	ORDINANCE	NO.
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AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED MIDTOWN AND FAIR PARK REVISED SHORT-FORM PCD, LOCATED ON THE SOUTHWEST CORNER OF INTERSTATE 630 AND FAIR PARK BOULEVARD (Z-8472-D), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

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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 PCD, Planned Commercial Development, to Revised PCD, Planned Commercial Development:

Z-8472-D: All of Block 3 all of Block 4, and part of the alleys and street rights-of-way vacated by the City of Little Rock Ordinance No. 20,151, all in Perry Heights Addition to the City of Little Rock, Pulaski County, Arkansas, being more particularly described as follows: Beginning the Northwest corner of Lot 2, Mid-Town at Fair Park Addition; thence North 87°16'05" West, 131.99 feet; thence along a curve to the left having a radius of 50.0 feet, an arc distance of 29.36 feet and a chord bearing and distance of North 32°58'23" East, 28.94 feet; thence North 87°16'05" West, 31.33 feet; thence North 00°51'32" East, 59.21 feet; thence along a curve to the left having a radius of 50.00 feet, an arc distance of 29.35 feet and a chord bearing and distance of North 82°10'00" West, 22.16 feet; thence North 00°51'32" East, 180.0 feet and a chord bearing and distance of North 82°10'00" West, 22.16 feet; thence North 00°51'32" East, 180.0 feet to a point on the southerly right-of-way line of Interstate Highway No. 630; thence along said right-of-way line, North 75°06'28" East, 81.49 feet; thence continuing along said right-of-way line, North 75°08'28" East, 81.49 feet; thence continuing along said right-of-way line, South 88°39'59" East, 283.51 feet; thence continuing along said right-of-way line South 85°37'57" East, 257.34 feet; thence continuing along said right-of-way line, South 24°37'18" East, 40.81 feet; thence continuing along said right-of-way line, South 04°33'16" West, 43.61 feet; thence continuing along said right-of-way line, South 88°32'27" East, 0.71 feet to a point of the west right-of-way line of Fair Park Boulevard; thence along said right-of-way line,

1	South 00°26'02" East, 92.00 feet; thence continuing along said right-of-way line,			
2	South 01°25'34" West, 63.02 feet; thence continuing along said right-of-way line on a			
3	curve to the right having a radius of 25.0 feet, an arc distance of 39.84 feet and a chord			
4	bearing and distance of South 47°04'39" West, 35.76 feet; thence North 87°16'05"			
5	West, 170.07 feet; thence along a curve to the left having a radius of 130.0 feet, an arc			
6	distance of 130.98 feet and a chord bearing and distance of South 63°52'04" West,			
7	125.51 feet; thence North 41°39'14" West, 42.08 feet; thence North 87°16'05" West,			
8	129.38 feet to the point of beginning, containing 4.039 acres, more or less.			
9	Section 2. That the preliminary site developmen	nt plan/plat be approved as recommended by the Little		
0	Rock Planning Commission.			
1	Section 3. That the change in zoning classification	on contemplated for Mid-town and Fair Park Revised		
2	Short-form PCD, located on the Southwest corner of I-630 and Fair Park Boulevard (Z-8472-D) is			
3	conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article VII, Section			
4	36-454 (e) of the Code of Ordinances.			
5	Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.			
6	Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,			
7	Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary			
8	to affect and designate the change provided for in Section 1 hereof.			
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0	Section 6. Severability. In the event any title,	section, paragraph, item, sentence, clause, phrase, or		
1	word of this ordinance is declared or adjudged to	be invalid or unconstitutional, such declaration or		
2	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and			
3	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the			
4	ordinance.			
5	Section 7. Repealer. All laws, ordinances, reso	lutions, or parts of the same that are inconsistent with		
6	the provisions of this ordinance are hereby repealed t	o the extent of such inconsistency.		
7	PASSED: June 6, 2017			
}	ATTEST:	APPROVED:		
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)	Susan Langley, City Clerk	Mark Stodola, Mayor		
2	APPROVED AS TO LEGAL FORM:			
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5	Thomas M. Carpenter, City Attorney			