1	ORDINANCE NO		
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3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED OFFICE DISTRICT TITLED DASH		
5	HEATING AND COOLING SHORT-FORM PD-O, LOCATED AT 12417		
6	CANTRELL ROAD (Z-6060-A), LITTLE ROCK, ARKANSAS, AMENDING		
7	THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,		
8	ARKANSAS; AND FOR OTHER PURPOSES.		
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10	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK		
11	ARKANSAS.		
12	Section 1. That the zoning classification of the following described property be changed from R-2		
13	Single-Family District to PD-O, Planned Development Office District:		
14	<b>Z-6060-A</b> : Lot 1 St. Michael's Episcopal Church Addition, Lot 1 Piedmont		
15	Subdivision and part of the NE 1/4 Section 20, Township 2 North, Range 13 West, Little		
16	Rock, Pulaski County, Arkansas, more particularly described as follows: Beginning		
17	at the northeast corner of Lot 13, Piedmont Subdivision; thence North 88°08'47"		
18	West 191.68 feet; thence North 01°51'03" East 160.68 feet; thence North 26°22'22"		
19	East 121.86 feet; thence continuing North 26°22'22" East 78.1 feet; thence North		
20	68°19'24" East 4.00 feet; thence North 01°23'47" East 136.15 feet to a point on the		
21	southerly right-of-way line of Cantrell Road (AR State Highway 10); thence along		
22	said right-of-way line, North 87°29'19" East 86.26 feet; thence continuing along said		
23	right-of-way line South 87°48'10" East 84.85 feet; thence continuing along said right-		
24	of-way line South 13°52'28" West 20.68 feet; thence continuing along said right-of-		
25	way line South 87°47'30" East 25.30 feet; thence continuing along said right-of-way		
26	line South 88°44'31" East 11.07 feet; thence continuing along said right-of-way line		
27	North 29°11'02" East 21.46 feet; thence continuing along said right-of-way line, North		
28	89°08'01" East 29.50 feet; thence South 13°28'12" West 175.48 feet; thence along a		
29	curve to the left having a radius of 132.40 feet, an arc length of 92.86 feet and a chord		

which bears South 33°46'39" East 90.97 feet; thence North 51°47'29" East 21.58 feet;

thence along a curve to the left having a radius of 170.74 feet, an arc length of 44.28

feet, and a chord which bears South 58°45'16' East 44.08 feet; thence South 63°18'27" East 198.54 feet; thence South 02°00'53" West 288.48 feet; thence North

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1	87°10'34" West 165.23 feet; thence North 87°44'31" West 229.95 feet; thence North		
2	01°51'11" East 119.99 feet to the point of beginning containing 5.475 acre, more or		
3	less.		
4	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little		
5	Rock Planning Commission.		
6	Section 3. That the change in zoning classification contemplated for Dash Heating and Cooling Short-		
7	Form PD-O, located at 12417 Cantrell Road (Z-6060-A), is conditioned upon obtaining final plan approval		
8	within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.		
9	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.		
10	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,		
11	Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary		
12	to affect and designate the change provided for in Section 1 hereof.		
13	Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
14	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
15	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
16	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the		
17	ordinance.		
18	Section 7. Repealer. All laws, ordinance	s, resolutions, or parts of the same that are inconsistent with	
19	the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
20	PASSED: June 6, 2017		
21	ATTEST:	APPROVED:	
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24	Susan Langley, City Clerk	Mark Stodola, Mayor	
25	APPROVED AS TO LEGAL FORM:		
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27 28	Thomas M. Carpenter, City Attorney		
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