1	ORDINANCE NO. 21,573
2	
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
5	PARADISE HEIGHTS REVISED SHORT-FORM PCD, LOCATED AT 300
6	EAST ROOSEVELT ROAD (Z-5239-H), LITTLE ROCK, ARKANSAS,
7	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE
8	ROCK, ARKANSAS; AND FOR OTHER PURPOSES.
9	
10	WHEREAS, the applicant is requesting to amend the previously-approved Planned Commercial
11	Development, to allow a mixed use development to occur on the site including residential, office and
12	commercial uses.
13	WHEREAS, the property consisted of two (2) tracts of land of 8.99 acres and 1.43 acres.
14	WHEREAS, the larger tract contained the main hospital building, approximately 500,000 square-feet
15	and security building 3,488 square-feet.
16	WHEREAS, the smaller tract contained two (2) buildings of 9,780 square-feet and 7,600 square-feet.
17	WHEREAS, Little Rock Ordinance No. 16,024, (March 19, 1991), rezoned this site from R-4, Two-
18	Family District, to PCD, Planned Commercial Development, to allow the use of the "Old V.A. Medical
19	Center" with a mix of office, mini-storage, clinics, record and document storage, cold storage, light
20	manufacturing and other similar uses.
21	WHEREAS, during the public hearing process it was determined that the applicant would have all I-
22	1, Light Industrial District, enclosed uses, take access only from Roosevelt Road for Tract 1 and use other
23	access points for emergency access only, and also could not have any industrial uses located 100 feet as
24	measured in a horizontal plane, from any point of the building to the property line.
25	WHEREAS, Little Rock Ordinance No. 16,065, (July 16, 1991) allowed a revision to the existing
26	Planned Commercial Development zoning to add two (2) more uses to the already approved uses. The
27	PCD zoning was approved for a hospital and a nursing home and excluded psychiatric and mental
28	rehabilitation facilities.
29	WHEREAS, the applicant is now requesting to amend the previously-approved PCD to allow a mixed
30	use development, complete renovation and repurposing of the Old VA Hospital. The facility will be a
31	mixed use development of commercial, office and residential uses.
32	WHEREAS, the Little Rock Police Department (LRPD) leases space on the second floor of the facility

and the plan is for LRPD to remain a tenant.

33

WHEREAS, the applicant anticipates the first floor with retail and office space. The retail/office square-footage proposed is 17,686 square-feet.

3

4

5

6

7

8

9

10

11

12

13

14

15

16 17

18

19

20

21

22

23

2425

26

27

28

29

30

3132

33

34

WHEREAS, the second floor is proposed for office uses. The total square-footage proposed for office use is 33,167 square-feet.

WHEREAS, floors 3 - 11 are proposed as residential. The applicant has indicated the floors will be developed with 217 units of residential housing. Of the 217 units, seventy-six (76) units are proposed with one (1)-bedroom, 122 units are proposed with two (2) bedrooms and nineteen (19) units are proposed with three (3) bedrooms.

NOW THEREFORE, 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 Revised PCD, Planned Commercial Development:

