1	ORDINANCE NO		
2			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND TO ESTABLISH A PLANNED COMMERCIAL DEVELOPMENT,		
5	TITLED TRACT 404, CHENAL VALLEY PCD, LOCATED AT		
6	NORTHEAST CORNER OF HIGHWAY 10 AND MORGAN CEMETERY		
7	ROAD (Z-9765), LITTLE ROCK, PULASKI COUNTY, ARKANSAS,		
8	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE		
9	ROCK, ARKANSAS; AND FOR OTHER 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 R-2,		
14	Single-Family District, to PCD, Planned Commercial Development:		
15	Z-9765 : DESCRIBED AS PART OF THE NW1/4 OF SECTION 16, T-2-N, R-14-W,		
16	PULASKI COUNTY, ARKANSAS, LYING NORTH OF ARKANSAS STATE		
17	HIGHWAY NO. 10, MORE PARTICULARLY DESCRIBED AS FOLLOWS:		
18	COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;		
19	THENCE N89°06'00"W ALONG THE NORTH LINE OF SAID SECTION 16,		
20	3650.36 FT. TO THE POINT OF BEGINNING; THENCE S03°17'19"E, 280.12 FT.;		
21	THENCE S00°55'01"W, 275.72 FT. TO A POINT ON THE NORTH RIGHT-OF-		
22	WAY LINE OF ARKANSAS STATE HIGHWAY NO. 10, BEING 40.00 FT. FROM		
23	THE CENTERLINE THEREOF; THENCE N61°13'28"W ALONG SAID SOUTH		
24	RIGHT-OF-WAY LINE, 374.22 FT.; THENCE NORTHWESTERLY		
25	CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING THE ARC		
26	OF A 1,472.60-FOOT RADIUS CURVE TO THE LEFT, A CHORD BEARING AND		
27	DISTANCE OF N73°21'04"W, 612.99 FT.; THENCE N01°07'35"W, 214.24 FT. TO		
28	A POINT ON THE NORTH LINE OF SAID SECTION 16; THENCE S89°04'37"E		
29	ALONG SAID NORTH LINE, 907.98 FEET TO THE POINT OF BEGINNING,		
30	CONTAINING 7.2289 ACRES, MORE OR LESS.		
31	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock		
32	Planning Commission.		
33	Section 3. That the change in zoning classification contemplated for Tract 404, Chenal Valley PCD,		

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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 approval.		
4	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
5	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary		
6	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, or		
8	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, ordinances, resolutions, or parts of the same that are inconsistent with		
13	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
14	PASSED: May 16, 2023		
15	ATTEST:	APPROVED:	
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18	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
19	APPROVED AS TO LEGAL FORM:		
2021			
22	Thomas M. Carpenter, City Attorney	_	
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