
#### Abstract

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMERCIAL DEVELOPMENT TITLED BIG ROCK PLAZA REVISED LONG-FORM PCD, LOCATED WEST OF VIMY RIDGE ROAD BETWEEN BIG ROCK AVENUE AND PLEASANT HILL ROAD (Z-9257-A), 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 PCD, Planned Commercial Development, to Revised PCD, Revised Planned Commercial Development: Z-9257-A: Part of the Southeast $1 / 4$ of the Northeast $1 / 4$ of Section 17, Township 1 South, Range 13 West, City of Little Rock, Pulaski County, Arkansas, being more particularly described as follows: Beginning at the southwest corner of said Southeast $1 / 4$ of the Northeast $1 / 4$; thence North 02 degrees 34 minutes 02 seconds East, along the West line of said Southeast $1 / 4$ of the Northeast $1 / 4$, a distance of $\mathbf{8 7 7 . 2 3}$ feet; thence South 86 degrees 43 minutes $\mathbf{4 6}$ seconds East, a distance of $\mathbf{1 8 3 . 5 0}$ feet; thence South 67 degrees 05 minutes 54 seconds East, a distance of 361.67 feet; thence South 87 degrees 06 minutes 39 seconds East, a distance of $\mathbf{3 4 6 . 3 9}$ feet; thence, South 87 degrees $\mathbf{0 6}$ minutes $\mathbf{4 2}$ seconds East, a distance of 303.84 feet; thence North 64 degrees 31 minutes 56 seconds East, a distance of 165.28 feet to a point in the centerline of Vimy Ridge Road; thence South 02 degrees 48 minutes 23 seconds West along said centerline, a distance of $\mathbf{6 9 7 . 3 4}$ feet to a point on the Northerly right-of-way line of an AP\&L power line; thence South 54 degrees 06 minutes 02 seconds West along said right-of-way, a distance of 169.28 feet to a point in the center of Pleasant Hill Road; thence North 88 degrees $\mathbf{2 6}$ minutes $\mathbf{0 6}$ seconds West along said Pleasant Hill Road, a distance of $\mathbf{1 , 1 8 3 . 4 5}$ feet to the Point of Beginning containing $\mathbf{2 3 . 2 6}$ 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 Big Rock Revised LongForm PCD, located west of Vimy Ridge Road, between Big Rock Avenue and Pleasant Hill Road (Z-9257-
A), 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: April 7, 2020

## ATTEST:

## Susan Langley, City Clerk

## APPROVED AS TO LEGAL FORM:

## APPROVED:

Frank Scott, Jr., Mayor

