
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27 28	Thomas M. Carpenter, City Attorney		
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