ORDINANCE I	NO.
ORDINATICE	.10.

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AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMERCIAL DEVELOPMENT TITLED PBGH SHORT-FORM PCD, LOCATED NORTHWEST OF THE INTERSECTION OF COLONEL GLENN ROAD AND MARSH ROAD (Z-9495), PULASKI COUNTY, 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, to PCD, Planned Commercial Development:

Z-9495: A tract of land being a part of the Southwest ¼ of the Southwest 1/4 of Section 11, Township 1 North, Range 14 West, Pulaski County, Arkansas, being more particularly described as follows: Commencing at the southeast corner of the Southwest ¼ of the Southwest ¼ of Section 11; thence North 01 degrees 56 minutes 06 seconds East, a distance of 154.57 feet to a set 1/2" rebar on the north right-of-way line of Colonel Glenn Road (County Road 27); thence, along said right-of-way line North 50 degrees 17 minutes 16 seconds West, a distance of 122.79 feet to a 1/2-inch rebar, said point being the point of beginning; thence, continuing along said right-of-way line the following courses: North 50 degrees 17 minutes 16 seconds West, a distance of 131.93 feet to a found one (1)-inch pipe; thence North 50 degrees 03 minutes 34 seconds west a distance of 169.71 feet to a found one (1)-inch pipe; thence, leaving said right-of-way line North 26 degrees 02 minutes 16 seconds East, a distance of 216.92 feet to a found one (1)-inch pipe; thence, South 50 degrees 16 minutes 18 seconds East, a distance of 53.40 feet to a found one (1)-inch pipe; thence North 00 degrees 20 minutes 42 seconds East, a distance of 136.72 feet to a found one (1)-inch pipe; thence, South 52 degrees 58 minutes 18 seconds East a distance of 254.30 feet to a found one (1)-inch pipe; thence, South 01 degrees 56 minutes 08 seconds West a distance of 208.80 feet to a set ½-inch rebar; thence, South 38 degrees 12 minutes 19 seconds West a distance of 164.06 feet back to the point of beginning, said tract containing 96,832 square-feet, more or less.

1	Section 2.	That the preliminary site development	ment plan/plat be approved as recommended by the Little		
2	Rock Planning	Commission.			
3	Section 3. That the change in zoning classification contemplated for the PBGH Short-Form PCD				
4	located northwest of the intersection of Colonel Glenn Road and Marsh Road (Z-9495), is conditioned upon				
5	obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of				
6	the Code of Ordinances.				
7	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.				
8	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock				
9	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary				
10	to affect and designate the change provided for in Section 1 hereof.				
11	Section 6.	Severability. In the event any tit	cle, section, paragraph, item, sentence, clause, phrase, or		
12	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or				
13	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and				
14	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the				
15	ordinance.				
16	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with				
17	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.				
18	PASSED: Ap	ril 7, 2020			
19	ATTEST:		APPROVED:		
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22	Susan Langley, City Clerk		Frank Scott, Jr., Mayor		
23	APPROVED .	AS TO LEGAL FORM:			
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25	Th M. C	C:4 A44	-		
26		arpenter, City Attorney			
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