1	ORDINANCE NO
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3	AN ORDINANCE TO REPEAL ORDINANCE NO. 20,911 (AUGUST 5,
4	2014) TITLED ISLAMIC CENTER LONG-FORM PCD, LOCATED
5	BETWEEN 40 TH STREET AND COLONEL GLENN ROAD, ON THE
6	WEST SIDE OF WHITFIELD STREET (Z-2502-C), IN THE CITY OF
7	LITTLE ROCK, ARKANSAS, AND REVOKING A PLANNED ZONING
8	DISTRICT; AND FOR OTHER PURPOSES.
9	DISTRICT, IN DICK STILLE CHI GELS.
10	WHEREAS, Ordinance No. 20,911 was passed on August 5, 2014, establishing a PZD, Plannec
11	Zoning District, titled Islamic Center Long-Form PCD (Z-2502-C); and
12	WHEREAS, the mixed-use development approved for Islamic Center Long-Form PCD (Z-2502-C) is
13	no longer a viable project and the owner of the subject property has requested the repeal of the PZE
14	ordinance and restoration of the zoning classification as previously existed; and
15	WHEREAS, the Little Rock Planning Commission reviewed the request for revocation for Islamic
16	Center Long-Form PCD (Z-2502-C) at their June 8, 2017, public hearing and voted 11 ayes, 0 nays and 0
17	absent to forward the revocation request to the Little Rock Board of Directors for final action.
18	NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
19	OF LITTLE ROCK, ARKANSAS.
20	Section 1. That Ordinance Number 20,911 is hereby repealed, removing from the Official Zoning
21	Map the classification PCD, Planned Commercial Development.
22	Section 2. That the underlying MF-12, Multifamily District, and C-3, General Commercial District
23	zoning classifications be restored to the property described as: Part of the Southeast Quarter of the
24	Southeast Quarter of Section 14, Township 1 North, Range 13 West described as follows:
25	Z-2502-C : Commencing at an existing concrete nail marking the northwest corner
26	of said SE 1 4 SE 1 4; thence S87°08'05''E, along the north line thereof, 420.40 feet to a
27	set mag nail; thence S01°41'37"W, leaving said north line of SE $\frac{1}{4}$ SE $\frac{1}{4}$, 27.71 feet to
28	a set ½-inch rebar on the southerly right-of-way line of West 40 th Street per final plat
29	of Lot 3, Houghland Addition by RLS No. 1402, Dated May 20, 2010; thence
30	S87°23'58"E, along said southerly right-of-way line, 382.83 feet to a set ½-inch rebar;
31	thence 31.08 feet, along the arc of a curve to the right, having a radius of twenty (20)
32	feet and a chord bearing and distance of S42°52'41"E 28.05 feet to a set $\frac{1}{2}$ -inch rebar
33	on the westerly right of way line of Whitfield Street per final plat of Lat 3. Houghland

Addition by RLS No. 1402, Dated May 20, 2010; thence S01°38'35"W along said 1 2 westerly right line, 904.84 feet to a set ½-inch rebar; thence 17.76 feet, along the arc 3 of a curve to the right, having a radius of twenty (20) feet and a chord bearing and 4 distance of S27°05'07"W 17.18 feet to a set 1/2-inch rebar on the northerly right-of-5 way line of Arkansas State Highway 5; thence, along said northerly right-of-way line, the following bearings and distances: S52°31'39"W 29.12 feet to an existing right-of-6 way nail, \$60°53'55"W 130.10 feet to a set \(\frac{1}{2}\)-inch rebar, \$63°54'18"W 70.0 feet to a 7 8 set ½-inch rebar; thence N01°43'58"E, leaving said northerly right-of-way line, 9 283.81 feet to a set ½-inch rebar; thence N87°08'25"W 200.0 feet to a set ½-inch rebar; 10 thence N01°44'13"E 143.35 feet to an existing iron pin; thence N01°41'37"E 632.82 feet to the point of beginning containing 8.231 acres, more or less, being subject to 11 12 public road rights of way and any easements of record according to a survey by 13 Anderson Surveying, Inc. PLS No. 1272, Job No. 13-10-26. 14 **Section 3.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, 15 Arkansas, and designated District Map be and is hereby amended to the extent and in the respects necessary 16 to affect and designate the change provided for in Sections 1 and 2 hereof. 17 **Section 4.** Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or 18 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or 19 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and 20 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the 21 ordinance. 22 Section 5. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with 23 the provisions of this ordinance are hereby repealed to the extent of such inconsistency. 24 **PASSED:** July 5, 2017 25 **ATTEST: APPROVED:** 26 27 Susan Langley, City Clerk **Mayor Mark Stodola** 28 29 APPROVED AS TO LEGAL FORM: 30 31 32 Thomas M. Carpenter, City Attorney 33 // 34 //

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