ORDINANCE NO.


#### Abstract

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED PLANTATION SERVICES SHORT-FORM PD-C, LOCATED AT 18305 LAWSON ROAD (Z-7200-E), PULASKI COUNTY, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.


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 PCD, Planned Commercial Development, to PD-C, Planned Development - Commercial:

Z-7200-E: Lots 1 and 2 of the Loux Enterprises Addition and part of the Southeast Quarter of the Northwest Quarter of Section 23, Township 1 North, Range 14 West, in Pulaski County, Arkansas, being more particularly described as follows: Beginning at a found 1-inch crimp top pipe used for the northwest corner of the said Southeast Quarter of the Northwest Quarter; thence North 00 Degrees 54 Minutes 49 Seconds East along the west line of Lot 2 of the said Loux Enterprises Addition 387.15 feet to a found $1 / 2$-half inch rebar on the south right-of-way line of Lawson Road; thence along said south line South 54 Degrees 09 Minutes 58 Seconds East 481.95 feet to a set $1 / 2$-inch rebar on the east line of the said Loux Enterprises Addition; thence South 02 Degrees 12 Minutes 29 Seconds West 318.47 feet along the said east line to a found 1-1/2-inch pipe; thence North 87 Degrees 35 Minutes 52 Seconds West 78.83 feet along said south line of said Loux Enterprises Addition to a found $3 / 8$-inch rebar; thence departing said south line South 02 Degrees 07 Minutes 55 Seconds West 314.21 feet to a found one $1 / 2$-inch rebar; thence North 87 Degrees 36 Minutes 25 Seconds West 310.04 feet to a found $1 / 2$-inch rebar; thence North 02 Degrees 08 Minutes 18 Seconds East 314.26 feet to a found $1 / 2$-inch rebar used for the southwest corner of said Loux Enterprises Addition; thence North 01 Degrees 07 Minutes 20 Seconds East 197.71 feet to the point of beginning, containing 276,708 square-feet or 6.35 , acres more or less.

Section 2. That the preliminary site development plan/plat be approved as recommended by the Little Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for Plantation Services Short-Form PD-C, located at 18305 Lawson Road (Z-7200-E), is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.
Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary to affect and designate the change provided for in Section 1 hereof.

Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, 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 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

## PASSED: March 20, 2018

## ATTEST:

## Susan Langley, City Clerk

 APPROVED AS TO LEGAL FORM:
## APPROVED:

Mark Stodola, Mayor

[^0]
[^0]:    Thomas M. Carpenter, City Attorney

