1	ORDINANCE NO
2	
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4	AND TO ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED
5	BASELINE ROAD SHOPPING CENTER PCD, LOCATED AT THE
6	SOUTHWEST CORNER OF BASELINE ROAD AND RECK ROAD (Z-
7	8259-A), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL
8	ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR
9	OTHER PURPOSES.
10	
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 and PCD, Planned Commercial District, to PCD, Planned Commercial District:
15	Z-8259-A : DESCRIBED AS THAT PORTION OF THE NORTHEAST QUARTER
16	OF THE NORTHEAST QUARTER, SECTION 6, T-1-S, R-12-W, PULASKI
17	COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
18	COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4 NE1/4, RUN
19	THENCE SOUTH 03°45'23" WEST (GRID BEARING), A DISTANCE OF 258.59
20	FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03°45'23" WEST, A
21	DISTANCE OF 173.56 FEET; THENCE NORTH 86°56'00" WEST, A DISTANCE
22	OF 554.87 FEET; THENCE NORTH 03°57'39" EAST, A DISTANCE OF 401.25
23	FEET; THENCE SOUTH 85°44'23" EAST, A DISTANCE OF 5.92 FEET; THENCE
24	SOUTH 78°37'03" EAST, A DISTANCE OF 80.62 FEET; THENCE SOUTH
25	83°50'00" EAST, A DISTANCE OF 150.08 FEET; THENCE SOUTH 04°15'27"
26	WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 85°44'33" EAST, A
27	DISTANCE OF 25.00 FEET; THENCE NORTH 63°42'38" EAST, A DISTANCE OF
28	29.25 FEET; THENCE SOUTH 87°30'07" EAST, A DISTANCE OF 132.56 FEET;
29	THENCE SOUTH 03°45'23" WEST, A DISTANCE OF 218.43 FEET; THENCE
30	SOUTH 87°09'14" EAST, A DISTANCE OF 134.84 FEET TO THE POINT OF
31	BEGINNING, CONTAINING 4.276 ACRES, MORE OR LESS.
32	AND
33	LOT 1, HILL-THOMAS ADDITION, NOW IN THE CITY OF LITTLE ROCK,
34	PULASKI COUNTY, ARKANSAS, LESS AND EXCEPT THAT PORTION OF

1	SAID LOT 1 CONVEYED TO	THE ARKANSAS STATE HIGHWAY	
2	COMMISSION IN WARRANTY DEED DATED DECEMBER 9, 1988, FILED FOR		
3	RECORD JANUARY 13, 1989, OF RECORD AS DOCUMENT NO. 89-02694,		
4	RECORDS OF PULASKI COUNTY, ARKANSAS.		
5	Section 2. That the preliminary site development plan/plat be approved as presented to the Little Roc		
6	Planning Commission.		
7	Section 3. That the change in zoning classification contemplated for Baseline Road Shopping Center		
8	PCD, located at the southwest corner of Baseline Road and Reck Road (Z-8259-A)s is conditioned upo		
9	obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of		
10	the Code of Ordinances.		
11	Section 4. That this ordinance shall not tak	te effect and be in full force until the final plan approval.	
12	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock		
13	Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary		
14	to affect and designate the change provided for in Section 1 hereof.		
15	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
16	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration o		
17	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
18	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of th		
19	ordinance.		
20	Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with		
21	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
22	PASSED: June 21, 2022		
23	ATTEST:	APPROVED:	
24			
25			
26	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
27	APPROVED AS TO LEGAL FORM:		
28			
29 30	Thomas M. Carpenter, City Attorney	-	
31	// Attorney		
32	// //		
33	// //		
34	// //		
35	//		
36	//		