Z-5239-H: A part of the Southeast Quarter of Section 10 and Southeast Quarter of Section 11, Township 1 North, Range 12 West, Pulaski County, Arkansas, also a part of Fulk's Subdivision, Rapley Estates, Reeves Subdivision and Van Gran's Subdivision to the City of Little Rock, Pulaski County, Arkansas, being more particularly described as follows: Commencing at a corner common to Section 10, 11, 14 and 15, Township 1 North, Range 12 West, Pulaski County, Arkansas; thence run North 31.4 feet to the point of beginning, said point being also the northeasterly corner of the intersection of Roosevelt Road and Cumberland Street, as established by amended plat dated July 1906, and recorded in Book 81, Page 209; thence run North 0 Degrees 55 Minutes East 164.1 feet; thence run North 88 Degrees 44 Minutes West 168.4 feet to a point in the center of East 25th Street; thence run North 0 Degrees 55 Minutes East 30 feet; thence run North 88 Degrees 44 Minutes West 66.1 feet to a point being the Southwest corner of Lot 7, Block 2 in a Subdivision of Block 18, Rapley Estates; thence run North 0 Degrees 55 Minutes East 456.2 feet to the Northwest corner of Lot 10, Block 2 Fulk's Subdivision; thence run South 88 Degrees 44 Minutes East 360 feet to the Northeast Corner of Lot 7, Block 3, Fulk's Subdivision; thence run South 0 Degrees 25 Minutes West 157.0 feet to a point on the south right-of-way of East 24th Street; thence run North 89 Degrees 12 Minutes East along said south right-way 375.2 feet to a point; thence run South 03 Degrees 45 Minutes West 139.76 feet to a point; thence run South 10 Degrees 49 Minutes West 42.0 feet; thence run South 30 Degrees 04 Minutes West 71.0 feet to a point along the north line of the main drive of subject property; thence run along said drive South 55

Degrees 22 Minutes East 69.0 feet; thence run South 40 Degrees 07 Minutes East 86.0 feet to a point; thence run South 22 Degrees 26 Minutes East 73.0 feet; thence run South 01 Degrees East 82.4 feet to a point on the north right-of-way of Roosevelt Road; thence along the north right-of-way of Roosevelt Road; thence along the north right-of-way of Roosevelt Road, North 89 Degrees 52 Minutes West, 598.8 feet to the point of beginning, Save and Except and there is hereby reserved unto the United States and its assigns from the above described and conveyed hereby reserved unto the United States and its assigns from the above described and conveyed Tract 1, a road right-of-way and easement, co-existent with Grantee's use, on and over the following described part of Tract 1; A part of the Southwest Quarter Section 11, Township 1 North, Range 12 West, Pulaski County, Arkansas and a part of Van Frank's Subdivision to the City of Little Rock, Pulaski County, Arkansas, being more particularly described as follows: Commencing at a corner common to Sections 10, 11, 14 and 15, Township 1 North, Range 12 West, Pulaski County, Arkansas, thence North 31.4 feet to the north right-of-way of Roosevelt Road; thence South 89 Degrees 52 Minutes east along said right-of-way 538.5 feet to a point of beginning; thence South 89 Degrees 52 Minutes East 60.3 feet; thence North 01 Degrees West 82.4 feet; thence North 22 Degrees 26 Minutes West 73.0 feet; thence North 40 Degrees 07 Minutes West 86.0 feet; thence North 55 Degrees 22 Minutes West 45.0 feet; thence South 54 Degrees 23 Minutes West 53.0 feet; thence South 52 Degrees 57 Minutes East 58.0 feet; thence South 37 Degrees 44 Minutes East 71.0 feet; thence South 07 Degrees 04 Minutes 26 Seconds east 120.02 feet to the point of beginning.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16 17

18

19

20

21

22

23

24

25

26

27

28

29

30

3132

33

34

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 Paradise Heights Revised Short-Form PCD, located at 300 East Roosevelt Road (Z-5239-H), 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

1	invalid or unconstitutional was not originally a part of			
Section 7. <i>Repealer</i> . All laws, ordinances, resolutions, or parts of the same that are inconsistent the provisions of this ordinance are hereby repealed to the extent of such inconsistency.				
			PASSED: April 3, 2018	
			ATTEST:	APPROVED:
Susan Langley, City Clerk	Mark Stodola, Mayor			
APPROVED AS TO LEGAL FORM:	Mark Stouola, Mayor			
ATTROVED AS TO LEGAL FORM.				
Thomas M. Carpenter, City Attorney				
//				
//				
//				
//				
//				
//				
//				
//				
//				
//				
//				
//				
//				
//				
//				
//				
//				
//				
//				
//				
//				
//				