1	ORDINANCE NO.		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A CONCEPTUAL PLANNED COMMERCIAL		
5	DISTRICT TITLED 10115 RODNEY PARHAM ROAD CONCEPTUAL		
6	PCD, LOCATED AT 10115 RODNEY PARHAM ROAD (Z-9103-B),		
7	LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING		
8	MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER		
9	PURPOSES.		
10	TORT OSES.		
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 O-3		
14	General Office District, to Conceptual PCD, Planned Commercial District:		
15	Z-9103-B: Described as A tract of land located in the SE 1/4 OF THE NW 1/4,		
16	Section 34, Township 2 North, Range 13 West, City of Little Rock, Pulaski County		
17	Arkansas, being more particularly described as follows: Commencing at the		
18	southeast comer of the SE 1/4 of the NW 1/4 of said Section 34, T-2-N, R-13-W;		
19	thence along the south line of said SE 1/4, NW 1/4, N 89"10'56" W 654.57 feet to a		
20	point; thence N06°13'31" W 95.97 feet to the Point of Beginning; thence continuing		
21	N06° 13'31" W 189.64 feet to the northwest comer of said tract; thence N49°02'55"		
22	E 214.75 feet to the south right-of-way line of Rodney Parham Road; thence along		
23	said south right-of-way line S48°35'05" E 233.70 feet to the northeast corner of said		
24	tract; thence S17°11'25" W 179.17 feet to the southeast corner of said tract; thence		
25	S89°14'15" W 263.97 feet to the Point of Beginning, and containing 1.82 acres, more		
26	or less.		
27	AND		
28	A tract of land located in the SE 1/4 OF THE NW 1/4, and the NE 1/4 OF THE SW		
29	1/4, all in Section 34, Township 2 North, Range 13 West, City of Little Rock, Pulaski		
30	County Arkansas, being more particularly described as follows: Commencing at the		
31	southeast corner of the SE 1/4 of the NW 1/4 of said Section 34, T-2-N, R-13-W;		
32	thence along the south line of said SE I/4, NW 1/4, N80°10'56" W 401.33 feet to the		
33	Point of Beginning; thence S17"1 l'25" W 7.87 feet to the southeast corner of said		
34	tract; thence S 89° 141 15" W 250.05 feet to the southwest comer of said tract; thence		

1	N03°26'11" W 14.48 feet to a point on the south line of said SE 1/4, NW 1/4; thence			
2	N08°13'31" W 95.97 feet to the northwest comer of said tract; thence N89°14'15" E			
3	263.97 feet to a point; thence N17°11'25" E 179.17 feet to a point on the south right-			
4	S48°35'05" E 32.90 feet to the northeast comer of said tract; thence S 17°11'25" W 263.71 feet to the Point of Beginning, and containing 0.80 acres, more or less.			
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3	The South 100 feet of the above described property which shall be zoned OS, Open			
)	Space District.			
	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 10115 Rodney Parham Road			
	Conceptual PCD, located at 10115 Rodney Parham Road (Z-9103-B), 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, ordinar	nces, resolutions, or parts of the same that are inconsistent with		
	the provisions of this ordinance are hereby r	repealed to the extent of such inconsistency.		
	PASSED: May 18, 2021			
	ATTEST:	APPROVED:		
	Susan Langley, City Clerk	Frank Scott, Jr., Mayor		
	APPROVED AS TO LEGAL FORM:			
	Thomas M. Carpenter, City Attorney			

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