ORDINANCE NO. $\qquad$


#### Abstract

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED DEVELOPMENT - OFFICE TITLED BENNETT OFFICE/RETAIL REVISED PD-O, LOCATED AT 2201 NORTH RODNEY PARHAM ROAD (Z-5282-C), LITTLE ROCK, 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 PD-O, Planned Development - Office, to Revised PD-O:

Z-5282-C: Described as Part of the Southeast $1 / 4$ of the Southwest $1 / 4$ of Section 28, Township 2 North, Range 13 West, City of Little Rock, Pulaski County, Arkansas, being more particularly described as follows: commencing at the southeast corner of the Southeast $1 / 4$ of the Southwest $1 / 4$ of said Section 28, thence North $01^{\circ} 10^{\prime} 03$ " East along the east line of the Southeast $1 / 4$ of the Southwest $1 / 4$, a distance of $\mathbf{8 2 . 5 4}$ feet to the Point of Beginning; thence South $85^{\circ} 29^{\prime} 46^{\prime \prime}$ West, a distance of 15.63 feet; thence South $06^{\circ} 22^{\prime} 57^{\prime \prime}$ East, a distance of 15.00 feet; thence South $82^{\circ} 16^{\prime} 03{ }^{\prime \prime}$ West, a distance of 39.05 feet to a point on the northerly right-of-way line of Rodney Parham Road (eighty (80)-foot right-of-way; thence North $85^{\circ} 07^{\prime} 01^{\prime \prime}$ West along said right-of-way, a distance of 45.17 feet; thence North $37^{\circ} 00^{\prime} 39^{\prime \prime}$ West along said right-of-way, a distance of 41.57; thence North $13^{\circ} 57^{\prime} 46^{\prime \prime}$ East along said right-of-way, a distance of 143.33 feet; thence North $07^{\circ} 41^{\prime} 13^{\prime \prime}$ East along said right-of-way, a distance of 150.45 feet; thence North $12^{\circ} 38^{\prime} 37$ ' East, a distance of 77.86 feet to the south line of (Lot 1, Amended Plat, Pleasant Valley Sub, First Installment); thence South $87^{\circ} 33^{\prime} 38^{\prime \prime}$ East along said south line, a distance of 58.63 feet to a point on the east line of the Southeast $1 / 4$ of the Southwest $1 / 4$,; thence South $01^{\circ}{ }^{10}{ }^{\prime} 03$ " West along said east line, a distance of $\mathbf{3 7 7 . 4 1}$ feet to the Point of Beginning, containing $\mathbf{0 . 8 2 0}$ acres, more or less.

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

Section 3. That the change in zoning classification contemplated for Bennett Office/Retail Revised PD-O, located at 2201 North Rodney Parham Road (Z-5282-C), 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 the 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: April 16, 2024

ATTEST:

## Susan Langley, City Clerk

 APPROVED AS TO LEGAL FORM:
## APPROVED:

Frank Scott, Jr., Mayor

```
Thomas M. Carpenter, City Attorney
//
//
//
//
//
//
//
//
//
//
//
//
```

