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	PLEASANT RIDGE WEST LOT 3C REVISED SHORT-FORM PD-C,
6	LOCATED AT 11701 PLEASANT RIDGE ROAD (Z-8851-A), LITTLE
7	ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF
8	THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER
9	PURPOSES.
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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 PD-
14	C, Planned Development - Commercial to Revised PD-C, Planned Development Commercial:
15	Z-8851-A: Part of the S ½ of the NW ¼, Section 21, T-2-N, R-13-W, Little Rock,
16	Pulaski County, Arkansas more particularly described as: Beginning at the northwest
17	corner of Lot 3B, Pleasant Ridge Subdivision, Little Rock, Arkansas; thence
18	S17°35'31"W along the west line of said Lot 3B said corner lying on the south line of
19	the SE ½ NW ½; thence N87°48'57"W along said south line, 272.79 feet to the
20	southeast corner of the SW 1/4 NW 1/4; thence N87°43'27"W along the south line of
21	said SW $^1\!\!/\!\!4$ NE $^1\!\!/\!\!4$ , 359.21 feet to a point on the east right-of-way line of Pleasant Ridge
22	Road; thence N06°48'54"E along said right-of-way line, 51.86 feet thence
23	northeasterly and continuing along said east right-of-way line, following the arc of a
24	288.31 foot radius curve to the right, a chord bearing and distance of N35°03'59"E,
25	272.92feet; thence N63°18'59"E and continuing along said east right-of-way line, $0.71$
26	feet; thence northeasterly and continuing along said east right-of-way line, following
27	the arc of a 542.96 foot radius curve to the right, a chord bearing and distance of
28	N86°03'59"E, 419.93 feet; thence S71°11'01"E and continuing along said east right-
29	of-way line, 96.41 feet to the point of beginning, containing 4.397 acres, more or less.
30	SECTION 2. That the preliminary site development plan/plat be approved as recommended by the
31	Little Rock Planning Commission.
32	SECTION 3. That the change in zoning classification contemplated for Pleasant Ridge West Lot 3C
33	Revised Short-Form PD-C, located at 11701 Pleasant Ridge Road (Z-8851-A), is conditioned upon

1	obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of
2	the Code of Ordinances.
3	SECTION 4. That this ordinance shall not take effect and be in full force until the final plan approva
4	SECTION 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little
5	Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respect
6	necessary to affect and designate the change provided for in Section 1 hereof.
7	SECTION 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase
8	or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration of
9	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
10	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
11	ordinance.
12	SECTION 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent
13	with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
14	PASSED: April 19, 2016
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16	ATTEST: APPROVED:
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19	Susan Langley, City Clerk Mark Stodola, Mayor
20	APPROVED AS TO LEGAL FORM:
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22 23	Thomas M. Carpenter, City Attorney
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