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AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED THE
RANCH LONG-FORM PCD AND RIGHT-OF-WAY ABANDONMENT
FOR PATRICK COUNTRY ROAD, LOCATED AT 18020 CANTRELL
ROAD (Z-4343-GG), 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 R-2, Single-Family District, O-3, General Office District, and C-3, General Commercial District, to PCD, Planned Commercial District:

**Z-4343-GG:** TRACT E, (UNRECORDED) THE RANCH - PART OF THE E1/2 OF SECTION 14, LYING NORTH OF ARKANSAS STATE HIGHWAY #10, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY #10 AND THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 14; THENCE N03°07'09"E ALONG SAID WEST LINE, 1054.44 FEET TO THE SOUTHWEST CORNER OF TRACT G-R, THE RANCH, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS; THENCE N88°56'42"E ALONG THE SOUTH LINE OF SAID TRACT G-R, 124.52 FEET; THENCE EASTERLY AND CONTINUING ALONG SAID SOUTH LINE BEING THE ARC OF A 288.31-FOOT RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N80°45'01"E, 82.11 FT.; THENCE N72°35'08"E AND CONTINUING ALONG SAID SOUTH LINE, 176.58 FEET; THENCE EASTERLY AND CONTINUING ALONG SAID SOUTH LINE BEING THE ARC OF A 348.31-FOOT RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N81°58'24"E, 113.90 FEET; THENCE N88°37'13"E AND CONTINUING ALONG SAID SOUTH LINE, 381.10 FEET TO THE SOUTHEAST CORNER OF SAID TRACT G-R; THENCE

S06°12'39"W ALONG THE WEST RIGHT-OF-WAY LINE OF CHENONCEAU **BOULEVARD 187.21 FEET: THENCE SOUTHERLY AND CONTINUING** ALONG SAID WEST RIGHT-OF-WAY LINE BEING THE ARC OF A 924.93-FOOT RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S08°37'50"W, 78.11 FEET; THENCE S11°03'02"W AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 423.82 FEET; THENCE SOUTHERLY AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE BEING THE ARC OF A 984.93-FOOT RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF S06°45'02"W, 147.70 FEET; THENCE S02°27'01"W AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE 229.48 FEET TO THE NORTHEAST CORNER OF LOT 1, TRACT E, THE RANCH; THENCE N75°37'01"W ALONG THE NORTH LINE OF SAID LOT 1, TRACT E, 320.46 FT. TO THE NORTHWEST CORNER THEREOF; THENCE S18°26'17"W ALONG THE WEST LINE OF SAID LOT 1, 333.10 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY #10; THENCE N72°03'23"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 356.96 FEET; THENCE N24°28'40"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 70.00 FEET TO THE POINT OF BEGINNING, **CONTAINING 20.8569 ACRES, MORE OR LESS.** 

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**AND** 

LOT 1, TRACT E, THE RANCH, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, AND BEING SHOWN ON PLAT RECORDED IN PLAT BOOK H, PAGE 26, RECORDS OF PULASKI COUNTY, ARKANSAS, CONTAINING 111,197 SOUARE-FEET, MORE OR LESS.

**AND** 

PART OF THE E1/3 OF THE NW1/4, SECTION 14, T-2-N, R-14-W, CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICUARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE E1/3 OF THE SE1/4 NW1/4, SECTION 14, BEING THE SOUTHWEST CORNER OF TRACT D, BLOCK 1, VALLEY RANCH SUBDIVISION, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE S86°51'18"E ALONG THE SOUTH LINE OF SAID TRACT D, 54.70 FT. TO THE POINT OF BEGINNING; THENCE N26°01'21"E, 151.87 FEET; THENCE N84°15'54"E, 280.01 FEET; THENCE S86°52'51"E, 27.50 FEET; THENCE

S03°07'09"W, 33.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PATRICK COUNTRY ROAD; THENCE N86°52'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 27.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID PATRICK COUNTRY ROAD; THENCE S03°07'09"W ALONG SAID WEST RIGHT-OF-WAY LINE, 149.65 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT D, BLOCK 1; THENCE N86°51'18"W ALONG SAID SOUTH LINE, 335.78 FEET TO THE POINT OF BEGINNING, CONTAINING 1.1382 ACRES, MORE OR LESS.

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AND

PART OF THE E1/3 OF THE SE1/4 NW1/4 AND PART OF THE E1/3 OF THE NE1/4 SW1/4, SECTION 14, T-2-N, R-14-W, CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE A POINT ON THE WEST LINE OF THE E1/3 OF THE SE1/4 NW1/4, SECTION 14, BEING THE SOUTHWEST CORNER OF TRACT D, BLOCK 1, VALLEY RANCH SUBDIVISION, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE S86°51'18"E ALONG THE SOUTH LINE OF SAID TRACT D, EXTENDED 390.48 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PATRICK COUNTRY ROAD; THENCE S03°07'09"W ALONG SAID WEST RIGHT-OF-WAY LINE, 878.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 10 (CANTRELL ROAD); THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING: (1) SOUTHWESTERLY ALONG THE ARC OF A 20.00-FOOT RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF \$50°50'41"W, 29.60 FEET; (2) N81°25'46"W, 74.64 FEET; (3) N72°39'18"W, 225.65 FEET AND (4) N67°15'10"W, 79.12 FEET `TO A POINT ON THE WEST LINE OF THE E1/3 OF THE NE1/4 SW1/4, SECTION 14; THENCE N03°02'47"E ALONG SAID WEST LINE AND ALONG THE WEST LINE OF THE E1/3 OF THE SE1/4 NW1/4, 809.93 FEET TO THE POINT OF BEGINNING, **CONTAINING 7.7343 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 The Ranch Long-Form PCD and Right-of-Way Abandonment for Patrick Country Road, located at 18020 Cantrell Road (Z-4343-GG),

1	is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII,		
2	Section 36-454 (e) of the Code of Ordinances.		
3	<b>SECTION 4.</b> That this ordinance shall not take effect and be in full force until the final plan approval.		
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 respects		
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 or		
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, ordin	nances, 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 5, 2016		
15	ATTEST:	APPROVED:	
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18	Susan Langley, City Clerk	Mark Stodola, Mayor	
19	APPROVED AS TO LEGAL FORM:		
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21 22	Thomas M. Carpenter, City Attorney	-	
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