1	ORDINANCE NO.		
2			
3	AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT		
4	AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED		
5	LOTS 9B – 9E NORTHWEST TERRITORY SHORT-FORM PCD		
6	REINSTATEMENT, LOCATED ON THE SOUTH SIDE OF THE CHENAL		
7	PARKWAY AND NORTH OF CANTRELL ROAD, JUST WEST OF THE		
8	CHENAL PARKWAY AND CANTRELL ROAD INTERSECTION (Z-5099-		
9	G), LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING		
10	MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER		
11	PURPOSES.		
12			
13	BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,		
14	ARKANSAS.		
15	Section 1. That the zoning classification of the following described property be changed from PCD,		
16	Planned Commercial Development, Expired to PCD, Planned Commercial Development:		
17	Z-5099-G: Part of the NW ¹ / ₄ of Section 15, T-2-N, R-14-W, Pulaski County,		
18	Arkansas, more particularly described as: Beginning at the northwest corner of Lot		
19	9A, Northwest Territory Addition, an Addition to the City of Little Rock, Arkansas;		
20	thence S09°14'31"W along the west line of said Lot 9A, 400.13 feet to the southwest		
21	corner thereof, said corner lying on the north right-of-way line of Arkansas State		
22	Highway 10; thence westerly along said north right-of-way line, the following		
23	bearings and distances: N61°01'00'W, 83.45 feet; S87°35'34"W, 123.69 feet and		
24	N73°13'41"W, 252.49 feet; thence N09°14'31"E, 532.92 feet to a point of the south		
25	right-of-way line of Chenal Parkway; thence S60°28'08''E along said south right-of-		
26	way line, 429.62 feet; thence southeasterly and continuing along said south right-of-		
27	way line, being the arc of a 527.96-foot radius curve to the right, a chord bearing and		
28	distance of S57°36'41"E, 51.15 feet to the point of beginning containing 4.8368 acres,		
29	more or less.		
30	Section 2. That the preliminary site development plan/plat be approved as recommended by the Little		
31	Rock Planning Commission.		
32	Section 3. That the change in zoning classification contemplated for Lots 9B – 9E Northwest Territory		

33 Short-Form PCD Reinstatement, located on the south side of the Chenal Parkway and north of Cantrell

Road, just west of the Chenal Parkway and Cantrell Road intersection (Z-5099-G), is conditioned upon

1	obtaining final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of
2	the Code of Ordinances.

3 Section 4. That this ordinance shall not take effect and be in full force until the final plan approval.

4 Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,

5 Arkansas, and designated District Map be and is hereby amended to the extent and in the respects necessary 6 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.

12 **Section 7.** *Repealer.* All laws, ordinances, resolutions, or parts of the same that are inconsistent with 13 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

14 **PASSED:** July 5, 2017

15	ATTEST:	APPROVED:
16		
17		
18	Susan Langley, City Clerk	Mayor Mark Stodola
19	APPROVED AS TO LEGAL FORM:	
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21		
22	Thomas M. Carpenter, City Attorney	
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