| 1 | ORDINANCE NO |
|----------|--|
| 2 | |
| 3 | AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT |
| 4 | AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED |
| 5 | CHENAL PARK CENTER SHORT-FORM PCD, LOCATED AT 15100 - |
| 6 | 15198 CHENAL PARKWAY (Z-4470-M), LITTLE ROCK, AMENDING |
| 7 | THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, |
| 8 | ARKANSAS; AND FOR OTHER PURPOSES. |
| 9 | |
| 10 | BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, |
| l 1 | ARKANSAS. |
| 12 | Section 1. That the zoning classification of the following described property be changed from C-2, |
| 13 | Shopping Center District, to PCD, Planned Commercial District: |
| 14 | Z-4470-M : DESCRIBED AS PART OF THE NW1 / 4 OF SECTION 6, TOWNSHIP |
| 15 | 1 NORTH, RANGE 13 WEST, IN THE CITY OF LITTLE ROCK, PULASKI |
| 16 | COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS |
| 17 | FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF LOT 5, CHEN AL |
| 18 | COMMERCIAL PARK, (RECORDED IN PLAT BOOK E, PAGE 425); THENCE |
| 19 | SOUTH 82 DEGREES 03 MINUTES 16 SECONDS EAST ALONG THE |
| 20 | SOUTHERLY LINE OF THE SAID LOT 5 A DISTANCE OF 88.85 FEET TO THE |
| 21 | POINT OF "BEGINNING; THENCE CONTINUING SOUTH 82 DEGREES 09 |
| 22 | MINUTES 53 SECONDS EAST ALONG THE SAID SOUTHERLY LINE OF LOT |
| 23 | 5 A DISTANCE OF 336.93 FEET; THENCE ALONG SAID SOUTHERLY LINE |
| 24 | ON A CURVE TO THE RIGHT HAVING A RADIUS OF 376. 72 FEET, AN ARC |
| 25 | LENGTH OF 329.27 FEET AND A CHORD WHICH BEARS SOUTH 57 DEGREES |
| 26 27 | 06 MINUTES 24 SECONDS EAST 318.89 FEET; THENCE ALONG SAID SOUTHERLY LINE SOUTH 31 DEGREES 54 MINUTES |
| 28 | 40 SECONDS EAST 7.66 FEET; THENCE AL.ONG SAID SOUTHERLY LINE ON |
| 29 | A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH |
| 30 | OF 46.58 FEET AND A CHORD WHICH BEARS SOUTH 76 DEGREES 28 |
| 31 | MINUTES 42 SECONDS EAST 42 04 FEET TO A POINT ON THE NORTHERLY |

RIGHT-OF-WAY OF CHENAL PARKWAY, 50-FOOT RIGHT-OF-WAY);

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE

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| 1 | FOLLOWING COURSES AND DISTANCES: (1) ALONG A CURVE TO THE |
|----|---|
| 2 | LEFT HAVING A RADIUS OF 724.07 FEET, AN ARC LENGTH OF 18.78 FEET |
| 3 | AND A CHORD WITH BEARS SOUTH 58 DEGREES 10 MINUTES |
| 4 | 03 SECONDS WEST 18. 78 FEET; (2) THENCE SOUTH |
| 5 | 57 DEGREES 42 MINUTES 33 SECONDS WEST 263.84 FEET; |
| 6 | (3) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 904.93 |
| 7 | FEET, AN ARC LENGTH OF 621.24 FEET AND A CHORD WHICH BEARS |
| 8 | SOUTH 77 DEGREES 20 MINUTES 52 SECONDS WEST 609.11 FEET; THENCE, |
| 9 | LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 19 DEGREES |
| 10 | 46 MINUTES 21 SECONDS EAST 552.28 FEET TO THE POINT OF BEGINNING. |
| 11 | TRACT CONTAINING 270,400 SQUARE-FEET OR 6.208 ACRES, MORE OR |
| 12 | LESS. |
| 13 | Section 2. That the preliminary site development plan/plat be approved as recommended by the Little |
| 14 | Rock Planning Commission. |
| 15 | Section 3. That the change in zoning classification contemplated for Chenal Park Center Short-Form |
| 16 | PCD, located at 15100 - 15198 Chenal Parkway (Z-4470-M), is conditioned upon obtaining final plan |
| 17 | approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances. |
| 18 | Section 4. That this ordinance shall not take effect and be in full force until the final plan approval. |
| 19 | Section 5. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock, |
| 20 | Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary |
| 21 | to affect and designate the change provided for in Section 1 hereof. |
| 22 | Section 6. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or |
| 23 | word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or |
| 24 | adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and |
| 25 | effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the |
| 26 | ordinance. |
| 27 | Section 7. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent with |
| 28 | the provisions of this ordinance are hereby repealed to the extent of such inconsistency. |
| 29 | PASSED: July 7, 2020 |
| 30 | ATTEST: APPROVED: |
| 31 | |
| 32 | |
| 33 | Susan Langley, City Clerk Frank Scott, Jr., Mayor |

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APPROVED AS TO LEGAL FORM: 1 2 3 **Thomas M. Carpenter, City Attorney** 4 5 // 6 // 7 // 8 // 9 // 10 // // 11 12 // // 13 // 14 15 // 16 // 17 // 18 // 19 // 20 // 21 // 22 // 23 // 24 // // 25 26 // 27 // 28 // 29 // 30 // 31 // 32 // 33 //

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