ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERICAL DISTRICT, TITLED CANTRELL WEST RETAIL CENTER PCD, LOCATED AT 15122 CANTRELL ROAD (Z-5817-K), 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 R-2, Single-Family District, and PD-O, Planned District – Office, to PCD, Planned Commercial District:

Z-5817-K: Described as lands lying in the fractional Northwest Quarter of the fractional Northwest Quarter of Section 19, Township 2 North, Range 13 West, City of Little Rock, Pulaski County, Arkansas more particularly described as follows: Beginning at the northeast corner of Lot 2, Magnolia Terrace Addition to the City of Little Rock, filed for record book H, page 797, records of Pulaski County, Arkansas, South 01°36'50" West, 315.13 feet to a point on the northern right-of-way of Arkansas Highway 10; thence continuing along said Highway 10 right-of-way the following calls; thence North 71°24'16" West, 75.82 feet; thence North 66°20'27" West, 150.98 feet; thence North 86°13'54" West, 76.86 feet; thence North 79°17'59" West, 76.17 feet; thence North 72°18'55" West, 63.58 feet; thence North 75°22'55" West, 43.24 feet; thence leaving said Highway 10 right-of-way along the north right-of-way of Rummel Road the following calls; thence North 15°07'15" West, 88.11 feet; thence North 64°10'34" West, 128.52 feet; thence North 13°12'09" West, 75.26 feet; thence North 09°39'14"West, 54.33 feet; thence leaving said Rummel Road right-of-way South 86°57'03" East, 478.07 feet thence South 75°50'22" East, 166.20 feet; thence South 01°38'21" West, 20.98 feet containing 3.803 acres, more or less.

Section 2. That the preliminary site development plan/plat be approved as presented to the Little Rock Planning Commission.

Section 3. That the change in zoning classification contemplated for Cantrell West Retail Center PCD, located at 15122 Cantrell Road (Z-5817-K), 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: May 17, 2022

ATTEST: **APPROVED:**

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Susan Langley, City Clerk **Frank Scott, Jr., Mayor**

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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